



Board of Commissioners of Cook County

118 North Clark Street
Chicago, IL

Legislation Text

File #: 16-2036, **Version:** 1

PROPOSED LEASE AMENDMENT

Department: Department of Real Estate Management

Request: Approve a Third Amendment to Lease

Landlord: County of Cook

Tenant: Puja Enterprise, Inc. and Vinod and Nandini Patel

Location: 69 West Washington Street, Lower Level Pedway, Suite LL-10

Term/Extension Period: 5/1/2016 - 4/30/2021

Space Occupied: 1,110 Square feet

Monthly Rent: Monthly: \$1,653.01. Annual: \$19,836.14 (plus \$3.00 per sq. ft. annually for operating expenses)

Leasehold Taxes: Tenant pays leasehold taxes for the premises in addition to rent and operating expenses

Fiscal Impact: Revenue Generating

Accounts: N/A

Option to Renew: N/A

Termination: N/A

Utilities Included: Heat, air conditioning & water included. Tenant pays for electricity metered to Premises.

Summary: This Amendment extends the term of the lease for the operation of the "Early Edition" newsstand and sundries shop located on the Pedway level of the George W. Dunne Office Building at 69 West Washington Street, Chicago, Illinois. The proposed rental rate is within the range of current market rates.