

71-R-96

A RESOLUTION

Authorizing the Lease of Certain Room Space on
the Second Floor of the Civic Center (Room 2600)
to the Evanston Township Assessor

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 second floor room space (Room 2600 consisting of 336 square feet) within said improved real estate, and that said second floor room space is not required for the use of the City of Evanston; and

WHEREAS, the Evanston Township Assessor has proposed to lease said second 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 Evanston Township Assessor; 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 on behalf of the City of Evanston a lease by and between the City of Evanston as Lessor and the Evanston Township Assessor as Lessee for certain second floor space in the Civic Center for a term of one year at a monthly rental of \$492.00.

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 and approval in the manner provided by law.

Lorraine H. Morton
Mayor

ATTEST:

Justin Davis
City Clerk

Adopted: December 16, 1996

LEASE

DATE OF LEASE:	BEGINNING:	ENDING	ANNUAL RENT
	01-01-97	12-31-97	\$492.00/month

LOCATION OF PREMISES: Room 2600
2100 Ridge Avenue
Evanston, IL

PURPOSE: Utilization of vacant office space in the Evanston Civic Center by public officials for conduct of official township business

LESSEE

NAME: Evanston Township Assessor
ADDRESS: 2100 Ridge Avenue
CITY: Evanston, IL 60201

LESSOR

NAME: City of Evanston
ADDRESS: 2100 Ridge Avenue
CITY: Evanston, IL 60201

IN CONSIDERATION of the agreements herein stated, LESSOR HEREBY LEASES TO LESSEE Room 2600 of the Evanston Civic Center consisting of three hundred thirty six (336) square feet, to be used for the 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 by the first calendar day of each month. Said rent shall be paid at the office of the LESSOR, Evanston City Manager's Office, 2100 Ridge Avenue, Evanston, Illinois 60201, or at such other address as the LESSOR shall indicate in writing.

2. LESSOR will at all reasonable hours during each day and evening, from October 1 to May 1 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.

3. 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.

4. 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.

5. 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, without in each case the written consent of LESSOR.

6. 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.

7. 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 of the water or misuse or neglect the water or light fixtures on the premises; LESSEE shall repair any damage to other tenants of the building caused by such waste and misuse.

8. 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 to do so, to pay as liquidated damages, for the whole time such possession is withheld, the sum of ONE HUNDRED DOLLARS (\$100.00) 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 suite for possession for rent.

9. In the event 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 with 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.

10. 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.

11. Only those signs, posters and bulletins expressly

permitted by 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.

12. 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.

13. 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.

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

15. 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.

16. The LESSEE agrees that no refrigerator of a capacity greater than six (6) cubic feet, or stoves or other appliance for

the preservation or preparation of food, other than a coffee pot or devise for warming water for beverage preparation, shall be installed or otherwise maintained on the premises.

17. 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 fee, incurred by the LESSOR, on account of any injury to or the death of any person or persons whomsoever, including employees of the LESSEE, or carriers, and of the LESSEE's subcontractors, or on account of damage to property sustained by any person, persons, firm or corporation caused by or connected with the exercise of rights to the discharge of obligation by the LESSEE hereunder. If requested by 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: EVANSTON TOWNSHIP ASSESSOR

By: _____

Roger D. Crum, City Manager

Steven J. Bernstein, Assessor

ATTEST:

Date: _____