

A RESOLUTION

Authorizing the Lease of Certain Room Space on  
the Fourth Floor of the Civic Center (Room 4700)  
to the Minority Business Association

WHEREAS, the City of Evanston owns certain real property  
legally described as follows:

PARCEL 1

Lot 1 (except the South 33 feet thereof) in Subdivision of  
a part of Lot 19 in the Assessors Division of Section 7,  
Township 41 North, Range 14, east of the Third Principal  
Meridian, according to the plat of said Subdivision  
recorded June 2, 1897, in Book 72 of plats, page 36 as  
Document 2546204.

PARCEL 2

Lots 1 to 18 (except the South 33 feet of said Lots 2 and  
18) in Academy's Subdivision of part of Lot 19 in the  
Assessor's Division of fractional Section 7, Township 41  
North, Range 14, East of the Third Principal Meridian,  
according to the plat of said subdivision recorded June 29,  
1900 in book 78 of plats, page 48 as Document 2980315.

PARCEL 3

All of the North and South 20 foot vacated alley lying West  
of and adjoining Lot 1 in Academy's subdivision aforesaid  
also all of the East and West 16.9 foot vacated alley lying  
between Lots 9 and 10 in Academy's Subdivision aforesaid  
all in Cook County, Illinois,

commonly known as 2100 Ridge Avenue, Evanston, Illinois; and

WHEREAS, said real estate is improved with a five-story  
building known as the Evanston Civic Center; and

WHEREAS, the City Council of the City of Evanston has  
determined that it is no longer necessary or appropriate or in the  
best interests of the City that it retain the use of certain fourth  
floor room space (Room 4700 consisting of 250 square feet) within  
said improved real estate, and that said fourth floor room space is  
not required for the use of the City of Evanston; and

WHEREAS, the Mothers Against Gang has proposed to lease said fourth floor room space at 2100 Ridge Avenue; and

WHEREAS, the City Council of the City of Evanston has determined that the best interests of the City of Evanston would be served by the leasing of said property to the Mothers Against Gangs; and

WHEREAS, the City Council finds and determines that the best interests of the City of Evanston and its residents will be served by the execution of the lease,

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EVANSTON, COOK COUNTY, ILLINOIS:

SECTION 1: That the City Manager is hereby authorized and directed to sign and the City Clerk hereby authorized and directed to attest on behalf of the City of Evanston a lease by and between the City of Evanston as Lessor and the Mothers Against Gangs as Lessee for certain fourth floor space for a term of one (1) year at a rental of \$1.00 per year.

SECTION 2: The City Manager is hereby authorized and directed to negotiate any additional conditions on the lease of aforesaid room space as may be determined to be in the best interests of the City.

SECTION 3: This resolution shall be in full force and effect from and after its passage, approval, and publication in the manner provided by law.

*Lorraine H. Norton*  
Mayor

ATTEST:

*District Davis*  
City Clerk

Adopted: November 21, 1994

L E A S E

TERM OF LEASE

DATE OF LEASE	BEGINNING	ENDING	ANNUAL RENT
	12/1/94	11/30/95	\$1.00 per year

LOCATION OF PREMISES: Room 4700  
2100 Ridge Avenue  
Evanston, Illinois

PURPOSE: Utilization of vacant office space in the Evanston Civic Center by the Mothers Against Gangs for conduct of official business.

LESSEE:

LESSOR:

NAME: Mothers Against Gangs

NAME: City of Evanston

ADDRESS: 2100 Ridge Avenue

ADDRESS: 2100 Ridge Avenue

CITY: Evanston, IL 60204

CITY: Evanston, IL 60204

IN CONSIDERATION of the agreements herein stated, LESSOR hereby leases to LESSEE Room 4700 of the Evanston Civic Center consisting three hundred square feet, to be used for business activities of the LESSEE subject to the conditions stated herein.

1. The LESSEE shall pay or cause to be paid the rent above stated to the LESSOR, said rent to be due and payable prior to occupancy. Said rent shall be paid at the office of the LESSOR, Evanston City Manager's Office, Room 4606, 2100 Ridge Avenue, Evanston, Illinois.

2. LESSEE has examined and knows the condition of the demised premises and has received the same in good order and repair, and acknowledges that no representations as to the condition and repair thereof have been made by the LESSOR or his agent prior to or at the conclusion of this Lease, that are not expressed herein or herein endorsed.

3. LESSOR will at all reasonable hours during each day and evening, from December 1, to November 30, during the term, when required by the season, furnish at his own expense heat for the heating apparatus in the demised premises, except when prevented by accidents and unavoidable delays provided, however, that the LESSOR shall not be held liable in damages on account of any personal injury or loss occasioned by the failure of the heating apparatus to heat the premises sufficiently, by any leakage or breakage of the pipes, by any defect in the electric wiring, elevator apparatus and service thereof, or by reason of any other defect, latent or patent, in, around, or about the said building. LESSOR will air condition the premises when required by outside temperature.

4. LESSOR will cause the halls, corridors and other parts of the building adjacent to the premises to be lighted, cleaned and generally cared for, accidents and unavoidable delays excepted.

5. LESSEE shall comply with such rules and regulations as may later be required by LESSOR for the necessary, proper, and orderly care of the building in which premises are located.

6. LESSEE shall neither sublet the premises or any part thereof nor assign this Lease nor permit by any act or default any transfer of LESSEE'S interest by operation of law, nor offer the premises or any part thereof for lease or sublease, nor permit the use thereof for any purpose other than as above mentioned.

7. No modifications, alterations, additions, installations, or renovations including decorating shall be undertaken by the LESSEE without first obtaining the written permission from the LESSOR. The cost of all alterations and additions, etc. to said premises shall be borne by the LESSEE and all such alterations and

additions shall remain for the benefit of the LESSOR. In the event uniform window treatment is required by LESSOR, LESSOR shall supply and install materials at LESSOR'S expense.

8. LESSEE shall restore the premises to LESSOR, with glass of like kind and quality in the several doors and windows thereof, entire and unbroken and will not allow any waste, misuse or neglect the water or light fixtures on the premises; LESSEE shall repair any damage to other tenants of the building caused by misuse, waste or neglect.

9. At the termination of the Lease, by lapse of time or otherwise, LESSEE agrees to yield up immediate and peaceable possession to LESSOR, and failing so to do, to pay as liquidated damages, for the whole time such possession is withheld, the sum of FIFTY DOLLARS (\$50) per day, and it shall be lawful for the LESSOR or his legal representative at any time thereafter, without notice, to re-enter the premises or any part thereof, either with or without process of law, and to expel, remove and put out the LESSEE or any person or persons occupying the same, using such force as may be necessary so to do, and to repossess and enjoy the premises again as before this Lease, without prejudice to any remedies which might otherwise be used for arrears of rent or preceding breach of covenants; or in case the premises shall be abandoned, deserted, or vacated, and remain unoccupied five (5) days consecutively, the LESSEE hereby authorizes and requests the LESSOR as LESSEE'S agent to re-enter the premises and remove all articles found therein, place them in some regular storage warehouse or other suitable storage place, at the cost and expense of LESSEE, and proceed to re-rent the premises at the LESSOR'S option and discretion and

apply all money so received after paying the expenses of such removal toward the rent accruing under this Lease. This request shall not in any way be construed as requiring any compliance therewith on the part of the LESSOR. If the LESSEE shall fail to pay the rent at the times, place and in the manner above provided, and the same shall remain unpaid five (5) days after the day whereon the same should be paid, the LESSOR by reason thereof shall be authorized to declare the term ended, and the LESSEE hereby agrees that the LESSOR, his agents or assigns may begin suit for possession or rent.

10. In the event of re-entry and removal of the articles found on the premises and personally owned by LESSEE as hereinbefore provided, the LESSEE hereby authorizes and requests the LESSOR to sell the same at public or private sale within fifteen (15) days notice, and the proceeds thereof, after paying the expenses of removal, storage and sale to apply towards the rent reserved herein, rendering the overplus, if any, to LESSEE upon demand.

11. In the event that the LESSOR, his successors, attorneys or assigns shall desire to regain the possession of the premises herein described for any reason, LESSOR shall have the option of so doing upon giving the LESSEE sixty (60) days notice of LESSOR'S election to exercise such option.

12. Only those signs, posters and bulletins expressly permitted the LESSOR shall be allowed in and around the building containing the leased premises. This condition shall include, but not be limited to, signage, posters, or announcements relating to any election, candidates for public office, or other matters of public interest.

13. The LESSEE shall be allowed to utilize parking as space allows in the parking lot adjacent to the building containing the leased premises.

14. The LESSOR will at its cost supply electric lighting, cleaning and general maintenance of the leased premises and adjoining stairwells and access corridors. The cleaning of the premises shall be conducted five (5) days per week during hours which will not unreasonably interfere with the conduct of business.

15. The LESSOR will provide security and custodial services. Access to the building and the leased premises during periods other than regular business hours, by the LESSEE, his agents or employees shall be allowed only to the leased premises and the corridors and stairwells required for access thereto, and only to those persons who have been designated in writing by the LESSEE and approved by the LESSOR.

16. The law of the State of Illinois concerning political solicitation and electioneering shall be observed by the LESSEE in and around the leased premises.

17. The provisions of the Municipal Code of the City of Evanston concerning the consumption and use of alcoholic beverages are hereby incorporated by reference and made a part of this agreement.

18. The LESSEE agrees that there shall be no food stored on the leased premises, and that no refrigerator of a capacity greater than six (6) cubic feet, or stoves or other appliances for the preservation or preparation of food, other than a coffee pot or device for warming water for beverage preparation, shall be installed or otherwise maintained on the premises.

19. LESSEE shall hold harmless and indemnify the LESSOR against all liability imposed by law and against all loss, liability, damage, and expense, including attorney's fees, incurred by the LESSOR, on account of any injury to or death of any person or persons whomsoever, including invitees, officers, members or employees of the LESSEE, or on account of damage to property sustained by any person, or other persons, firm or corporation caused by or connected with the exercise of rights or the discharge of obligation by or the presence on the premises of the LESSEE hereunder. If requested by the LESSOR, the LESSEE at its own expense, cost, and risk shall defend and pay all costs, including attorney's fees, of any and all suits or other legal proceedings that may be brought or instituted against the LESSOR, or any such claim or demand, and pay and satisfy any judgment that may be rendered against them in any such suit or legal proceeding or the amount of any compromise or settlement that may result therefrom.

WITNESS the hands and seals of the parties hereto, as of the date of this Lease stated above.

LESSOR: City of Evanston

LESSEE: Mothers Against Gangs

By: \_\_\_\_\_

By: \_\_\_\_\_

ATTEST:

Date: \_\_\_\_\_