



# Board of Commissioners of Cook County

118 North Clark Street  
Chicago, IL

## Legislation Text

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**File #:** 19-3747, **Version:** 1

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### PROPOSED LEASE AGREEMENT

**Department:** Department of Real Estate Management

**Request:** To approve a retail lease for tenant Red Mango, a healthy food option

**Landlord:** County of Cook

**Tenant:** RM Treats Inc.

**Location:** 1950 West Polk, Chicago, Illinois 60612

**Term/Extension Period:** Ten (10) years

**Space Occupied:** 448 square feet

**Monthly Rent:**

Lease Year	PSF	Annual Base Rent	Monthly Base Rent
1	\$46.00	\$20,608.00	\$1,717.33
2	\$46.92	\$21,020.16	\$1,751.68
3	\$47.86	\$21,440.56	\$1,788.71
4	\$48.82	\$21,869.37	\$1,822.45
5	\$49.79	\$22,306.76	\$1,858.90
6	\$50.79	\$22,752.90	\$1,896.07
7	\$51.80	\$23,207.96	\$1,934.00
8	\$52.84	\$23,672.11	\$1,972.68
9	\$53.90	\$24,145.56	\$2,012.13
10	\$54.97	\$24,628.47	\$2,052.37

**Fiscal Impact:** \$225,651.85 Revenue Generating

**Accounts:**

**Option to Renew:** Two (2) five (5) year renewal options

**Termination:** Landlord may terminate Lease at any time, for any reason or no reason, upon six (6) months written notice.

**Utilities Included:** Yes

**Summary/Notes:** Approval is recommended.