

**A RESOLUTION APPROVING A
LEASE AMENDMENT BETWEEN THE
VILLAGE OF ARLINGTON HEIGHTS AND
TOBMAR INTERNATIONAL**

BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF ARLINGTON HEIGHTS:

SECTION ONE: That a lease amendment by and between the Village of Arlington Heights and Tobmar International, dated October 7, 2019, to lease a portion of the Downtown Train Station, a true and correct copy of which is attached hereto, be and the same is hereby approved.

SECTION TWO: The Village President and Village Clerk are hereby authorized and directed to execute said lease amendment on behalf of the Village of Arlington Heights.

SECTION THREE: This Resolution shall be in full force and effect from and after its passage and approval in the manner provided by law.

AYES:

NAYS:

PASSED AND APPROVED this 21st day of October, 2019.

Village President

ATTEST:

Village Clerk

LEASE AMENDMENT

THIS Lease Amendment is made this 7th day of October, 2019 between Tobmar International, having franchised this establishment to Dilip Patel, doing business as Gateway Newsstands, ("Gateway") and the Village of Arlington Heights, a municipal corporation, ("Village").

WHEREAS, the Village owns the train station located in Downtown Arlington Heights ("Train Station"); and

WHEREAS, the Village and Gateway entered into a Lease Agreement on January 21, 2014 that provides the opportunity for citizens to purchase newspapers, periodicals and other convenience items at the Train Station and that will benefit the citizens of Arlington Heights; and

WHEREAS, that Lease Agreement will expire on October 31, 2019; and

WHEREAS, both the Village and Gateway are willing to renew that Lease Agreement,


NOW, THEREFORE, in consideration of the terms, conditions and fees set forth, the Village and Gateway agree that all terms and provisions of the Lease Agreement entered into by Gateway and the Village on January 21, 2014 remain in full force and effect except the provisions in the Lease Schedule regarding the Lease Date, Commencement Date, Termination Date and the Monthly Base Rent are replaced by the following:

LEASE SCHEDULE

A. BUILDING:	Downtown Train Station
B. PREMISES:	350 square feet (southeast area of the station), plus the storage area adjacent to the tenant space
C. TENANT AND NOTICE ADDRESS:	Tobmar International David Goldman, President 240 Chrislea Road Woodbridge, Ontario L4L 8V1
D. RENT PAYMENT ADDRESS:	Cashier, Finance Department, Village of Arlington Heights, 33 S. Arlington Heights Road, Arlington Heights, IL 60005
E. LANDLORD AND NOTICE ADDRESS:	Village Manager, Village of Arlington Heights, 33 S. Arlington Heights Road, Arlington Heights, IL 60005
F. LEASE DATE:	November 1, 2019
G. COMMENCEMENT DATE:	November 1, 2019
H. TERMINATION DATE:	October 31, 2024

I. LEASE TERM:	Five years, with one option to renew for another five years
J. SECURITY DEPOSIT:	Waived – current tenant
K. PERMITTED USE	The Premises will be used and occupied only for the purpose of selling and displaying for sale items normally sold at Gateway Newsstands and items normally sold at coffee shops.
L. MONTHLY BASE RENT	\$600
M. LATE FEE	10%, after 20 days
N. STANDARD OPERATING HOURS	Monday through Friday – 5:00 a.m. until 2:00 p.m.
O. PARKING	One dedicated parking space in the public lot at Northwest Highway and Evergreen
P. LEASE ATTACHMENT: Appendix A	Floor Plan

IN WITNESS WHEREOF, the parties hereof have executed this Lease Amendment the day and year first written above.

_____	
Village of Arlington Heights	Tobmar International
_____	CEO
Title	Title
_____	October 7, 2019
Date	Date