

File No. 250323

Committee Item No. 3

Board Item No. 9

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: Budget and Finance Committee Date May 7, 2025

Board of Supervisors Meeting Date May 13, 2025

Cmte Board

<input type="checkbox"/>	<input type="checkbox"/>	Motion
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Resolution
<input type="checkbox"/>	<input type="checkbox"/>	Ordinance
<input type="checkbox"/>	<input type="checkbox"/>	Legislative Digest
<input type="checkbox"/>	<input type="checkbox"/>	Budget and Legislative Analyst Report
<input type="checkbox"/>	<input type="checkbox"/>	Youth Commission Report
<input type="checkbox"/>	<input type="checkbox"/>	Introduction Form
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Department/Agency Cover Letter and/or Report
<input type="checkbox"/>	<input type="checkbox"/>	MOU
<input type="checkbox"/>	<input type="checkbox"/>	Grant Information Form
<input type="checkbox"/>	<input type="checkbox"/>	Grant Budget
<input type="checkbox"/>	<input type="checkbox"/>	Subcontract Budget
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Contract/Agreement
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Form 126 – Ethics Commission
<input type="checkbox"/>	<input type="checkbox"/>	Award Letter
<input type="checkbox"/>	<input type="checkbox"/>	Application
<input type="checkbox"/>	<input type="checkbox"/>	Public Correspondence

OTHER (Use back side if additional space is needed)

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u>RED Presentation 5/7/2025</u>
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Completed by: Brent Jalipa Date May 1, 2025

Completed by: Brent Jalipa Date May 8, 2025

1 [Real Property Lease - Bayview Plaza, LLC - 3801 Third Street, Suites 200, 205, 210, 230,
2 235, 240, 220 and 250 - \$526,251 Initial Base Year Rent]

3 **Resolution approving and authorizing the Director of Property, on behalf of the Human**
4 **Services Agency, to execute a Lease Agreement for a term of three years with one five-**
5 **year option with Bayview Plaza, LLC for approximately 15,947 square feet of space**
6 **located at 3801 Third Street, Suites 200, 205, 210, 220, 230, 235, 240 and 250 at an**
7 **annual base rent of \$526,251 with no annual rent increases commencing upon approval**
8 **of this Resolution; and authorizing the Director of Property to execute any**
9 **amendments or modifications to the Lease including exercising options to extend the**
10 **agreement term, make certain modifications and take certain actions that do not**
11 **materially increase the obligations or liabilities to the City, do not materially decrease**
12 **the benefits to the City and are necessary to effectuate the purposes of the Lease or**
13 **this Resolution.**

14
15 WHEREAS, The Human Services Agency (the "HSA") has occupied the 15,947
16 square foot premises at 3801 Third Street, Suites 200, 205, 210, 220, 230, 235, 240 and
17 250 since 1998 and currently operates its Family and Children's Services (Child Welfare)
18 program; and

19 WHEREAS, The lease agreement had an expiration date of November 30, 2024,
20 and is in holdover currently; and

21 WHEREAS, The Real Estate Division ("RED") on behalf of the Human Services
22 Agency in consultation with the City Attorney has negotiated a new fully serviced Lease
23 Agreement with a three-year term with one option to extend the term for five years at 95%
24 of the prevailing market rent; and

1 WHEREAS, The proposed annual rent of \$526,251 or \$33 per square foot fully
2 serviced with no escalations was determined to be equal or below fair market rent by the
3 Director of Property and that no appraisal was required by Administrative Code, Chapter
4 23; and

5 WHEREAS, A copy of the proposed Lease Agreement is on file with the Clerk of the
6 Board in File No. 250323; now, therefore, be it

7 RESOLVED, That in accordance with the recommendation of the Director of
8 Property, on behalf of the Human Services Agency, the Board of Supervisors approves the
9 Lease Agreement and authorizes the Director of Property to take all actions on behalf of
10 the City necessary or advisable to effectuate the Lease Agreement with Bayview Plaza,
11 LLC as the Landlord, for 3801 Third Street, Suites 200, 205, 210, 220, 230, 240, and 250,
12 substantially in the form on file with the Clerk of the Board of Supervisors in File
13 No. 250323; and, be it

14 FURTHER RESOLVED, That commencing upon the approval by the Board of
15 Supervisors and Mayor, the annual base rent shall be \$526,251 (approximately \$33 per
16 square foot) with no annual rent increases; and, be it

17 FURTHER RESOLVED, Authorizing the Director of Property to execute any
18 amendments to the Lease, options to extend to the Lease term, and make certain
19 modifications and take certain actions that do not materially increase the obligations or
20 liabilities to the City, do not materially decrease the benefits to the City and are necessary or
21 advisable to effectuate the purposes of the Lease Agreement or this Resolution; and, be it

22 FURTHER RESOLVED, That within 30 days of the Lease Agreement being fully
23 executed by all parties, the Director of Property shall provide the final Lease Agreement to
24 the Clerk of the Board for inclusion into the official file.

Available: \$131,562.75
(base rent for period April 1, 2025
Through 6/30/2025)

Fund ID:	10000	GF Annual Account Ctrl
Department ID:	149657	HSA AM Central Mgmt
Project ID:	10001700	HS AD County Expense Claim
Authority ID:	10000	Operating
Account ID:	530110	Property Rent
Activity ID:	1	Allocable Staff & Overhead

/s/
Michelle Allersma, Budget and Analysis
Division Director on behalf of
Greg Wagner, Controller

RECOMMENDED:

/s/
Dan Kaplan
SFHSA Deputy Director for
Administration and Finance

/s/
Andrico Q. Pennick, Director of Property
Real Estate Division

Items 3 & 4 Files 25-0323, 25-0324	Department: Department of Public Health (DPH), Human Services Agency (HSA), Real Estate Division (RED)
EXECUTIVE SUMMARY	
<p style="text-align: center;">Legislative Objectives</p> <ul style="list-style-type: none"> The proposed resolutions would approve the following new lease agreements in the Bayview Plaza (3801 Third Street): (1) File 25-0324 approves a new lease with DPH (as tenant) and Bayview Plaza, LLC (as landlord) for the 14,825 square foot premises at 3801 Third Street, Suite 400, for a five-year term through November 30, 2029, with two five-year options to extend the lease, and an annual base rent of \$489,225, or \$33.00 per square foot, with no annual rent increases, and (2) File 25-0323 approves a new lease with HSA (as tenant) and Bayview Plaza, LLC (as landlord) for the 15,947 square foot premises at 3801 Third Street, Suites 200, 205, 210, 220, 230, 235, 240 and 250, for a three-year term through November 30, 2027, with one five-year option to extend the lease, an annual base rent of \$526,251, or \$33.00 per square foot, with no annual rent increases. <p style="text-align: center;">Key Points</p> <ul style="list-style-type: none"> DPH would continue to use office space in the Bayview Plaza (3801 Third Street) to operate its Foster Care Mental Health Program and Comprehensive Crisis Response Team Program, while HSA would continue to use the space to operate its Family and Children’s Services program. The DPH lease has been on holdover status since June 30, 2022, and the HSA lease has been on holdover status since November 30, 2024. Preparation of the new leases was delayed due to negotiations of lease terms and Real Estate Division (RED) staff turnover. Under the proposed leases, the landlord will provide utilities, janitorial, and security services at no additional costs. <p style="text-align: center;">Fiscal Impact</p> <ul style="list-style-type: none"> Over the initial five-year term of the proposed lease with DPH, total rent to be paid is \$2,446,125. Over the initial three-year term of the proposed lease with HSA, total rent to be paid is \$1,578,753. Both leases provide for no annual rent increases. The cost for the DPH lease would be paid from the City’s General Fund. Approximately one-third of the total cost for the HSA lease will be paid from state and federal revenues, with the remaining cost to be paid from the City’s General Fund. <p style="text-align: center;">Policy Consideration</p> <ul style="list-style-type: none"> The City is currently seeking to purchase a site in or near the Bayview neighborhood to relocate Human Service Agency operations from 170 Otis Street. HSA is planning to move the HSA programs that operate out of 3801 Third Street to this site, but there is no plan to include space in that site for the Public Health programs that operate out of this leased space. Moving to City-owned space would provide long-term savings to the City but comes with upfront capital and financing costs of acquiring property. <p style="text-align: center;">Recommendation</p> <ul style="list-style-type: none"> Approve the proposed resolutions. 	

MANDATE STATEMENT

Administrative Code Section 23.27 states that the Board of Supervisors shall approve all leases on behalf of the City as tenants by resolution for which the term is longer than a year and costs over \$15,000 per month.

BACKGROUND

The Department of Public Health (DPH) and the Human Services Agency (HSA) have leased office space in the Bayview Plaza (3801 Third Street) since 1998. DPH currently uses the space to operate its Foster Care Mental Health Program and Comprehensive Crisis Response Team Program, while HSA uses the space to operate its Family and Children's Services program.

DPH Lease

In September 2013, the Board of Supervisors retroactively approved a new lease with DPH (as tenant) and Bayview Plaza, LLC (as landlord) for the 14,825 square foot premises at 3801 Third Street, Suite 400, for a term from July 1, 2013 through June 30, 2018, with one four-year option to extend the lease, and an annual base rent at \$462,540, or \$31.20 per square foot (File 13-0701). The lease provided for annual adjustments between two percent and five percent based on the Consumer Price Index (CPI). In January 2018, the Director of Property (on behalf of the City) and Landlord agreed to exercise the one four-year option to extend the lease at a base annual rent of \$519,090 (\$35.01 per square foot), for an extended term from July 1, 2018 through June 30, 2022. According to the Real Estate Division (RED) staff, the lease has been on holdover status since June 30, 2022 due to staff turnover, continuance of a proposed new lease that was ultimately not approved, and efforts to identify an alternative site.

In November 2023, a proposed resolution to execute a new lease for a five-year term, with two five-year options to extend, between Bayview Plaza, LLC and DPH, for 14,825 square feet within Suite 400 at 3801 Third Street, with a total annual base rent of \$554,347 (\$37.39 per square foot) and three percent annual increases, was continued to call of the Chair (File 23-0998). According to the March 21, 2025 letter from RED, DPH staff investigated whether the Foster Care Mental Health Program and Comprehensive Crisis Response Team Program could relocate to the South East Community Center (SECC). However, based on a site visit in January 2024 and a review of SECC floor plans, DPH and RED determined that relocation for either program would be infeasible.¹ DPH and RED investigated other locations, but was unable to find a viable, cost-effective space due to the lack of office space in the Bayview/3rd Street area. Consequently, with the decline in office rental rates citywide, RED negotiated a proposed new lease at a reduced rental rate and no annual rent increases, which is now under consideration for approval by the Board of Supervisors.

¹ DPH states the relocation would be infeasible for the following reasons: (1) The second and third floors of the SECC's approximately 10,000 square foot premises are currently occupied by community groups, nonprofit organization tenants, and City agencies. (2) The size of the space is smaller and not currently configured to serve as a public-facing health facility.

HSA Lease

In November 2019, the Board of Supervisors approved a five-year extension of a lease between HSA (as tenant) and Bayview Plaza, LLC (as landlord) for the 15,083 square foot premises at 3801 Third Street, Suites 200, 205, 210, 220, 230, 235, and 240 for a total term of December 1, 2014 through November 30, 2024 (File 19-1050). HSA had leased the space since at least 2009. The initial monthly base rent was \$45,325 for a total annual base rent of \$543,902 (\$36.06 per square foot). The lease provided for annual adjustments between three percent and five percent based on the CPI. According to RED staff, the lease has been on holdover status since November 30, 2024 due to staff turnover.

The proposed new lease with HSA also includes the addition of 864 square foot premises at Suite 250, which is currently being leased by HSA for an annual base rent of \$35,176 (\$40.71 per square foot) under a separate lease. The lease commenced on December 1, 2016 with a one-year term through November 30, 2017 and continuing on a year-to-year basis until November 30, 2024.² The two aforementioned leases are being combined into the proposed new lease.

DETAILS OF PROPOSED LEGISLATION

The proposed resolutions would approve the following new lease agreements in the Bayview Plaza (3801 Third Street):

1. **File 25-0324** approves a new lease with DPH (as tenant) and Bayview Plaza, LLC (as landlord) for the 14,825 square foot premises at 3801 Third Street, Suite 400, for a five-year term through November 30, 2029, with two five-year options to extend the lease, and an annual base rent of \$489,225, or \$33.00 per square foot. The term would commence upon Board of Supervisors' approval. The proposed lease provides for no annual rent increases.
2. **File 25-0323** approves a new lease with HSA (as tenant) and Bayview Plaza, LLC (as landlord) for the 15,947 square foot premises at 3801 Third Street, Suites 200, 205, 210, 220, 230, 235, 240 and 250, for a three-year term through November 30, 2027, with one five-year option to extend the lease, an annual base rent of \$526,251, or \$33.00 per square foot. The term would commence upon Board of Supervisors' approval. The proposed lease provides for no annual rent increases.

Both resolutions also authorize RED to make further immaterial amendments to the leases. The draft leases currently state December 1, 2024 as the estimated commencement date, but RED noted the term would commence upon Board approval and will revise the dates on the leases upon execution.

Exhibit 1 below summarizes the terms and conditions of the provisions for each of the proposed leases.

² The lease was authorized under the Director of Property's Administrative Authority per Administrative Code Section 23.26, which allows the Director of Property to enter into leases on behalf of the City as tenant on a year-to-year or shorter tenancy where the rent to be paid for the lease is \$15,000 or less per month. The initial monthly rent on the lease was \$2,445 per month.

Exhibit 1. Summary of Proposed Leases

	DPH Lease	HSA Lease
Premises	14,825 square feet at 3801 Third Street, Suite 400	15,947 square feet at 3801 Third Street, Suites 200, 205, 210, 220, 230, 235, 240 and 250
Base Rent (annual)	\$489,225 (\$33.00 per square foot)	\$526,251 (\$33.00 per square foot)
Services and Utilities	Landlord will provide utilities, janitorial services, and security services.	Landlord will provide utilities, janitorial services, and security services.
Term	Five years	Three years
Options to extend	Two options to extend for five years each (with base rent at 95% of prevailing market rent)	One option to extend for five years (with base rent at 95% of prevailing market rent)
Base Rent Adjustment Amount	None	None
Tenant Improvements	Landlord to complete installation of new entry door at building entrance within six months after lease commencement	Landlord to complete installation of new entry door at building entrance within six months after lease commencement

Source: Lease Agreements

Full Service Leases

Under both proposed lease agreements, the landlord will provide utilities and building system services at no additional cost, including electricity, water, ventilation, and elevator services. The landlord will also provide, under contract, janitorial services and security services. There is one security guard on the property from 12pm to 8pm, seven days a week, and the property is patrolled from 9pm to 6am seven days a week.

Lease Terms

According to Celia Pedroza, HSA Budget Director, HSA is proposing an initial lease term of three years (and one option to extend) to coincide with the planned purchase of a building in the southeast area of the City to house HSA services. The moving plan does not include the DPH staff utilizing the space covered by DPH's Bayview Plaza lease because there is not sufficient space. For this reason, the DPH lease has an initial term of five years with two five-year options to extend.

Parking

Under the proposed lease agreement with DPH, the City also has the right to park one vehicle in the parking lot during normal business hours, for more than the 2-hour posted limit. Four additional cars may park in the lot outside of business hours.

Under the proposed lease agreement with HSA, the City has the right to park six vehicles in the parking lot during normal business hours, for more than the 2-hour posted limit. Four additional cars may park in the lot outside of business hours.

Building Usage

DPH would continue to use Suite 400 in 3801 Third Street for the Foster Care Mental Health Program and Comprehensive Crisis Services. According to the Department of Public Health, as of

April 2025, there are 64 work stations on the premises across both programs (and a total of 96 budgeted staff for the site, including 13 vacant positions). DPH staff report that Comprehensive Crisis Services serves over 1,000 clients annually. Foster Care Mental Health Program maintains a client load of 50 and will see 10 to 12 clients per month on-site but mostly conducts outreach. DPH's leased premises include nine interview rooms, one family meeting room, four crisis team meeting rooms, and one large conference room that is shared by both programs.

HSA would continue to use Suites 200, 205, 210, 220, 230, 235, 240, 250 in 3801 Third Street for operating its Family and Children's Services program, which provides child welfare services such as counseling, child visitation, foster care, parent education, case management, and other activities. The premises are in the same plaza as HSA's partners at DPH, who provide mental health services to clients in conjunction with the Family and Children's Services program. According to HSA staff, there are 113 FTE on the premises. In addition to HSA staff, there are two contractors that work on the premises for Family Builders By Adoption, a nonprofit organization, and provides services that promote permanency (adoption, reunification, or guardianship) for children and youth involved in the San Francisco child welfare system. According to the most recent FY 2023-24 program monitoring report, the organization is meeting objectives for the contract. HSA states that the Family and Children's Services program serves approximately 400 cases throughout a calendar year for an estimated client load of 1,200 annually, including 400 children and their parents/caretakers. HSA's leased space includes 12 offices, cubicles, and hoteling stations³ for HSA staff and DPH staff, three conference rooms, staff and client training/classrooms, client meeting rooms, and a child visitation room (playroom).

Base Rent

Because the proposed rent is less than \$45 per square foot, the leases do not require appraisals under Administrative Code Chapter 23. RED staff determined that the proposed base rent rate of \$33.00 per square foot under both proposed leases is at or below the market rate based on a review in October/November 2024 of comparable leases in the Bayview Hunters Point area executed in the last two years. As previously mentioned, RED states the location has a lack of office inventory, which made identifying comparable properties with similar uses challenging.

The proposed rent for each lease is \$5.29 - \$9.91 less per square foot than current rent, depending on the space.

FISCAL IMPACT

DPH Lease (File 25-0324)

As shown in Exhibit 2 below, over the initial five-year term of the proposed lease, total rent to be paid by DPH is \$2,446,125. As previously mentioned, the lease provides for no annual rent increases. Under the proposed five-year lease agreement, the annual base rent of \$489,225, or \$33.00 per square foot, is \$78,420 or 14 percent less than the current annual base rent of \$567,645, or \$38.29 per square foot due to declining office rental rates. In addition, the proposed

³ Hoteling is reservation-based unassigned seating; employees reserve a workspace before they come to work in an office.

rent over the initial five-year term is \$496,979 or 17 percent less than the rent over the initial term in 2023 proposed lease (\$2,943,104), which was not approved. As mentioned previously, the annual rent in the 2023 proposed lease was \$37.39 per square foot, with three percent annual escalation.

Exhibit 2. Total Costs by Year Under Proposed DPH Lease

Lease Year	Monthly Rent	Annual Rent
Year 1	\$40,769	\$489,225
Year 2	40,769	489,225
Year 3	40,769	489,225
Year 4	40,769	489,225
Year 5	40,769	489,225
Total		\$2,446,125

Source: Lease Agreement

The total cost would be paid from the City's General Fund, subject to Board of Supervisors' appropriation approval in DPH's annual budget.

HSA Lease (File 25-0323)

As shown in Exhibit 3 below, over the initial three-year term of the proposed lease, total rent to be paid by HSA is \$1,578,753, and the lease provides for no annual rent increases. Under the proposed three-year lease agreement, the annual base rent of \$526,251, or \$33.00 per square foot, is \$156,127 or 23 percent less than the current annual base rent of \$682,378, or \$42.79 per square foot⁴ due to declining office rental rates.

Exhibit 3. Total Costs by Year Under Proposed HSA Lease

Lease Year	Monthly Rent	Annual Rent
Year 1	\$43,854	\$526,251
Year 2	43,854	526,251
Year 3	43,854	526,251
Total		\$1,578,753

Source: Lease Agreement

According to HSA staff, approximately one-third of the total cost will be paid from state and federal revenues, while the remaining cost will be paid from the City's General Fund, subject to Board of Supervisors' appropriation approval in HSA's annual budget.

⁴ This is the combined annual rent for the two existing HSA leases, including \$647,202 (\$42.91 per square foot for the larger space (15,083 square feet) and \$35,176 annually (\$40.71 per square foot) for the smaller space (864 sf).

POLICY CONSIDERATION**Moving to City Owned Property**

The City is currently seeking to purchase a site in or near the Bayview neighborhood as part of HSA's plans to relocate Human Service Agency operations from 170 Otis Street. HSA is planning to move the HSA programs that operate out of 3801 Third Street to this site. There is no plan to include space in that site for the Public Health programs that operate out of this leased space. HSA staff state this is due to a lack of space, as the remaining square footage of the site is reserved to house Economic Support and Self-Sufficiency and Department of Disability and Aging Services (DAS) programs. Moving to City-owned space would provide long-term savings to the City but comes with upfront capital and financing costs of acquiring property.

RECOMMENDATION

Approve the proposed resolutions.

AMENDED AND RESTATED
OFFICE LEASE

between

BAYVIEW PLAZA, LLC,
as Landlord

and

CITY AND COUNTY OF SAN FRANCISCO,
as Tenant

For the lease of
3801 Third Street, Suites 200, 205, 210, 220, 230, 235, 240 and 250
San Francisco, California

December 13th, 2024

TABLE OF CONTENTS

	<u>Page</u>
1. BASIC LEASE INFORMATION	1
2. PREMISES	3
2.1 Lease Premises.....	3
2.2 Common Areas	3
2.3 Parking	3
2.4 Condition of the Premises on Delivery.....	3
2.5 Disability Access	4
3. TERM	4
3.1 Term of Lease	4
3.2 Commencement Date and Expiration Date.....	5
3.3 Intentionally Omitted.....	5
3.4 Extension Option(s)	5
4. RENT	5
4.1 Base Rent	5
4.2 Intentionally Omitted.....	5
4.3 Determination of Base Rent for the Extended Term	5
4.4 Audits.....	6
4.5 Records	7
4.6 Payments by City	7
4.7 Landlord's Compliance with City Business and Tax Regulations Code.....	7
4.8 Additional Services.....	7
5. USE	8
5.1 Permitted Use.....	8
5.2 Observance of Rules and Regulations	8
5.3 Interference with Access.....	8
6. LEASEHOLD IMPROVEMENTS	8
6.1 Landlord's Obligation to Construct Improvements	8
7. ALTERATIONS	9
7.1 Alterations by City.....	9
7.2 Title to Improvements.....	9
7.3 City's Personal Property	10
7.4 Alteration by Landlord.....	10
8. REPAIRS AND MAINTENANCE	11
8.1 Landlord's Repairs.....	11

8.2	City's Repairs.....	11
8.3	Liens.....	12
9.	UTILITIES AND SERVICES	12
9.1	Landlord's Provision of Utilities	12
9.2	Services	12
9.3	Conservation	12
9.4	Disruption in Essential Utilities or Services	12
10.	COMPLIANCE WITH LAWS; PREMISES CONDITION	13
10.1	Landlord's Compliance with Laws; Premises Condition; Indemnity.....	13
10.2	City's Compliance with Laws; Indemnity	13
10.3	City's Compliance with Insurance Requirements.....	14
11.	SUBORDINATION.....	14
12.	DAMAGE AND DESTRUCTION.....	15
13.	EMINENT DOMAIN	16
13.1	Definitions.....	16
13.2	General.....	16
13.3	Total Taking; Automatic Termination	16
13.4	Partial Taking; Election to Terminate.....	16
13.5	Termination of Lease; Rent and Award.....	17
13.6	Partial Taking; Continuation of Lease	17
13.7	Temporary Taking	17
14.	ASSIGNMENT AND SUBLETTING	17
15.	DEFAULT; REMEDIES	17
15.1	Events of Default by City	17
15.2	Landlord's Remedies	18
15.3	Landlord's Default.....	18
16.	INDEMNITIES.....	19
16.1	City's Indemnity	19
16.2	Landlord's Indemnity.....	19
17.	INSURANCE.....	19
17.1	City's Self-Insurance	19
17.2	Landlord's Insurance	19
17.3	Waiver of Subrogation.....	20
18.	ACCESS BY LANDLORD.....	20
19.	ESTOPPEL CERTIFICATES	21
20.	SURRENDER OF PREMISES	21

21.	HAZARDOUS MATERIALS	21
21.1	Definitions.....	21
21.2	Landlord’s Representations and Covenants.....	21
21.3	Landlord’s Environmental Indemnity.....	22
21.4	City’s Covenants	22
21.5	City’s Environmental Indemnity.....	22
22.	CITY PROVISIONS.....	22
22.1	MacBride Principles - Northern Ireland	22
22.2	Controller’s Certification of Funds.....	23
22.3	Prevailing Wages and Working Conditions.....	23
22.4	Non Discrimination in City Contracts and Benefits Ordinance.....	23
22.5	Tropical Hardwood and Virgin Redwood Ban	24
22.6	Bicycle Parking Facilities	25
22.7	Resource-Efficient City Buildings.....	25
22.8	Sunshine Ordinance	25
22.9	Conflicts of Interest.....	25
22.10	Notification of Prohibition on Contributions.....	25
22.11	Preservative-Treated Wood Containing Arsenic	26
23.	GENERALLY APPLICABLE PROVISIONS.....	26
23.1	Notices	26
23.2	No Implied Waiver	27
23.3	Amendments	27
23.4	Authority.....	27
23.5	Parties and Their Agents; Approvals	27
23.6	Interpretation of Lease	28
23.7	Successors and Assigns.....	28
23.8	Brokers.....	28
23.9	Severability	28
23.10	Governing Law	28
23.11	Entire Agreement; Incorporation of Exhibits	29
23.12	Holding Over	29
23.13	Cumulative Remedies.....	29
23.14	Time of Essence.....	29
23.15	Survival of Indemnities.....	29
23.16	Signs.....	29
23.17	Quiet Enjoyment and Title.....	30

23.18 Bankruptcy30

23.19 Transfer of Landlord’s Interest30

23.20 Non-Liability of City Officials, Employees, and Agents30

23.21 Counterparts30

23.22 Effective Date30

23.23 Certification by Landlord.....31

23.24 Cooperative Drafting31

LIST OF EXHIBITS AND SCHEDULES

- EXHIBIT A — Floor Plan of Premises
- EXHIBIT B — Notice of Commencement Date
- EXHIBIT C — Rules and Regulations
- EXHIBIT D — Standards for Utilities and Services
- EXHIBIT E — Standards for Janitorial Service
- EXHIBIT F — Standards for Security Service

AMENDED AND RESTATED
OFFICE LEASE

THIS AMENDED AND RESTATED OFFICE LEASE (this “**Lease**”), dated for reference purposes only as of December 13th, 2024, is by and between BAYVIEW PLAZA, LLC, a California limited liability company (“**Landlord**”), and the CITY AND COUNTY OF SAN FRANCISCO, a municipal corporation (“**City**” or “**Tenant**”), with reference to the following facts and circumstances:

RECITALS

- A.** City and Landlord entered into that certain Office Lease, dated as of July 2014 for reference purposes (the “**Original Office Lease**”), for City’s lease of Suites 200, 205, 210, 220, 230, 235, and 240 at the Building.
- B.** The Original Office Lease has expired by its terms, is currently in holdover, and City and Landlord desire for City to continue leasing the premises identified in the Original Office Lease from Landlord together with Suite 250.
- C.** In furtherance of the foregoing, the City and Landlord now desire to enter into this Lease subject to the terms and conditions contained in this Lease and hereby agree as follows:

1. BASIC LEASE INFORMATION

The following is a summary of basic lease information (the “**Basic Lease Information**”). Each item below is deemed to incorporate all of the terms in this Lease pertaining to that item. If there is any conflict between the information in this Section and any more specific provision of this Lease, the more specific provision will control.

Lease Reference Date:	December 13th, 2024
Landlord:	BAYVIEW PLAZA, LLC
Tenant:	CITY AND COUNTY OF SAN FRANCISCO
Building (<u>Section 2.1</u>):	3801 Third Street
Premises (<u>Section 2.1</u>):	Suites 200, 205, 210, 220, 230, 235, 240 and 250
Rentable Area of Premises (<u>Section 2.1</u>):	Approximately 15,947 rentable square feet
Parking (<u>Section 2.3</u>):	At no additional cost, City shall have the right to park six (6) vehicles in the parking lot during normal business hours (8:00 a.m. – 5:00 p.m., 7 days/week) for more than the 2-hour posted limit, and between 5:00 p.m. and 8:00 a.m., City may park an additional four (4) vehicles in the same area, all in accordance with the provisions of <u>Section 2.3</u> below.
Term (<u>Section 3</u>):	Estimated commencement date: December 1 st , 2024

	Estimated expiration date: November 30 th , 2027
Extension Option(s) (<u>Section 3.4</u>):	One (1) additional term of five (5) years (the “ Extended Term ”), exercisable by City by notice to Landlord given not less than one hundred eighty (180) calendar days in advance, on the terms and conditions set forth in <u>Section 3.4</u> .
	Base Rent for the Extend Term shall be 95% of the then fair market rent as provided in <u>Section 4.3</u> .
Base Rent (<u>Section 4.1</u>):	Initial Annual Base Rent: \$526,251.00 (\$33.00 per sq. ft.) Initial Monthly payments: \$43,854.25 (\$2.75 per sq. ft.)
Base Rent Adjustment; Adjustment Dates:	N/A
Use (<u>Section 5.1</u>):	General office and HSA counseling services
Leasehold Improvements (<u>Section 6</u>) and Work Letter:	Replace the front entry door to the Building.
Utilities (<u>Section 9.1</u>):	A full service, gross lease.
Services (<u>Section 9.2</u>):	A full service, gross lease.
Notice Address of Landlord (<u>Section 23.1</u>):	Bayview Plaza, LLC 22 Battery Street, Suite 503 San Francisco, CA 94111 Fax No.: (415) 949-0252
Landlord’s Key Contact:	Leslie Karren
Landlord Contact Telephone No.:	(415) 979-0406
Tenant’s Notice Address (<u>Section 23.1</u>):	Real Estate Division 25 Van Ness Avenue, Suite 400 San Francisco, California 94102 Attn: Director of Property Re: 3801 3 rd Street, Suite 200 - 250
with a copy to:	San Francisco Human Resources Agency 170 Otis Street San Francisco, CA 94103 Attn: Alfie Ibarra Penaflor Email: Alfie.Ibarra@sfgov.org

and to:

Office of the City Attorney
City Hall, Room 234
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4682
Attn: Real Estate & Finance Team
Re: 3801 3rd Street, Suite 200 - 250
Fax No.: (415) 554-4757

Tenant's Key Contact:

Alfie Ibarra Penaflor

Tenant Contact Telephone No.:

(415) 557 5472

Brokers (Section 23.8):

NONE

2. PREMISES

2.1 Lease Premises

Landlord leases to City and City leases from Landlord, subject to the provisions of this Lease, those premises in the building identified in the Basic Lease Information (the “**Building**”) and shown on the floor plan(s) attached as **Exhibit A** (the “**Premises**”). The Premises contain the rentable area and are located on the floor(s) of the Building specified in the Basic Lease Information. As used in this Lease, the term “**rentable area**” means that measurement of interior floor area computed in accordance with the “Office Buildings: Standard Methods of Measurements” (ANSI/BOMA Z65.1-2017, adopted by the Building Owners and Managers Association (the “**BOMA Standard**”). The Building, the land on which the Building is located, and all other improvements on or appurtenances to the land are referred to collectively as the “**Property**.”

2.2 Common Areas

City has the non-exclusive right to use, together with any other tenants in the Building, the lobbies, corridors, elevators, stairways, and other public areas of the Building and the Property (collectively, the “**Common Areas**”), and the non-exclusive right of access to and from the Premises by the main entrances to the Building and the Property.

2.3 Parking

At no additional cost, City shall have the right to park six(6) vehicles in the parking lot during normal business hours (8:00 a.m. – 5:00 p.m. 7 days per week) for more than the 2-hour posted limit. City shall provide Landlord with the license plate numbers of those vehicles in order to receive a parking permit. Such vehicles should park in one of the spaces furthest from the stores facing Third Street. Between the hours of 5:00 p.m. and 8:00 a.m. City shall have the right to park an additional four (4) vehicles in the same area. The additional cars must be moved by 8:00 a.m.

2.4 Condition of the Premises on Delivery

Landlord will deliver the Premises to City in good, broom clean condition, fully demised, water tight, with all Building Systems (as defined in Section 8.1 (Landlord's Repairs)) in good working order, condition, and repair, and all other systems in and serving the Premises in good

working order, condition, and repair, and the Premises, the Building, and the Common Areas in compliance with all applicable Laws, as provided in Section 10.1 (Landlord's Compliance with Laws; Premises Condition; Indemnity) with the Leasehold Improvements (as defined below) substantially completed by Landlord and confirmed by City under Section 6.1 (Landlord's Obligation to Construct Improvements).

2.5 Disability Access

California Civil Code Section 1938 requires commercial landlords to disclose to tenants whether the property being leased has undergone inspection by a Certified Access Specialist ("CASp") to determine whether the property meets all applicable construction-related accessibility requirements.

Landlord discloses (i) Landlord has not been issued a disability access inspection certificate as described in California Civil Code ("Civil Code") Section 55.53(e), (ii) pursuant to CC Section 1938, that Landlord has not ordered, performed, or caused to be performed, a Certified Access Specialist ("CASp") inspection of the Premises (sometimes referred to as "premises" or "subject premises" for the herein disclosures), and (iii) Landlord makes the following statutory disclosure per Civil Code Section 1938 (the required "CASp Disclosure"):

"A Certified Access Specialist (CASp) can inspect the subject premises and determine whether the subject premises comply with all of the applicable construction-related accessibility standards under state law. Although state law does not require a CASp inspection of the subject premises, the commercial property owner or lessor may not prohibit the lessee or tenant from obtaining a CASp inspection of the subject premises for the occupancy or potential occupancy of the lessee or tenant, if requested by the lessee or tenant. The parties shall mutually agree on the arrangements for the time and manner of the CASp inspection, the payment of the fee for the CASp inspection and the cost of making any repairs necessary to correct violations of construction-related accessibility standards within the premises."

If City elects to obtain an inspection, City and Landlord will mutually agree on the arrangements for the time and manner of the CASp inspection, the payment of the CASp inspection fee, and the cost of any repairs necessary to correct violations of construction-related accessibility standards.

3. TERM

3.1 Term of Lease

This Lease amends, restates, supersedes and terminates the Original Office Lease in its entirety; provided, however, that Landlord's obligations under the Original Office Lease expressly stated as surviving termination shall continue to survive. Pursuant to the terms of this Lease, the Premises are leased for a term (the "Term") commencing on the date that Landlord has delivered and City has accepted the Premises in the condition required under this Lease with the Leasehold Improvements, if any substantially completed by Landlord and confirmed by City under Section 6.1 (Landlord's Obligation to Construct Improvements), which may not be before the Effective Date, as provided in Section 23.22 (Effective Date). The Term will end on the expiration date specified in the Basic Lease Information, or the date that this Lease is earlier terminated under the provisions of this Lease, unless City extends the Term pursuant to Section 3.4 (Extension Option(s)), below.

3.2 Commencement Date and Expiration Date

The dates that the Term commences and expires under this Lease are the “**Commencement Date**” and the “**Expiration Date**.” If the Commencement Date occurs on a date other than the Estimated Commencement Date provided in the Basic Lease Information, then Landlord will promptly deliver to City a notice substantially in the form of the attached **Exhibit B** confirming the actual Commencement Date, but Landlord’s failure to do so will not affect the dates of commencement or expiration of the Term.

3.3 Intentionally Omitted.

3.4 Extension Option(s)

Landlord grants City the right to extend the Term (the “**Extension Option(s)**”) for the additional term(s) specified in the Basic Lease Information (the “**Extended Term(s)**”). The Extended Term(s) will be on all of the terms and conditions contained in this Lease. City may exercise an Extension Option, if at all, by giving written notice (the “**Extension Notice**”) to Landlord no later than one hundred eighty (180) calendar days before expiration of the Term to be extended; provided, however, if there is an uncured Event of Default on the date City gives an Extension Notice, then Landlord may reject City’s Extension Notice if City fails to cure the Event of Default within ten (10) business days after Landlord’s written demand for City to cure the Event of Default. If City extends the Term as provided in this Section, then the word “Term” will mean and include any Extended Terms.

4. RENT

4.1 Base Rent

The Base Rent is payable in equal monthly payments at the address specified for Landlord in the Basic Lease Information, or other place as Landlord may designate in writing on not less than thirty (30) calendar days’ advance notice. City will pay the Base Rent monthly within thirty (30) calendar days after invoice from Landlord and without any deductions or setoff except as otherwise provided in this Lease. If the Commencement Date occurs on a day other than the first day of a calendar month or the Expiration Date occurs on a day other than the last day of a calendar month, then the monthly payment of the Base Rent for the fractional month will be prorated based on a thirty (30) calendar day month.

4.2 Intentionally Omitted

4.3 Determination of Base Rent for the Extended Term

(a) At the commencement of any Extended Term, the Base Rent will be adjusted to equal ninety-five percent (95%) of the prevailing market rate for space of comparable size and location to the Premises then being offered for rent in other buildings similar in age, location, and quality to the Building (“**Comparable Space**”) situated within the Bayview area of San Francisco (“**Reference Area**.” As used in this Section, “**prevailing market rate**” means the base rent for Comparable Space, taking into account (i) any additional rent and all other payments and escalations payable under this Lease, (ii) floor location and size of the premises covered by leases of the Comparable Space, if any, (iii) the duration of Extended Term under this Lease and the term of the leases for Comparable Space, (iv) free rent and any other tenant concessions given under the leases for Comparable Space, and (v) tenant improvement allowances and other allowances given under the leases for Comparable Space, if any.

(b) Within thirty (30) calendar days after City’s exercise of the Extension Option, Landlord will notify City of Landlord’s determination of the prevailing market rate for

the Premises, together with reasonable supporting documentation. If City disputes Landlord's determination of the prevailing market rate, City will notify Landlord within fourteen (14) calendar days after Landlord's notice to City of the prevailing market rate and the dispute will be resolved as follows:

(i) Within thirty (30) calendar days after Landlord's notice to City of the prevailing market rate, Landlord and City will attempt in good faith to meet no less than two (2) times, at a mutually agreeable time and place, to attempt to resolve the disagreement.

(ii) If within that thirty (30) calendar day period Landlord and City cannot agree on the prevailing market rate, then each will select one appraiser to determine the prevailing market rate. Within thirty (30) calendar days after the expiration of the thirty (30) calendar day consultation period, each party will cause its appraiser prepare and complete an appraisal report determining the prevailing market rate and submit the report to Landlord and City.

(iii) If only one appraisal report is submitted within that thirty (30) calendar day period, then the prevailing market rate determined in that appraisal report will be used to establish the Base Rent for the Extended Term. If both appraisal reports are submitted within the thirty (30) calendar day period, and if the prevailing market rates determined in the two appraisal reports differ by less than ten percent (10%) of the higher of the two, then the average of the two will be the prevailing market rate. If the prevailing market rates in the two appraisal reports differ by more than ten percent (10%) of the higher of the two, then the two appraisers will immediately select a third appraiser. Within ten (10) calendar days after selection, the third appraiser will determine which of the first two appraisal reports specified a value closest to the actual fair market value, which will be the prevailing market rate. Within thirty (30) calendar days after the third appraiser is selected, the third appraiser will prepare an appraisal report determining the prevailing market rate and submit the report to Landlord and City. The prevailing market rate determined in the third appraisal report will then be averaged with the closer of the prevailing market rates from the two previous appraisals and the result will be the prevailing market rate. The determination of the third appraiser will be final and binding on the parties.

(iv) If City's Director of Property does not approve the prevailing market rate as determined by the appraisal procedure specified above, the Director of Property may revoke City's exercise of the Extension Option.

(v) All appraisers must be "MAI" designated members of the Appraisal Institute with not less than five (5) years' recent experience appraising leases of commercial properties similar to the Premises in the Reference Area. Landlord and City will pay the cost of the appraiser it selects and one-half of the cost of the third appraiser.

4.4 Audits

After not less than five (5) business days' notice to Landlord, City may audit the books and records of the Building related to Operating Costs and Real Estate Taxes. If the audit discloses any discrepancies that would result in a reduction of City's Percentage Share of Operating Costs for any Expense Year, Landlord will immediately refund to City the amount of

any overpayment by City. City will pay the cost of the audit, but if an audit discloses any discrepancies that result in a reduction of City's Percentage Share of Operating Costs and/or Real Estate Taxes by three percent (3%) or more for any Expense Year or Tax Year, then Landlord will pay the costs of the audit.

4.5 Records

Landlord will maintain at the Building at its offices in San Francisco in a safe, complete, and organized manner all of its records related to this Lease, Real Estate Taxes, Operating Costs, and any other charges paid by City under this Lease, for at least three (3) years after the Expiration Date or earlier termination of the Term. Landlord will maintain the records on a current basis and in sufficient detail to facilitate adequate review and audit. All books and records will be available for inspection, copying, and audit by City and its representatives, at City's expense, subject to the provisions of Section 3.8 (Audits).

4.6 Payments by City

Landlord acknowledges that City cannot make any payments to Landlord unless Landlord is qualified as an approved vendor in City's financial and payment system. City and Landlord acknowledge and agree that Landlord is an approved vendor. Therefore, in the event that Landlord is ever deemed not to be an approved vendor, City will not be in default of any monetary obligation under this Lease and no interest or late charge will apply, if Landlord is not an approved vendor with City. More information about being an approved vendor with City is available at <https://sfcitypartner.sfgov.org/Vendor/BecomeSupplier>. All Rent that has accrued while Landlord was not an approved vendor will be payable within twenty (20) calendar days after City receives Landlord's written notice and the Contract Monitoring Division confirms that Landlord has been approved as a City vendor.

4.7 Landlord's Compliance with City Business and Tax Regulations Code

Landlord acknowledges that under Section 6.10-2 of the San Francisco Business and Tax Regulations Code, the City Treasurer and Tax Collector may require the withholding of payments to any vendor that is delinquent in the payment of any amounts that the vendor is required to pay the City under the San Francisco Business and Tax Regulations Code. If, under that authority, any payment City is required to make to Landlord under this Lease is withheld, then City will not be in breach or default under this Lease, and the Treasurer and Tax Collector will authorize release of any payments withheld under this paragraph to Landlord, without interest, late fees, penalties, or other charges, upon Landlord coming back into compliance with its San Francisco Business and Tax Regulations Code obligations.

4.8 Additional Services

City may request that Landlord provide or arrange for additional services for the Premises, which Landlord may provide or arrange in its reasonable discretion. If Landlord elects to provide the requested additional services and City has approved the cost and scope of those services in advance, then City will pay Landlord as Additional Charges the cost of those services. Landlord may not contract for or provide any services (and City will not be obligated to pay for such services) without City's prior written approval of the cost of the additional services (which may be the known costs, or an hourly rate and maximum number of hours, or a cost estimate with a not-to-exceed maximum amount) in writing before Landlord incurs any costs. City will pay for the cost of the additional services within thirty (30) calendar days after receipt of an invoice; provided, however, that City may elect to provide any deposit or other prepayment that City determines is appropriate given the nature of the requested services. Any additional terms for the additional services will be memorialized by a written agreement, which, upon execution by Landlord and City, will be considered a part of this Lease.

5. USE

5.1 Permitted Use

City may use the Premises for general office uses and any other uses specified in the Basic Lease Information, and for no other use without Landlord's prior written consent, which may not be unreasonably withheld, conditioned, or delayed.

5.2 Observance of Rules and Regulations

City will observe the rules and regulations for the Building attached to this Lease as **Exhibit C** (the "**Rules and Regulations**"), but the provisions of this Lease will govern over any conflicting Rules and Regulations. Landlord may make reasonable changes to the Rules and Regulations, but all changes must be applicable to all other Building tenants and the changes may not **(a)** reduce Landlord's obligations under the Lease, **(b)** conflict with the provisions of this Lease, **(c)** materially increase City's burdens or obligations, **(d)** impose a charge on City for services that this Lease expressly states are to be provided to City at no charge, or **(e)** materially adversely affect any permitted use of the Premises. The changes permitted under this Section will be binding on City within a reasonable implementation period after delivery of Landlord's written notice of the changes to City. Landlord will administer the Rules and Regulations in a fair and nondiscriminatory manner and use reasonable efforts to cause other Building tenants to comply with them. Landlord will notify City of any waiver of or special dispensation under the Rules and Regulations granted by Landlord to any other tenant in the Building and on request, City will be entitled to the same waiver or special dispensation.

5.3 Interference with Access

Landlord will provide to City uninterrupted access to the Building and the Premises twenty-four (24) hours per day, seven (7) days per week, including during any power outages affecting the Premises or any portion of the Building; but Landlord may, after consultation with City's Administrator, interrupt City's access to the Premises or the Building if there is an immediate threat that will render the Premises, the Common Areas, or any other portion of the Building unsafe for human occupancy. If City's use of any of the Premises or access to the Premises is interrupted because the Premises, the Common Areas, or any other portion of the Building is unsafe for human occupancy due to Landlord's failure to comply with its obligations under this Lease or for any other reason other than an Event of Default, then Landlord will immediately undertake all necessary steps to correct the condition. If the condition continues for two (2) business days and impairs City's ability to carry on its business in the Premises, then the Rent will be abated based on the extent to which the condition interferes with City's ability to normally and safely carry on its business at the Premises. If the condition continues for thirty (30) calendar days or more after City's use is interrupted or impaired then, without limiting any of its other rights under this Lease, City may terminate this Lease, unless Landlord supplies City with evidence reasonably satisfactory to City that City's normal and safe use will be restored within sixty (60) calendar days after the date City's use was interrupted or impaired, and City's full use is actually restored within that sixty (60) calendar-day period. Nothing in this Section will limit City's rights with respect to any disruption due to casualty under Section 12 (Damage and Destruction).

6. LEASEHOLD IMPROVEMENTS

6.1 Landlord's Obligation to Construct Improvements

Within six (6) months after the Effective Date of this Lease, Landlord, through its general contractor reasonably approved by City, will have completed the installation of a new entry door

at the entrance of the Building as contemplated in the Basic Lease Information (hereinafter, the **“Leasehold Improvement Work”** and **“Leasehold Improvements”**).

(a) Permits

Landlord will secure and pay for any building permits and other permits and approvals, government fees, licenses, and inspections necessary for the proper performance and completion of the Leasehold Improvement Work. Landlord will apply for any permits, approvals, or licenses necessary to complete the Leasehold Improvement Work and will provide copies to City promptly following receipt. Landlord will be responsible for arranging for any and all inspections required by City’s Department of Building Inspection.

(b) Construction

Immediately after Landlord’s receipt of all necessary permits and approvals, Landlord will commence construction and cause the Leasehold Improvements to be completed in a good and professional manner in accordance with sound building practices. Landlord will comply with and give notices required by all Laws (defined in Section 10.1 (Landlord’s Compliance with Laws)), related to construction of the Leasehold Improvements. Without limiting the foregoing, construction of the Leasehold Improvements must comply with all applicable disabled access laws, including the most stringent requirements of the Americans with Disabilities Act of 1990, California Code of Regulations Title 24 (or its successor) and City’s requirements for program accessibility. Landlord will pay prevailing wages in connection with construction of the Leasehold Improvement Work as further provided in Section 22.3 (Prevailing Wages and Working Conditions), and may not use tropical hardwood wood products, or virgin redwood wood products as further provided in Section 22.5 (Tropical Hardwood and Virgin Redwood Ban).

7. ALTERATIONS

7.1 Alterations by City

City may not make or permit any alterations, installations, additions, or improvements (collectively, **“Alterations”**) to the Premises without first obtaining Landlord’s written consent, which Landlord will not unreasonably withhold, condition, or delay. Installation of furnishings, fixtures, equipment, or decorative improvements that do not affect the Building Systems or structural integrity of the Building, and the repainting and re-carpeting of the Premises do not constitute Alterations and do not require Landlord’s consent. Any Alterations permitted under this Lease will be made at City’s cost in compliance with applicable Laws (as defined in Section 10.1 (Landlord’s Compliance with Laws)). Without cost to itself, Landlord will cooperate with City in securing building and other permits and authorizations needed for any permitted Alterations. Landlord will not be entitled to any construction or other administrative fee in connection with any Alteration. City will not be required to remove any Alterations on the expiration or sooner termination of this Lease unless Landlord notifies City in writing at the time Landlord approves the Alterations that they must be removed. City is not required to remove any improvements not requiring Landlord’s consent.

7.2 Title to Improvements

Except for City’s Personal Property (as defined in the next Section) and the Leasehold Improvements, all appurtenances, fixtures, improvements, equipment, additions, and other property permanently installed in the Premises as of the Commencement Date or during the Term will be and will remain Landlord’s property. City may not remove Landlord’s property without Landlord’s written approval.

7.3 City's Personal Property

(a) All furniture, furnishings, equipment, trade fixtures, and articles of movable personal property installed in the Premises by or for City and that can be removed without structural damage to the Premises (collectively, "**City's Personal Property**") are and will remain City's property. If City requests, Landlord may assist City by ordering and installing City's Personal Property and City will reimburse Landlord for all fees, costs, and expenses approved by City in advance within thirty (30) calendar days after receipt of an invoice; provided, however, that City may elect to provide any deposit or other expense required at the time of ordering City's Personal Property. To the extent possible, any maintenance contract or warranty in connection with the purchase or lease of tangible personal property will be optional (namely, City may, but is not required to, purchase a maintenance contract or warranty). To the extent feasible, Landlord and any vendors of Landlord will separately itemize any shipping charges. Although Landlord may order and install City's Personal Property, all items will remain City's Personal Property and not be considered Leasehold Improvements or constitute any component of the Leasehold Improvements. With regard to any personal property purchased by Landlord on behalf of City or leased by City under this Lease, (a) Landlord represents that it is fully compliant with the California Sales and Use Tax Law and warrants to City that Landlord that it will fulfill its use tax obligations under that law with respect to the subject transaction; (b) Landlord will accept a Use Tax Direct Payment Exemption Certificate in lieu of any use tax payment if the City, in its sole discretion, elects to provide such Certificate to Landlord; (c) If the City pays use tax to Landlord, Landlord will remit the entire amount of the use tax payment to the state and provide the City with a receipt in accordance with the California Sales and Use Tax Law; and (d) Landlord will be liable to the City for all amounts of use tax paid to Landlord that Landlord fails to remit to the State. This obligations of Landlord under the foregoing sentence will survive and termination or expiration of the Lease.

(b) At any time during the Term, City may remove any of City's Personal Property, and City will repair any damage to the Premises resulting from that removal. On the expiration or earlier termination of this Lease, City will remove City's Personal Property from the Premises in accordance with Section 20 (Surrender of Premises). Landlord acknowledges that some of City's Personal Property may be financed by an equipment lease financing otherwise subjected to a security interest, or owned by an equipment company and leased to City ("**Secured Personal Property**"). Landlord recognizes the rights of any supplier, lessor, or lender who has an interest in any items of Secured Personal Property to enter the Premises and remove that Secured Personal Property at any time during the Term or within thirty (30) calendar days after the Expiration Date. On City's reasonable request, Landlord will execute and deliver any document required by any supplier, lessor, or lender in connection with the installation of any items of Secured Personal Property in the Premises, under which Landlord waives any rights it may have or acquire with respect to the Secured Personal Property, so long as the supplier, equipment supplier, lessor, or lender agrees that it (i) will remove the Secured Personal Property from the Premises within thirty (30) calendar days after the Expiration Date (and if it does not remove the Secured Personal Property within that time the equipment supplier, lessor, or lender will have waived any rights it may have had to the Secured Personal Property), and (ii) will repair any damage caused by the removal of the Secured Personal Property.

7.4 Alteration by Landlord

Landlord will use its best efforts to minimize interference with or disruption to City's use and occupancy of the Premises during any alterations, installations, additions, or improvements to the Building, including any leasehold improvement work for other tenants in the Building. Landlord will promptly remedy any interference or disruption on receiving City's notice thereof.

8. REPAIRS AND MAINTENANCE

8.1 Landlord's Repairs

At its cost, Landlord will repair and maintain the exterior and structural portions of the Building to a standard at least equal to its existing condition as of the date hereof, including, the roof, foundation, bearing and exterior walls, windows, doors, door frames, demising walls, and subflooring, and the heating, ventilating, air conditioning, plumbing, electrical, fire protection, life safety, security, and other mechanical, electrical, and communications systems of the Building (collectively, the “**Building Systems**”) and the Common Areas. Without limiting the foregoing, Landlord will maintain the Building in a clean, safe, and attractive manner, will provide exterior graffiti removal with reasonable frequency, and will not permit any other tenants of the Building to disturb or interfere with City's use of the Premises or permit to be done in or about the Building or the Common Areas anything that is illegal, is dangerous to persons or property, or constitutes a nuisance.

8.1.1 Landlord's Immediate and Additional Repairs

(a) Landlord will cause the Heating, Ventilation and Air Conditioning (“HVAC”) ducts to be professionally cleaned within thirty (30) days of the Effective Date, and annually thereafter prior to the anniversary of the Lease Commencement Date;

(b) Landlord shall cause its contractor to patch and repair the roof in areas that have experienced water penetration and leaking promptly following notice from City of such penetration or leaking, and thereafter shall cause its roofing contractor to reinspect its work during each month of the rainy season (during the months of December through May) and promptly remediate any defects during the Term of this Lease;

(c) Promptly following the Effective Date, and throughout the term of this Lease, Landlord will replace any ceiling tiles and any carpeting on the Premises that have been damaged by previous water penetration; and

(d) Within sixty (60) days after the Effective Date, Landlord will provide a one time “deep” cleaning service for the entire Premises. For purposes of this Lease, “deep” cleaning means a thorough cleaning and sanitization of the entire Premises, including those areas that are infrequently cleaned, as follows: (i) carpet shall be vacuumed and shampooed; (ii) vinyl and other hard surfaced flooring shall be mopped and waxed; (iii) the interior and exterior of all windows shall be cleaned along with windowsills; (iv) blinds shall be vacuumed and wiped down to ensure that they are free from dust; (v) drapes shall be washed and / or dry cleaned, as appropriate; (vi) high dusting shall be performed to clean the exterior of HVAC vents and light fixtures; and (vii) door handles, fixtures and light switches not included in the regular janitorial cleaning of the Premises shall be cleaned and wiped down to remove dirt and grime.

8.2 City's Repairs

Subject to Landlord's warranty under Section 10.1 (Premises Condition), any construction warranties or guaranties received in connection with Landlord's repair and maintenance obligations under this Lease, City will repair and maintain at its cost the interior portions of the Premises and will keep the Premises in good working order and in a safe and sanitary condition, except for ordinary wear and tear and damage by casualty or condemnation. City will make any required repairs and replacements to the interior of the Premises that Landlord specifies in writing (a) at City's cost, (b) by contractors or mechanics selected by City and reasonably approved by Landlord, (c) so that the interior portions of the Premises will be at least substantially equal in quality, value, and utility to the original work or installation before the damage, (d) in a manner and using equipment and materials that will not materially interfere

with or impair the operations, use, or occupation of the Building or the Building Systems, and (e) in compliance with all applicable Laws, including any applicable contracting requirements under City's Charter and Administrative Code. At all times during the Term, promptly after City's reasonable notice, Landlord will provide City and its Agents with access to those portions of the Building that are necessary to maintain or repair the telecommunications and data and computer cabling facilities and equipment installed by City.

8.3 Liens

City will keep the Premises free from liens arising out of any work performed, material furnished, or obligations incurred by City during the Term. Landlord may post on the Premises any notices permitted or required by Laws or that are needed for the protection of Landlord, the Premises, or the Building, from mechanics' and material suppliers' liens. City will give Landlord at least ten (10) business days' prior written notice of commencement of any repair or construction by City on the Premises.

9. UTILITIES AND SERVICES

9.1 Landlord's Provision of Utilities

Landlord will furnish or cause to be furnished to the Premises, at its cost, utilities, and services in accordance with the Standards for Utilities and Services set forth in the attached **Exhibit D**.

9.2 Services

(a) Janitorial Service

At its cost, Landlord will provide janitorial service in accordance with the specifications contained in the attached **Exhibit E**.

(b) Security Service

At its cost, Landlord will provide security for the Building in accordance with the specifications contained in the attached **Exhibit F**.

9.3 Conservation

Landlord may establish reasonable measures to conserve energy and water, including automatic light shut off after hours and efficient lighting forms, so long as these measures do not unreasonably interfere with City's use of the Premises.

9.4 Disruption in Essential Utilities or Services

If any failure, stoppage, or interruption of any utilities or services to be furnished by Landlord occurs, Landlord will immediately notify City of the failure, stoppage, or interruption; diligently attempt to restore service as promptly as possible; and keep City apprised of its efforts. If Landlord is unable to supply any of the Building's sanitary, electrical, heating, air conditioning, water, elevator, fire protection and security, audio, video or electronic communications, hazard detection and alarm, or other essential services serving the Premises (collectively, "**Essential Services**") and that inability of Landlord impairs City's ability to carry on its business in the Premises for (a) two (2) or more business days and it is in Landlord's reasonable control to restore the Essential Services or (b) five (5) or more consecutive business days if the failure is not within Landlord's reasonable control, then the Rent will be abated based on the extent that the lack of the Essential Services impairs City's ability to normally carry on its

business in the Premises, or, alternatively at City's election, City may provide the Essential Services and offset the reasonable cost against the Rent next due under this Lease. The abatement or right to provide the Essential Services and offset against Rent will continue until the Essential Services have been restored so that the lack of any remaining Essential Services no longer materially impairs City's ability to carry on its business in the Premises. Landlord will use its best efforts to restore disrupted Essential Services as soon as possible. If the failure to provide any Essential Services occurs for any reason for fifteen (15) calendar days or more in any sixty (60) calendar day period and that failure interferes with City's ability to normally carry on its business in the Premises, then, without limiting any of its other rights or remedies under this Lease or at law or in equity, City may terminate this Lease on written notice to Landlord, unless Landlord supplies City with evidence reasonably satisfactory to City that the Essential Services will be reliably restored within sixty (60) calendar days after the date City's use was first interrupted, and the Essential Services are actually restored and reliable within the sixty (60) calendar-day period. City will not be entitled to any abatement of Rent or right to terminate if Landlord's inability to supply Essential Services to City results solely to the negligent acts or omissions of City and its Agents.

10. COMPLIANCE WITH LAWS; PREMISES CONDITION

10.1 Landlord's Compliance with Laws; Premises Condition; Indemnity

Subject to City's obligation under Section 8.2 (City's Repairs), Landlord will at all times during the Term maintain, at its cost, the Property, Building, Common Areas, and the Building Systems in compliance with applicable present or future federal, state, local, and administrative laws, rules, regulations, orders, and requirements (collectively, "**Laws**"). Landlord represents and warrants to City, and covenants with City, as follows to the best of Landlord's knowledge: **(a)** the physical structure, fixtures, and permanent improvements of the Premises (including the Leasehold Improvements) and all portions of the Property and the Building along the path of travel to the Premises (including the Building entrances, Common Areas, restrooms, elevators, lobbies, telephone banks, and drinking fountains and parking areas) are now, and as of the Commencement Date will be, in compliance with the requirements of the Americans With Disabilities Act of 1990, California Code of Regulations Title 24, and all other applicable Laws intended to provide equal accessibility for persons with disabilities (collectively, "**Disabilities Laws**"); **(b)** the Building is not an unreinforced masonry building, and is now, and as of the Commencement Date will be, in compliance with all applicable Laws relating to seismic safety (collectively, "**Seismic Safety Laws**"); **(c)** the Building, the Common Areas, and Building Systems serving the Premises are now, and as of the Commencement Date will be, in full compliance with all applicable Laws relating to fire and life safety (including the San Francisco High-Rise Sprinkler Ordinance) (collectively, "**Life Safety Laws**"); **(d)** the Building, the Common Areas, and Building Systems serving the Premises are now, and as of the Commencement Date will be, in compliance with all other applicable Laws; and **(e)** there are not now, and as of the Commencement Date will not be, any material physical or mechanical defects in the Premises, Building, or the Building Systems that would materially adversely affect City's intended use of the Premises. Without limiting Section 16.2 (Landlord's Indemnity), Landlord will Indemnify City against any and all Claims (defined in Section 16.1 (City's Indemnity) below) arising out of **(i)** any failure of the Property, Building, Common Areas, Building Systems (or any portion of any of them) to comply with applicable Laws; or **(ii)** any misrepresentation by Landlord under this Section.

10.2 City's Compliance with Laws; Indemnity

City will use the Premises during the Term in compliance with applicable Laws, except that City will not be required to make any structural alterations, additions, or other modifications in order to comply with applicable Laws unless the modifications are necessary solely because of any Alterations to the Premises made by City under Section 7 (Alterations) and the modifications

are not otherwise Landlord's responsibility under this Lease. City will be responsible for complying with any requirement of the Disabilities Laws relating to the placement of City's furniture or other City Personal Property and the operation of any programs in the Premises, other than any requirement relating to the physical structure, fixtures, and permanent improvements of the Premises or portions of the Property or Building along the path of travel to the Premises, which are Landlord's obligation as provided in Section 10.1 (Premises Condition). Without limiting Section 16.1 (City's Indemnity), City will Indemnify Landlord against any and all Claims arising out of City's failure to comply with all applicable Laws as provided in this Section.

10.3 City's Compliance with Insurance Requirements

City will not conduct any use in or about the Premises that would: **(a)** invalidate or be in conflict with any fire or other casualty insurance policies covering the Building or any property located in the Building, **(b)** result in a refusal by casualty insurance companies of good standing to insure the Building or property in the Building in amounts reasonably satisfactory to Landlord or the holder of any mortgage or deed of trust encumbering the Building, **(c)** cause an increase in the casualty insurance premium for the Building unless City agrees to pay the increase, or **(d)** subject Landlord to any liability or responsibility for injury to any person or property solely because of the business operation conducted by City in the Premises; provided, however, Landlord will provide City with reasonable prior written notice of any applicable insurance requirements and no insurance requirements will materially and adversely interfere with City's normal business in the Premises.

11. SUBORDINATION

(a) Subject to subsection (b) below, this Lease is subject and subordinate at all times to the following (each an "**Encumbrance**"): **(i)** any reciprocal easement agreements, ground leases, or other underlying leases that may later be executed affecting Landlord's interest in the Property (or any portion of it), and **(ii)** the lien of any mortgages or deeds of trust and renewals, modifications, consolidations, replacements, and extensions of any of the foregoing that may be executed by Landlord at any time in any amount for which any part of the Property, any ground lease, or underlying lease, or Landlord's interest or estate in them is subject. But, if the ground lessor, mortgagee, trustee, or holder of any mortgage or deed of trust (each an "**Encumbrancer**") elects to have City's interest in this Lease be superior to its Encumbrance, then, on City's receipt of a notice from the Encumbrancer, this Lease will be deemed superior, whether this Lease was executed before or after the date of the Encumbrance or the date of its recording. The provisions of this subsection **Error! Reference source not found.** are self-operative and no further instrument will be required. At Landlord's request, however, City will enter into a subordination, non-disturbance, and attornment agreement ("**SNDA**") with Encumbrancer in a form reasonably acceptable to City and Encumbrancer evidencing the subordination or superiority of this Lease. City's covenant under this subsection (a) to subordinate this Lease to any Encumbrance is conditioned on each senior instrument containing the commitments in subsection (b) below.

(b) If any mortgage or deed of trust to which this Lease is subordinate is foreclosed or a deed in lieu of foreclosure is given to the mortgagee or beneficiary, or if any ground lease or underlying lease to which this Lease is subordinate is terminated, then this Lease will not be barred, terminated, cut off, or foreclosed and the rights and possession of City under this Lease will not be disturbed unless an Event of Default has occurred and is continuing. City will attorn to and become the tenant of the successor-in-interest to Landlord, provided that City has received proper written notice of the succession and the name and address of the successor landlord. The provisions of this Section Error! Reference source not found. are self-operative and no further instrument will be required. Landlord agrees, however, upon request by City and in a form reasonably acceptable to City to cause any Encumbrancer to execute an SNDA evidencing the

foregoing non-disturbance provisions together with the priority or subordination of this Lease with respect to any such Encumbrance.

12. DAMAGE AND DESTRUCTION

(a) If the Premises, the Building, or any Building Systems are damaged by fire or other casualty, Landlord will repair the same without delay (and if Landlord is then carrying insurance on the Leasehold Improvements or if, at its sole option, City makes sufficient funds available to Landlord, Landlord will also repair the Leasehold Improvements) so long as the repairs can be made under applicable Laws within sixty (60) calendar days after Landlord obtains all necessary permits but not later than two hundred ten (210) calendar days after the date of the damage (the “**Repair Period**”). If Landlord is obligated to repair as provided above, then this Lease will remain in full force and effect, except that City will be entitled to an abatement of Rent until the Premises are restored to their condition before the casualty. The abatement in Rent will be based on the extent to which the damage, the making of the repairs, and reoccupying the repaired Premises interferes with City’s use of the Premises. Landlord’s repairs will not include, and the Rent will not be abated as a result of, any damage by fire or other cause to City’s Personal Property or any damage caused by the negligence or willful misconduct of City or its Agents that is not covered by insurance.

(b) Within twenty (20) calendar days after the date of the damage, Landlord will notify City whether, in Landlord’s reasonable judgment made in good faith, the repairs can be made within the Repair Period. If the repairs cannot be made within the Repair Period, then either party may terminate this Lease by giving written notice to the other given within thirty (30) days after the date of Landlord’s notice. The termination date will be the date specified in the termination notice, which date may be not less than thirty (30) or more than sixty (60) calendar days after Landlord’s notice. If either party elects to terminate this Lease, then the Rent will be reduced by a proportionate amount based on the extent to which the damage interferes with the normal conduct of City’s business in the Premises, and City will pay the reduced Rent up to the date of termination. Landlord will refund to City any Rent previously paid for any period after the date of termination.

(c) Notwithstanding the foregoing, if the Premises are damaged or destroyed by flood or earthquake, and the damage or destruction is not fully covered by insurance proceeds payable under the insurance policies Landlord is required to carry under this Lease (excluding any deductible, for which Landlord is solely responsible), then Landlord may terminate this Lease by written notice to City within thirty (30) calendar days after the date Landlord receives written notice that the damage is not covered by insurance. Landlord’s termination notice must include adequate written evidence of the denial of insurance coverage. If Landlord does not elect to terminate this Lease, then subsections (a) and (b) will apply.

(d) If during the last six (6) months of the Term there is substantial damage that Landlord would be required to repair under this Section, then within thirty (30) calendar days after the date of the damage Landlord or City may, each at its option, terminate this Lease as of the date the damage occurred by giving written notice to the other party of its election to do so; provided, however, Landlord may terminate this Lease only if it would take more than thirty (30) calendar days to repair the damage.

(e) The parties intend that the provisions of this Section fully govern their rights and obligations in the event of damage or destruction. Accordingly, Landlord and City each waives and releases any right to terminate this Lease in whole or in part under Section 1932, subdivision 2, Section 1933, subdivision 4, and Sections 1941 and 1942 of the Civil Code of California or under any similar Law now or later in effect, to the extent those rights are inconsistent with the provisions of this Section.

13. EMINENT DOMAIN

13.1 Definitions

“Taking” means a taking or damaging, including severance damage, by eminent domain, inverse condemnation, or for any public or quasi-public use under law. A Taking may occur pursuant to the recording of a final order of condemnation, or by voluntary sale or conveyance in lieu of condemnation, or in settlement of a condemnation action.

“Date of Taking” means the earlier of **(a)** the date on which title to the portion of the Property taken passes to and vests in the condemnor or **(b)** the date on which City is dispossessed.

“Award” means all compensation, sums, or anything of value paid, awarded or received for a Taking, whether under any judgment, agreement, settlement, or otherwise.

13.2 General

If during the Term or during the period between the execution of this Lease and the Commencement Date, there is any Taking of all or any part of the Premises or the Building or any interest in this Lease, the rights and obligations of the parties will be determined under this Section. City and Landlord intend that the provisions of this Section govern fully in the event of a Taking and accordingly, Landlord and City each waives any right to terminate this Lease in whole or in part under Sections 1265.110, 1265.120, 1265.130 and 1265.140 of the California Code of Civil Procedure or under any similar Law now or later in effect.

13.3 Total Taking; Automatic Termination

If there is a total Taking of the Premises, then this Lease will terminate as of the Date of Taking.

13.4 Partial Taking; Election to Terminate

(a) If there is a Taking of any portion (but less than all) of the Premises, then this Lease will terminate in its entirety if all of the following exist: **(i)** the partial Taking, in City’s reasonable judgment, renders the remaining portion of the Premises untenable or unsuitable for continued use by City for its intended purposes or otherwise materially adversely affects City’s normal operations in the Premises or access to the Premises, **(ii)** the condition rendering the Premises untenable or unsuitable or that materially adversely affects City’s normal operations or limits access to the Premises either is not curable or is curable but Landlord is unwilling or unable to cure the condition, and **(iii)** City elects to terminate.

(b) If a partial Taking of a substantial portion of the Building occurs, a but subsection (a) above does not apply, then within thirty (30) calendar days after the Date of Taking either City or Landlord may terminate this Lease by written notice to the other, provided that, as a condition to City’s right to terminate, the portion of the Building taken must, in City’s reasonable judgment, render the Premises unsuitable for continued use by City for its intended purposes or otherwise materially adversely affect City’s normal operations in the Premises or access to the Premises.

(c) If either party elects to terminate this Lease under this Section, then this Lease will terminate on the later of the thirtieth (30th) calendar day after the written notice is given or the Date of Taking.

13.5 Termination of Lease; Rent and Award

On termination of this Lease in its entirety under Section 13.3 (Total Taking; Automatic Termination) or under Section 13.4 (Partial Taking; Election to Terminate), then: **(a)** City's obligation to pay Rent will continue up until the date of termination and then will cease, and **(b)** Landlord will be entitled to the entire Award, except that City will receive any portion of the Award for the unamortized cost of any Leasehold Improvements paid for by City and any Award made specifically for City's relocation expenses, if any, or the interruption of or damage to City's business or damage to City's Personal Property.

13.6 Partial Taking; Continuation of Lease

If there is a partial Taking of the Premises and this Lease is not terminated in its entirety under Section 13.4 (Partial Taking; Election to Terminate) above, then this Lease will terminate as to the portion of the Premises taken, but will remain in effect as to the portion not taken, and the rights and obligations of the parties will be as follows: **(a)** Rent will be equitably reduced depending on the configuration of the Premises and the portion taken (for instance, if the area of the Premises taken has no special or significant use, then the reduction may be by an amount that is in the same ratio to the Rent as the area of the Premises taken bears to the area of the Premises before the Date of Taking), and **(b)** Landlord will be entitled to the entire Award in connection therewith, provided that City will receive any portion of the Award for the unamortized cost of any Leasehold Improvements paid for by City in the portion of the Premises taken and any Award made specifically for City's relocation expenses, if any, or the interruption of or damage to City's business or damage to City's Personal Property.

13.7 Temporary Taking

Notwithstanding anything to contrary in this Section, if a Taking of the Premises occurs for sixty (60) consecutive calendar days or fewer, this Lease will remain unaffected by the temporary Taking, and City will continue to pay Rent and to perform all of the terms, conditions, and covenants of this Lease. In the event of a temporary Taking, City will be entitled to receive that portion of any Award representing compensation for the use or occupancy of the Premises during the Term up to the total Rent owing by City and any out-of-pocket costs incurred by City due to the temporary Taking for the period of the Taking.

14. ASSIGNMENT AND SUBLETTING

Except as provided in this Section, City may not directly or indirectly sell, assign, encumber, pledge, or otherwise transfer or hypothecate all or any part of its interest in or rights with respect to the Premises or its leasehold estate created by this Lease or permit all or any portion of the Premises to be occupied by anyone other than itself or sublet all or any portion of the Premises, without Landlord's prior written consent in each instance, which will not be unreasonably withheld, conditioned, or delayed. From time to time, on notice to Landlord, but without Landlord's consent, City may transfer this Lease or use and occupancy of all or any of the Premises to any department, commission, or agency of the City and County of San Francisco for uses permitted under this Lease.

15. DEFAULT; REMEDIES

15.1 Events of Default by City

Any of the following will constitute an "Event of Default" by City:

(a) After Landlord is qualified as an approved vendor as provided in Section 4.6 (Payments by City) above, City fails to make any timely payment of Rent and to cure

the nonpayment within five (5) business days after receipt of written notice of nonpayment from Landlord, provided that for the first two (2) monthly payments of Rent at the beginning of the Term and for the first monthly payment of Rent after the beginning of each new fiscal year for City or any Adjustment Date, City will have twenty (20) calendar days after written notice from Landlord to cure any nonpayment.

(b) City's abandons the Premises (within the meaning and under the requirements of California Civil Code Section 1951.3).

(c) City's failure to perform any other of its covenants or obligations under this Lease (not involving the payment of money) and failure to cure the non-performance within thirty (30) calendar days of the date of receipt of Landlord's notice of the failure, provided that if more than thirty (30) calendar days are reasonably required for the cure, no Event of Default will occur if City commences the cure within the thirty (30) calendar day period and diligently prosecutes the cure to completion.

15.2 Landlord's Remedies

On the occurrence and during the continuance of any Event of Default by City, Landlord will have all rights and remedies available under law or granted pursuant to this Lease, including the following:

(a) The rights and remedies provided by California Civil Code Section 1951.2 (damages on termination for breach), including the right to terminate City's right to possession of the Premises and to recover the worth at the time of award of the amount by which the unpaid Rent for the balance of the Term after the time of award exceeds the amount of rental loss for the same period that City proves could be reasonably avoided, as computed under subsection (b) of Section 1951.2.

(b) The rights and remedies provided by California Civil Code Section 1951.4 (continuation of lease after breach and abandonment), which allows Landlord to continue this Lease in effect and to enforce all of its rights and remedies under this Lease, including the right to recover Rent as it becomes due, for so long as Landlord does not terminate City's right to possession, if City has the right to sublet or assign, subject only to reasonable limitations.

15.3 Landlord's Default

If Landlord fails to perform any of its obligations under this Lease, then (without limiting any of City's other cure rights under this Lease), at its sole option, City may cure the default at Landlord's expense if the default continues after ten (10) calendar days after the date City gives notice to Landlord of City's intention to perform the cure. However, if a default occurs because of a cause beyond Landlord's control (excluding any financial inability to perform), and Landlord cannot with due diligence cure the default within the ten (10) calendar day period, then the ten (10) calendar day period will be extended if, promptly on receipt of City's notice, Landlord advises City of Landlord's intention to take all steps required to cure the default, and Landlord promptly commences the cure and diligently prosecutes the cure to completion. But if any default by Landlord continues for sixty (60) calendar days and impairs City's ability to carry on its normal business in the Premises, then City may terminate this Lease on written notice to Landlord within thirty (30) calendar days after the expiration of the sixty (60) calendar day period. Subject to the other provisions of this Lease relating to abatement of Rent, if Landlord fails to cure any default within the ten (10) calendar day cure period provided above (as it may be extended as provided above), then, whether or not City elects to cure Landlord's default, the Rent will be abated based on the extent to which the default interferes with City's ability to carry on its normal business at the Premises. City's rights under this Section and under any other

provisions of this Lease will not limit in any way any of its other rights and remedies under this Lease or at law or in equity.

16. INDEMNITIES

16.1 City's Indemnity

City will indemnify, defend, and hold harmless ("**Indemnify**") Landlord and its Agents from and against any and all claims, losses, damages, costs, and expenses, including reasonable attorneys' fees (collectively, "**Claims**"), incurred as a result of **(a)** City's use of the Premises, or **(b)** any negligent acts or omissions of City or its Agents in, on, or about the Premises or the Property; provided, however, City will not be obligated to Indemnify Landlord or its Agents to the extent any Claim arises out of the negligence or willful misconduct of Landlord or its Agents. In any action or proceeding brought against Landlord or its Agents because of a Claim Indemnified by City under this Section, at its sole option, City may elect to defend the Claim by attorneys in City's Office of the City Attorney, by other attorneys selected by City, or both. City will have the right to control the defense and to determine the settlement or compromise of any action or proceeding, provided that Landlord will have the right, but not the obligation, to participate in the defense of the Claim at its sole cost. City's obligations under this Section will survive the termination of the Lease.

16.2 Landlord's Indemnity

Landlord will Indemnify City and its Agents against any and all Claims incurred as a result of **(a)** any default by Landlord in the performance of any of its obligations under this Lease or any breach of any representations or warranties made by Landlord under this Lease, or **(b)** any negligent acts or omissions of Landlord or its Agents in, on, or about the Premises or the Property; provided, however, Landlord will not be obligated to Indemnify City or its Agents to the extent any Claim arises out of the negligence or willful misconduct of City or its Agents. In any action or proceeding brought against City or its Agents because of a Claim Indemnified by Landlord under this Section, at its sole option, Landlord may elect to defend the Claim by attorneys selected by Landlord. Landlord will have the right to control the defense and to determine the settlement or compromise of any action or proceeding, provided that City will have the right, but not the obligation, to participate in the defense of any Claim at its sole cost. Landlord's obligations under this Section will survive the termination of this Lease.

17. INSURANCE

17.1 City's Self-Insurance

Landlord acknowledges that City maintains a program of self-insurance and City is not required to carry any insurance with respect to this Lease. City assumes the risk of damage to any of City's Personal Property, except for damage caused by Landlord or its Agents. Subject to the terms hereof, City acknowledges and agrees that it will be responsible for any insurance for damage or destruction within the Premises, to the extent such damage or destruction is not the result of actions or omissions of Landlord or its Agents.

17.2 Landlord's Insurance

(a) At all times during the Term, Landlord will keep the Building insured against damage and destruction by fire, vandalism, malicious mischief, sprinkler damage () and other perils customarily covered under a cause of loss-special form property insurance policy in an amount equal to one hundred percent (100%) of the full insurance replacement value (replacement cost new, including debris removal and demolition). Upon City's request, Landlord will provide to City a certificate of insurance issued by the insurance carrier,

evidencing the required insurance. The certificate must expressly provide that the policy is not cancelable or subject to reduction of coverage or otherwise subject to modification except after thirty (30) calendar days' prior written notice to City (or, if the insurer refuses to provide notice to the City, then Landlord will provide such thirty (30) calendar-day prior notice to City). Landlord waives any rights against City for loss or damage to the Premises or any other part of the Property to the extent covered by Landlord's property insurance.

(b) In addition, at no cost to City, Landlord will procure and keep in effect at all times during the Term insurance as follows: (i) commercial general liability insurance with limits not less than One Million Dollars (\$1,000,000) each occurrence combined single limit for bodily injury and property damage, including contractual liability, independent contractors, broad-form property damage, fire damage legal liability (of not less than Fifty Thousand Dollars (\$50,000)), personal injury, products and completed operations, and explosion, collapse, and underground (XCU); and (ii) worker's compensation insurance in the amounts required by applicable Laws and employer's liability with limits not less than One Million Dollars (\$1,000,000) each accident. All insurance policies required by this Lease to be maintained by Landlord must be endorsed to provide for thirty (30) days' prior written notice of cancellation for any reason, intended non-renewal, or reduction in coverage to Landlord and City (or, if such endorsement is not available from the insurer, Landlord will provide such notice to City).

(c) Landlord will maintain loss of rent coverage for a twelve (12) month period.

(d) Landlord will maintain such umbrella policy and additional coverage as it reasonably determines necessary or as required by any Encumbrancer. The parties agree that the minimums set forth in this Section Error! Reference source not found. will be re-evaluated every five (5) years, and increased to the extent consisted with similarly situated landlords and properties.

17.3 Waiver of Subrogation

Notwithstanding anything to the contrary in this Lease, Landlord waives any right of recovery against City for any loss or damage relating to the Building or the Premises or any operations or contents in the Building, whether or not the loss is caused by City's fault or negligence, to the extent the loss or damage is covered by Landlord insurance that is required under this Lease or any excess coverage otherwise held by Landlord or its Agents. Landlord will obtain a waiver of subrogation endorsement from applicable insurance carriers issuing policies relating to the Building or the Premises, but Landlord's failure to do so will not affect the above waiver.

18. ACCESS BY LANDLORD

Landlord reserves for itself and any of its designated Agents the right to enter the Premises at all reasonable times and, except in cases of emergency (in which event Landlord will give any reasonable notice), after giving City at least twenty four (24) hours' advance written notice, to (a) inspect the Premises, (b) supply any service to be provided by Landlord under this Lease, (c) show the Premises to any prospective purchasers, mortgagees or, during the last six (6) months of the Term, tenants, (d) post notices of non-responsibility, and (e) alter, improve, or repair the Premises and any portion of the Building, and, for that purpose, Landlord may erect, use, and maintain necessary structures in and through the Premises where reasonably required by the work to be performed, provided that the entrance to the Premises may not be blocked. Landlord may not interfere with City's use of the Premises.

19. ESTOPPEL CERTIFICATES

From time to time during the Term, by not less than thirty (30) calendar days' prior written notice to the other party, either party may request the other party to execute, acknowledge, and deliver to the persons or entities designated by the other party a certificate stating: **(a)** the Commencement Date and Expiration Date of this Lease, **(b)** that this Lease is unmodified and in full force and effect (or, if there have been modifications, this the Lease is in full force and effect as modified and stating the modifications), **(c)** that there are no defaults under this Lease (or if so, specifying the same), and **(d)** the date to which Rent has been paid.

20. SURRENDER OF PREMISES

On the expiration or sooner termination of this Lease, City will surrender the Premises to Landlord in good order and condition, excepting reasonable use and wear and damage by fire or other casualty or condemnation. Within ten (10) business days after the Expiration Date, City will remove from the Premises all of City's Personal Property, City's telecommunications, data, and computer facilities and any Alterations City desires or is required to remove from the Premises under the provisions of Section 7.1 (Alterations by City). City will repair or pay the cost of repairing any damage to the Premises or the Building resulting from that removal. City will not be required to demolish or remove from the Premises any of the Leasehold Improvements. City's obligations under this Section will survive the expiration or earlier termination of this Lease.

21. HAZARDOUS MATERIALS

21.1 Definitions

As used in this Lease, the following terms are defined below:

"Environmental Laws" means any Law relating to industrial hygiene, environmental conditions, or Hazardous Material, whether now in effect or later adopted.

"Hazardous Material" means any material that, because of its quantity, concentration, or physical or chemical characteristics, is deemed by any federal, state, or local governmental authority to pose a present or potential hazard to human health or safety or to the environment. Hazardous Material includes any material or substance defined as a "hazardous substance," or "pollutant" or "contaminant" under the Comprehensive Environmental Response, Compensation and Liability Act of 1980 ("**CERCLA**", also commonly known as the Superfund law), as amended (42 U.S.C. Section 9601 et seq.), or under California Health & Safety Code Section 25316; any "hazardous waste" listed under California Health & Safety Code Section 25140; any asbestos and asbestos containing materials whether or not those materials are part of the structure of the Building or are naturally occurring substances on or about the Property; and petroleum, including crude oil or any fraction thereof, natural gas, or natural gas liquids.

"Release" when used with respect to Hazardous Material includes any actual or imminent spilling, leaking, pumping, pouring, emitting, emptying, discharging, injecting, escaping, leaching, dumping, or disposing into or inside the Building, or in, on, under, or about the Property.

21.2 Landlord's Representations and Covenants

Landlord represents and warrants to City that, to the best of Landlord's knowledge, the following statements are true and correct and will be true and correct as of the Commencement Date **(a)** the Property is not in violation of any Environmental Laws; **(b)** the Property is not now,

and has not been, used for the manufacture, use, storage, discharge, deposit, transportation, or disposal of any Hazardous Material, except for the use of Hazardous Material in limited quantities as are customarily used in offices, which limited use is and has been in compliance with Environmental Laws; **(c)** the Property does not consist of any landfill or contain any underground storage tanks; **(d)** the Building does not contain any asbestos-containing materials or have building materials that contain any other Hazardous Material, and the Premises or the common areas of the Building do not contain any lead-based paints; **(e)** there is and has been no Release of any Hazardous Material in the Building or in, on, under, or about the Property; and **(f)** the Property is not subject to any claim by any governmental regulatory agency or third party related to the Release of any Hazardous Material, and there is no inquiry by any governmental agency (including the California Department of Toxic Substances Control or the Regional Water Quality Control Board) with respect to the presence of Hazardous Material in the Building or in, on, under, or about the Property, or the migration of Hazardous Material from or to other real property. Subject to City's obligations under this Section below, Landlord will maintain the Property throughout the Term in compliance with all Environmental Laws that could affect the health, safety, and welfare of City's employees or City's use, occupancy, or enjoyment of the Premises for their intended purposes.

21.3 Landlord's Environmental Indemnity

Without limiting Landlord's Indemnity in Section 16.2 (Landlord's Indemnity), Landlord will Indemnify City and its Agents against any and all Claims arising during or after the Term **(a)** as a result of any breach of any of Landlord's representations, warranties, or covenants in the preceding Section, or **(b)** in connection with any presence or Release of Hazardous Material in the Building or on, under, or about the Property, unless City or its Agents caused the Release.

21.4 City's Covenants

Neither City nor its Agents will cause any Hazardous Material to be brought on, kept, used, stored, generated, or disposed of in, on or about the Premises or the Property, or transported to or from the Premises or the Property, in violation of any Environmental Laws.

21.5 City's Environmental Indemnity

If City breaches its obligations contained in the preceding Section 21.4 (City's Covenants), or if City or its Agents cause the Release of Hazardous Material from, in, on, or about the Premises or the Property, then City will Indemnify Landlord against any and all Claims arising during or after the Term as a result of the Release, except to the extent Landlord or its Agents is responsible for the Release. The foregoing Indemnity will not include any Claims resulting from the non-negligent aggravation by City, its Agents, or Invitees of physical conditions of the Premises, or other parts of the Property, existing before City's occupancy.

22. CITY PROVISIONS

22.1 MacBride Principles - Northern Ireland

The provisions of San Francisco Administrative Code Section 12F are incorporated into this Lease by this reference and made part of this Lease. Landlord confirms that Landlord has read and understood that City urges companies doing business in Northern Ireland to resolve employment inequities and to abide by the MacBride Principles, and urges San Francisco companies to do business with corporations that abide by the MacBride Principles.

22.2 Controller's Certification of Funds

The terms of this Lease are governed by and subject to the budgetary and fiscal provisions of City's Charter. Notwithstanding anything to the contrary contained in this Lease, there will be no obligation for the payment or expenditure of money by City under this Lease unless the Controller of the City and County of San Francisco first certifies, under Section 3.105 of City's Charter, that there is a valid appropriation from which the expenditure may be made and that unencumbered funds are available from the appropriation to pay the expenditure. Without limiting the foregoing, if in any fiscal year of City after the fiscal year in which the Term of this Lease commences, sufficient funds for the payment of Rent are not appropriated, then City may terminate this Lease, without penalty, liability, or expense of any kind to City, as of the last date on which sufficient funds are appropriated. City will use its reasonable efforts to give Landlord reasonable advance notice of the termination.

22.3 Prevailing Wages and Working Conditions

Unless otherwise provided, any undefined, initially-capitalized term used in this Section has the meaning given to that term in San Francisco Administrative Code section 23.61. Landlord and City acknowledge and agree that the provisions of this Section apply to this Lease and the Premises only and that this Section does not include day to day workers at the Premises, including, but not limited to, Landlord's janitorial staff and handymen to the extent such staff and handymen are not performing Covered Construction, as defined in Section 23.61 of the San Francisco Administrative Code or "public work", as set forth in the State Prevailing Wage Law (as defined herein). Landlord will require its Contractors and Subcontractors performing (i) labor in the construction of a "public work" ("**Public Work**") as defined in California Labor Code Section 1720 et seq. ("**State Prevailing Wage Law**") (which includes certain construction, alteration, maintenance, demolition, installation, repair, carpet laying, or refuse hauling if paid for in whole or part out of public funds), or (ii) Covered Construction at the Premises to (A) pay workers performing the work not less than the Prevailing Rate of Wages, (B) provide the same hours, working conditions, and benefits as in each case are provided for similar work performed in San Francisco County, and (C) employ Apprentices in accordance with San Francisco Administrative Code Section 23.61 (collectively, "**Prevailing Wage Requirements**"). Landlord will cooperate with City in any action or proceeding against a Contractor or Subcontractor that fails to comply with the Prevailing Wage Requirements.

Landlord will include, and require its Contractors and Subcontractors (regardless of tier) to include, for any work that is deemed to be a Public Work or Covered Construction, the Prevailing Wage Requirements and the agreement to cooperate in City enforcement actions in any Construction Contract with specific reference to San Francisco Administrative Code Section 23.61. Each Construction Contract for a Public Work or Covered Construction must name the City and County of San Francisco, affected workers, and employee organizations formally representing affected workers as third-party beneficiaries for the limited purpose of enforcing the Prevailing Wage Requirements, including the right to file charges and seek penalties against any Contractor or Subcontractor in accordance with San Francisco Administrative Code Section 23.61. Landlord's failure to comply with its obligations under this Section will constitute a material breach of this Lease. A Contractor's or Subcontractor's failure to comply with this Section will enable City to seek the remedies specified in San Francisco Administrative Code Section 23.61 against the breaching party.

22.4 Non Discrimination in City Contracts and Benefits Ordinance

(a) Covenant Not to Discriminate

In the performance of this Lease, Landlord will not to discriminate against any employee of Landlord, any City employee working with Landlord, any applicant for employment

with Landlord, or against any person seeking accommodations, advantages, facilities, privileges, services, or membership in all business, social, or other establishments or organizations on the basis of the fact or perception of a person's race, color, creed, religion, national origin, ancestry, age, height, weight, sex, sexual orientation, gender identity, domestic partner status, marital status, disability or Acquired Immune Deficiency Syndrome or HIV status (AIDS/HIV status), or association with members of those protected classes, or in retaliation for opposition to discrimination against those classes.

(b) Subcontracts

Landlord will include in all subcontracts relating to the Premises a non-discrimination clause applicable to the subcontractor in substantially the form of subsection (a) above. In addition, Landlord will incorporate by reference in all subcontracts the provisions of San Francisco Labor and Employment Code Sections 131.2(a), 131.2(c)-(k), and (m) and 132.3 and require all subcontractors to comply with those provisions. Landlord's failure to comply with the obligations in this subsection will constitute a material breach of this Lease.

(c) Non-Discrimination in Benefits

Landlord does not as of the date of this Lease, and will not during the Term, in any of its operations in San Francisco, on real property owned by City, or where the work is being performed for City or elsewhere within the United States, discriminate in the provision of bereavement leave, family medical leave, health benefits, membership or membership discounts, moving expenses, pension and retirement benefits, or travel benefits, as well as any benefits other than the benefits specified above, between employees with domestic partners and employees with spouses, and/or between the domestic partners and spouses of the employees, where the domestic partnership has been registered with a governmental entity under state or local law authorizing that registration, subject to the conditions set forth in San Francisco Labor and Employment Code Section 131.2(b).

(d) CMD Form

As a condition to this Lease, Landlord will execute the City's Declaration: Nondiscrimination in Contracts and Benefits form with supporting documentation and secure the approval of the form by the San Francisco Contract Monitoring Division (the "CMD"). Landlord represents that before execution of the Lease: **(i)** Landlord executed and submitted to the City's required form with supporting documentation, and **(ii)** the CMD approved the form.

(e) Incorporation of Labor and Employment Code Provisions by Reference

The provisions of San Francisco Labor and Employment Code Articles 131 and 132 relating to non-discrimination by parties contracting for the lease of property to City are incorporated into this Section by reference and made a part of this Lease as though fully set forth. Landlord will comply fully with and be bound by all of the provisions that apply to this Lease under Labor and Employment Code Articles 131 and 132, including the remedies provided in those Chapters. Without limiting the foregoing, Landlord understands that under San Francisco Labor and Employment Code Section 131.2(h) a penalty of Fifty Dollars (\$50) for each person for each calendar day during which that person was discriminated against in violation of the provisions of this Lease may be assessed against Landlord and/or deducted from any payments due Landlord.

22.5 Tropical Hardwood and Virgin Redwood Ban

(a) Except as expressly permitted by San Francisco Environment Code Sections 802(b) and 803(b), neither Landlord nor any of its contractors may provide any items to

City in the construction of the Leasehold Improvements or otherwise in the performance of this Lease that are tropical hardwood, tropical hardwood wood products, virgin redwood, or virgin redwood wood products.

(b) The City and County of San Francisco urges companies not to import, purchase, obtain or use for any purpose, any tropical hardwood, tropical hardwood wood product, virgin redwood, or virgin redwood wood products.

(c) If Landlord fails to comply in good faith with any of the provisions of San Francisco Environment Code Chapter 8, Landlord will be liable for liquidated damages for each violation in an amount equal to Landlord's net profit on the contract, or five percent (5%) of the total amount of the contract dollars, whichever is greatest. Landlord acknowledges and agrees that the liquidated damages assessed will be payable to the City and County of San Francisco on demand and may be set off against any monies due to Landlord from any contract with City.

22.6 Bicycle Parking Facilities

San Francisco Planning Code (the "**Planning Code**") Article 1.5, Section 155.3 requires that bicycle parking must be provided at City-leased buildings at no cost to Landlord. During the Term, City will have the right to install and maintain, at no cost to Landlord, all Class 1 Bicycle Parking Spaces (as defined in the Planning Code) and all Class 2 Bicycle Parking Spaces (as defined in the Planning Code) in the Building locations required under the Planning Code.

22.7 Resource-Efficient City Buildings

Landlord acknowledges that the City and County of San Francisco has enacted San Francisco Environment Code Sections 700 to 713 relating to green building requirements for the design, construction, and operation of City buildings. Landlord will comply with all applicable provisions of those code sections.

22.8 Sunshine Ordinance

In accordance with San Francisco Administrative Code Section 67.24(e), contracts, contractors' bids, leases, agreements, responses to Requests for Proposals, and all other records of communications between City and persons or firms seeking contracts will be open to inspection immediately after a contract has been awarded. Nothing in this provision requires the disclosure of a private person's or organization's net worth or other proprietary financial data submitted for qualification for a contract, lease, agreement, or other benefit until and unless that person or organization is awarded the contract, lease, agreement, or benefit. Information provided that is covered by this Section will be made available to the public on request.

22.9 Conflicts of Interest

Through its execution of this Lease, Landlord acknowledges that it is familiar with the provisions of City's Campaign and Governmental Conduct Code Article III, Chapter 2 and California Government Code Section 87100 et seq. and Section 1090 et seq., and certifies that it does not know of any facts that would constitute a violation of those provisions. If Landlord becomes aware of any such fact during the Term of this Lease, Landlord will immediately notify City.

22.10 Notification of Prohibition on Contributions

By executing this Lease, Landlord acknowledges its obligations under Section 1.126 of the City's Campaign and Governmental Conduct Code, which prohibits any person who leases,

CITY PURCHASE OF REAL ESTATE FORM

or seeks to lease, to or from any department of the City any land or building from making any campaign contribution to (a) a City ~~elective office~~ ^{Landlord} ~~the lease~~ must be approved by that official, (b) a candidate for that City elective office, or (c) a committee controlled by that elected official or a candidate for that office, at any time from the submission of a proposal for the lease until the later of either the termination of negotiations for the lease or twelve (12) months after the date this City approves the lease. Landlord acknowledges that the foregoing restriction applies only to the lease or a combination of series of leases or other contracts approved by the same individual or board in a fiscal year have a total anticipated or actual value of one hundred thousand dollars (\$100,000) or more. Landlord further acknowledges that (i) the prohibition on contributions applies to each prospective party to the lease: any person with an ownership interest of more than 10 percent (10%) in Landlord, any subcontractor listed in the lease, and any committee that is sponsored or controlled by Landlord; and (ii) within thirty (30) days of the submission of a proposal for the lease, the City department with whom Landlord is leasing is obligated to submit to the Ethics Commission the parties to the lease and any subcontractor. Additionally, Landlord certifies that it has informed each person of the limitation on contributions imposed by Section 4.1.20 by the time it submitted a proposal for the lease, and has provided the names of the persons required to be informed to the City department with whom it is leasing. THERE ARE ALSO A NUMBER OF NOTES REGARDING USE OF FORM. THESE NOTES ARE DELETED FROM A DRAFT AGREEMENT FOR ANY PARTICULAR TRANSACTION.

22.11 Preservative-Treated Wood Containing Arsenic

IN THE EVENT THE PURCHASE AGREEMENT CONTAINS ANY RELEASE OR INDEMNITY BY THE CITY OR ANY LIQUIDATED DAMAGES PROVISION BASED ON ANY DEFAULT BY THE CITY, SUCH PROVISIONS SHOULD BE SPECIFICALLY HIGHLIGHTED IN THE RESOLUTION OF ANY COMMISSION APPROVING THE TRANSACTION AND THE LEGISLATION TO BE APPROVED BY THE BOARD. Landlord may not purchase preservative-treated wood products containing arsenic in the performance of this Lease unless an exemption from the requirements of Environment Code Chapter 13, is obtained from the Department of Environment under Environment Code Section 1304. The term "preservative-treated wood containing arsenic" means wood treated with a preservative that contains arsenic, elemental arsenic, or an arsenic copper combination, including chromated copper arsenate preservative, ammoniac copper zinc arsenate preservative, or ammoniac copper arsenate preservative. Landlord may purchase preservative-treated wood products on the list of environmentally preferable alternatives prepared and adopted by the Department of Environment. This provision does not preclude Landlord from purchasing preservative-treated wood containing arsenic for saltwater immersion. The term "saltwater immersion" means a pressure-treated wood that is used for construction purposes or facilities that are partially or totally immersed in saltwater.

23. GENERALLY APPLICABLE PROVISIONS

23.1 Notices

Except as otherwise specifically provided in this Lease, any notice given under this Lease must be in writing and given by delivering the notice in person or by commercial courier, or by sending it by first-class mail, certified mail, return receipt requested, or Express Mail, return receipt requested, with postage prepaid, to: (a) City at City's address set forth in the Basic Lease Information; or (b) Landlord at Landlord's address set forth in the Basic Lease Information; or (c) any other address designated by as either Landlord or City as its new address for notices by notice given to the other in accordance with this Section. A properly addressed notice transmitted by one of the foregoing methods will be deemed received upon confirmed delivery, attempted delivery, or rejected delivery. For convenience of the parties, copies of notices may also be given by email to the email address number set forth in the Basic Lease Information or any other email address as may be provided from time to time, but, neither party may give official or binding notice by email.

23.2 No Implied Waiver

No failure by either party to insist on the strict performance of any obligation of the other party under this Lease or to exercise any right, power, or remedy after a breach of this Lease will constitute a waiver of any breach or of term, covenant, or condition. No acceptance of full or partial Rent by Landlord while City is in default will constitute a waiver of the default by Landlord. No express written waiver of any default or the performance of any provision of this Lease will affect any other default or performance, or cover any other period of time, other than the default, performance, or time specified in the express waiver. One or more written waivers of a default or the performance of any provision of this Lease will not be deemed to be a waiver of a subsequent default or performance. The consent of Landlord or City given in one instance under the terms of this Lease will not relieve the other party of any obligation to secure the consent to any other or future instance under the terms of the Lease.

23.3 Amendments

The terms and provisions of this Lease may only be changed, waived, discharged, or terminated by a written instrument signed by both parties. No waiver of any breach will affect or alter this Lease, and each and every term, covenant, and condition of this Lease will continue in full force and effect with respect to any other then-existing or subsequent breach. Whenever this Lease requires or permits City's consent or approval, the Director of Property, or his or her designee, will be authorized to provide the consent or approval, except as otherwise provided by applicable Law, including the Charter of the City and County of San Francisco. City's agreement to any amendments or modifications to this Lease (including the exhibits) may be made on the sole approval of the Director of Property, or his or her designee; provided, however, material amendments or modifications to this Lease **(a)** changing the legal description of the Premises, **(b)** increasing the Term, **(c)** increasing the Rent, **(d)** changing the general use of the Premises from the use authorized under Section 5.1 (Permitted Use), and **(e)** any other amendment or modification that materially increases City's liabilities or financial obligations under this Lease will also require the approval of City's Board of Supervisors.

23.4 Authority

Landlord represents and warrants to City that it is the sole owner of the Property and the execution and delivery of this Lease by Landlord does not violate any provision of any agreement or any applicable Laws. If Landlord is a corporation, limited liability company, or a partnership, each person executing this Lease on behalf of Landlord, by their signature, covenants and warrants that Landlord is a duly authorized and existing entity, that Landlord is qualified to do business in California, that Landlord has the full right and authority to enter into this Lease, and that each person signing on behalf of Landlord is authorized to do so. On City's request, Landlord will provide City with evidence reasonably satisfactory to City confirming these representations and warranties.

23.5 Parties and Their Agents; Approvals

If applicable, the word "**Landlord**" will include the plural as well as the singular. The term "**Agents**" when used with respect to either party includes the agents, employees, officers, and contractors of the party, and the term "**Invitees**" when used with respect to City will include the clients, customers, invitees, guests, licensees, assignees, or subtenants of City. All approvals, consents, or other determinations permitted or required by City under this Lease, including City's exercise of any option, must be made by or through City's Director of Property unless otherwise provided in this Lease, subject to any applicable limitations in City's Charter. If there is more than one entity that comprises Landlord, the obligations and liabilities under this Lease imposed on Landlord are joint and several.

23.6 Interpretation of Lease

The captions preceding the articles and sections of this Lease and in the table of contents have been inserted for convenience of reference only and will in no way define or limit the scope or intent of any provision of this Lease. Except as otherwise specifically provided in this Lease, wherever Landlord or City is required or requested to give its consent or approval to any matter or action by the other, the consent or approval will not be unreasonably withheld or delayed and the reasons for disapproval of consent will be stated in reasonable detail in writing. Provisions in this Lease relating to number of days will be calendar days, unless otherwise specified. If the last day of any period to give notice, reply to a notice, or to take any other action occurs on a Saturday, Sunday, or a bank or City holiday, then the last day for taking the action or giving or replying to the notice will be the next succeeding business day. The words “**include**” or “**including**” or similar words will not be construed to limit any general term, statement, or other matter in this Lease or any of its attached exhibits, whether or not language of non-limitation, such as “without limitation” or similar words, are used.

23.7 Successors and Assigns

Subject to the provisions of Section 14 (Assignment and Subletting), the terms, covenants, and conditions contained in this Lease will bind and inure to the benefit of Landlord and City and, except as otherwise provided in this Lease, their personal representatives and successors and assigns. There are no third-party beneficiaries to this Lease.

23.8 Brokers

Neither party has had any contact or dealings or communications regarding leasing the Premises through any licensed real estate broker or other person who could claim a right to a commission or finder’s fee in connection with the lease of the Premises, except for the broker, if any, identified in the Basic Lease Information. That broker’s commission is Landlord’s sole responsibility under a separate written agreement between Landlord and the broker, and City has no liability for that commission. If any other broker or finder perfects a claim for a commission or finder’s fee based on any contact, dealings, or communication, the party through whom the broker or finder makes his claim will be responsible for the commission or fee and will Indemnify the other party from any and all Claims incurred by the indemnified party. The provisions of this Section will survive any termination of this Lease.

23.9 Severability

If any provision of this Lease or its application to any person, entity, or circumstance is found to be invalid or unenforceable, the remainder of this Lease, or the application of the provision to persons, entities, or circumstances other than those as to which it is invalid or unenforceable, will not be affected by that finding, and each other provision of this Lease will be valid and be enforceable to the full extent permitted by Law, except to the extent that enforcement of this Lease without the invalidated provision would be unreasonable or inequitable under all the circumstances or would frustrate a fundamental purpose of this Lease.

23.10 Governing Law

This Lease will be construed and enforced in accordance with the laws of the State of California and City’s Charter. Any legal suit, action, or proceeding arising out of or relating to this Lease shall be instituted in the Superior Court for the City and County of San Francisco, and each party agrees to the exclusive jurisdiction of such court in any such suit, action, or proceeding (excluding bankruptcy matters). The parties irrevocably and unconditionally waive any objection to the laying of venue of any suit, action, or proceeding in such court and irrevocably waive and agree not to plead or claim that any suit, action, or proceeding brought in

San Francisco Superior Court relating to this Lease has been brought in an inconvenient forum. The Parties also unconditionally and irrevocably waive any right to remove any such suit, action, or proceeding to Federal Court.

23.11 Entire Agreement; Incorporation of Exhibits

The parties intend that this Lease (including all of the attached exhibits, which are made a part of this Lease by this reference) are the final expression of their agreement with respect to the lease of the Premises and may not be contradicted by evidence of any prior or contemporaneous written or oral agreements or understandings. The parties further intend that this Lease will constitute the complete and exclusive statement of its terms and that no extrinsic evidence whatsoever (including prior drafts and changes) may be introduced in any judicial, administrative, or other legal proceeding involving this Lease.

23.12 Holding Over

If City holds over in possession of the Premises after the expiration of the Term with Landlord's consent, that holding over will not be deemed to extend the Term or renew this Lease, and City's tenancy will continue as a month-to-month tenancy until the tenancy is terminated by either party by giving least thirty (30) calendar days' prior written notice of termination. The month-to-month tenancy will be on all the terms and conditions of this Lease and at the monthly Base Rent in effect during the last month of the Term or as Landlord and City may mutually agree in writing. If City holds over without Landlord's consent, the rent payable by City during the period of holding over will be one hundred ten percent (110%) of the monthly Base Rent in effect during the last month of the Term of this Lease, and the tenancy will otherwise be on the terms and conditions contained in this Lease.

23.13 Cumulative Remedies

All rights and remedies of either party set forth in this Lease are cumulative, except as otherwise specifically provided in this Lease.

23.14 Time of Essence

Time is of the essence for all provisions of this Lease.

23.15 Survival of Indemnities

Termination of this Lease will not affect the right of either party to enforce any indemnities and representations and warranties given or made to the other party, and it will not affect any provision of this Lease that expressly states it will survive termination. With respect to each of the indemnities contained in this Lease, the indemnitor has an immediate and independent obligation to defend the indemnitees from any claim that actually or potentially falls within the indemnity provision even if the claim is or may be groundless, fraudulent, or false, and the obligation to defend arises at the time the claim is tendered to the indemnitor by the indemnitee and continues at all times until resolved.

23.16 Signs

City may erect or post exterior signs on or about the Premises with Landlord's prior written approval. Landlord reserves the right to review and approve the placement, design, and plan for before erecting or posting any sign, which review and approval will not be unreasonably withheld or delayed. Interior signs not visible from the exterior of the Premises are permitted as provided under Article 7 (Alterations).

23.17 Quiet Enjoyment and Title

Landlord covenants and represents that it has full right, power, and authority to grant the leasehold estate as provided in this Lease, and covenants that City, on paying the Rent and performing the covenants contained in this Lease, will peaceably and quietly have, hold, and enjoy the Premises and all related rights during the Term as against all persons or entities or on account of any action, inaction, or agreement of Landlord or its Agents. Without limiting the provisions of Section 16.2 (Landlord's Indemnity), Landlord will Indemnify City and its Agents against Claims arising out of any assertion that would interfere with City's right to quiet enjoyment as provided in this Section.

23.18 Bankruptcy

Landlord represents and warrants to City that Landlord has neither filed nor been the subject of any filing of a petition under the federal bankruptcy law or any federal or state insolvency laws or laws for composition of indebtedness or for the reorganization of debtors, and, to the best of Landlord's knowledge, no such filing is threatened. City's leasehold estate under this Lease includes all rights to receive and enjoy all services, facilities, and amenities of the Premises and the Building as provided in this Lease. If any of the services, facilities, or amenities are terminated, or materially limited or restricted because of any such case or proceeding, or for any other reason, City may **(a)** contract directly with any third-party provider of those services, facilities, or amenities, and **(b)** offset against the Rent all reasonable costs and expenses incurred by City in obtaining those services, facilities, or amenities.

23.19 Transfer of Landlord's Interest

Landlord may transfer its interest in the Property, the Building, or this Lease to any other financially responsible person or entity. If Landlord transfers its interest in the Property, the Building, or this Lease to another other financially responsible person or entity, then Landlord will be relieved of Landlord's obligations under this Lease accruing from and after the date of the transfer when **(a)** Landlord has provided notice to City of the name and address of Landlord's successor, **(b)** Landlord has provided City with supporting documentation reasonably acceptable to City demonstrating the transferee's financial ability to assume this obligations transferred to it by Landlord, **(c)** Landlord has transferred the Security Deposit to the transferee, and **(d)** Landlord has delivered to City an express written assumption by the transferee of all of Landlord's obligations under this Lease.

23.20 Non-Liability of City Officials, Employees, and Agents

Notwithstanding anything to the contrary in this Lease, no elected or appointed board, commission, member, officer, employee, or other Agent of City will be personally liable to Landlord, its successors, or its assigns for any City default or breach or for any amount that may become due to Landlord or its successors or assigns, or for any obligation of City under this Lease.

23.21 Counterparts

This Lease may be executed in two or more counterparts, each of which will be deemed an original, but all of which taken together will constitute one and the same instrument.

23.22 Effective Date

This Lease will become effective on the latter of the following dates: (the "**Effective Date**") the date that **(a)** City's Mayor and Board of Supervisors, at their sole and absolute

discretion, adopt a resolution or enact an ordinance approving this Lease in accordance with all applicable laws and **(b)** this Lease is duly executed by Landlord and City.

23.23 Certification by Landlord

By executing this Lease, Landlord certifies that neither Landlord nor any of its officers or members have been suspended, disciplined, or disbarred by, or prohibited from contracting with, any federal, state, or local governmental agency. If Landlord or any of its officers or members have been suspended, disbarred, disciplined, or prohibited from contracting with any governmental agency, it will immediately notify City of that fact and the reasons for the suspension, disbarment, discipline, or prohibition together with any relevant facts or information requested by City. If there is any suspension, disbarment, discipline, or prohibition that may result in the termination or suspension of this Lease, City may terminate this Lease on written notice to Landlord. Landlord acknowledges that this certification is a material term of this Lease.

23.24 Cooperative Drafting

This Lease has been drafted through a cooperative effort of both parties, and both parties have had an opportunity to have the Lease reviewed and revised by legal Landlord. No party will be considered the drafter of this Lease, and no presumption or rule that an ambiguity will be construed against the party drafting the clause will apply to the interpretation or enforcement of this Lease.

NOTWITHSTANDING ANYTHING TO THE CONTRARY CONTAINED IN THIS LEASE, LANDLORD ACKNOWLEDGES THAT NO OFFICER OR EMPLOYEE OF CITY HAS AUTHORITY TO COMMIT CITY TO THIS LEASE UNLESS CITY'S BOARD OF SUPERVISORS HAS DULY ADOPTED A RESOLUTION OR ENACTED AN ORDINANCE APPROVING THIS LEASE AND AUTHORIZING CONSUMMATION OF THE TRANSACTION CONTEMPLATED BY THIS LEASE. THEREFORE, ANY OBLIGATIONS OR LIABILITIES OF CITY UNDER THIS LEASE ARE CONTINGENT ON ADOPTION OF THAT RESOLUTION OR ORDINANCE, AND THIS LEASE WILL BE NULL AND VOID UNLESS CITY'S MAYOR AND BOARD OF SUPERVISORS APPROVE THIS LEASE, AT THEIR RESPECTIVE SOLE AND ABSOLUTE DISCRETION, AND IN ACCORDANCE WITH ALL APPLICABLE LAWS. APPROVAL OF THIS LEASE BY ANY DEPARTMENT, COMMISSION, OR AGENCY OF CITY WILL NOT BE DEEMED TO IMPLY THAT THE RESOLUTION WILL BE ADOPTED AND NO SUCH APPROVAL WILL CREATE ANY BINDING OBLIGATIONS ON CITY.

Landlord and City have executed this Lease as of the date first written above.

[Landlord also acknowledges that they have read and understood the City's statement urging companies doing business in Northern Ireland to move toward resolving employment inequities, encouraging compliance with the MacBride Principles, and urging San Francisco companies to do business with corporations that abide by the MacBride Principles.]

LANDLORD:

BAYVIEW PLAZA, LLC,
a California limited liability company

DocuSigned by:

By: _____

Name: _____

Title: _____


5F05C5EF7BC944D...

CITY:

CITY AND COUNTY OF SAN FRANCISCO,
a municipal corporation

By: _____

ANDRICO Q. PENICK
Director of Property

Date: _____

RECOMMENDED:

By: _____

Department of Public Health

APPROVED AS TO FORM:

DAVID CHIU, City Attorney

By: _____

Deputy City Attorney

EXHIBIT A

Floor Plan(s)

CONSISTING OF ONE PAGE

EXHIBIT B

NOTICE OF COMMENCEMENT DATE

Date

Mr. Andrico Q. Penick
Director of Property
Real Estate Division
City and County of San Francisco
25 Van Ness Avenue, Suite 400
San Francisco, California 94102

RE: Acknowledgement of Commencement Date, Lease Between
_____ (Landlord), and the CITY AND COUNTY OF
SAN FRANCISCO (Tenant), for premises known as
_____ located at _____

Dear Mr. Penick:

This letter confirms that for all purposes of the Lease, the Commencement Date (as defined in Section 3.2 of the Lease) is _____, 20__.

Please acknowledge your acceptance of this letter by signing and returning a copy of this letter.

Very truly yours,

By: _____
Title: _____

Accepted and Agreed:

By: _____
Andrico Q. Penick
Director of Property

Dated: _____

EXHIBIT C

BUILDING RULES AND REGULATIONS

The terms, covenants and conditions of the Lease shall remain unmodified and in full force and effect. The Lease constitutes the entire agreement of the parties concerning the subject matter hereof, and supersedes and conceals any and all previous negotiations, agreements, or understandings, if any, regarding the matters contained herein these Building Rules and Regulations.

1. All loading and unloading of goods shall be done only at such time, in the areas, and through the entrances designated for such purposes by Landlord.
2. The delivery or shipping of merchandise, supplies and fixtures to and from the premises shall be subject to such rules and regulations as in the judgment of Landlord are necessary for the proper operation of the Premises and/or the Plaza.
3. No aerial or other improvement shall be erected on the roof or exterior walls of the Premises or the grounds, nor shall any penetration be made in the roof or exterior walls of the Premises, without in each instance, the written consent of the Landlord. Any work or improvement so completed without such written consent shall be subject to removal without notice at any time at the sole cost of Tenant.
4. No loudspeakers, televisions, phonographs, radios or other devices shall be used in manner so as to be hard or seen outside of the Premises without the prior written consent of Landlord. Tenant shall conduct its business in a quiet and orderly manner so as not to create unreasonable noise.
5. The outside areas immediately adjoining the Premises shall be kept clear and free from obstruction by Tenant and Tenant shall not place or permit any merchandise or conduct any sales in such areas.
6. Tenant and Tenant's employees shall not park automobiles in the Plaza Common Area (including parking areas), unless landlord designates a specific area for such parking. Unless such area is designated by Landlord, all parking areas in the Plaza are to be reserved for patrons. In the event Tenant or Tenant's employees park automobiles in the Plaza, in an area other than that designated by Landlord, then Landlord at its option may cause the vehicle to be towed from the Parking or Common Area at the vehicle owner's expense.
7. The plumbing facilities shall not be used for any other purpose than that for which they are constructed, and no foreign substance of any kind shall be thrown therein, and the expense of any breakage, stoppage, or damage resulting from a violation of this provision shall be borne by Tenant.
8. Tenant shall not cause or permit any obnoxious or foul odors that disturb the public or other tenants. Should such odors be evident, Tenant shall be required to take immediate steps to remedy the same upon written notice from Landlord.
9. Tenants shall not contract for any work or service which might involve the employment of labor incompatible with the Plaza employees or employees of contractors doing work or performing services by or on behalf of the Landlord.
10. The Premises shall not be used for lodging, and no cooking shall be done or permitted by Tenant on the Premises except as specifically permitted in the Lease to which these Rules and Regulation are attached.
11. No animal or bird of any kind shall be brought into or kept in or about the premises of the building.
12. Neither Tenant nor any of Tenant's agents, servants, employees, contractors, visitors or licensees shall at any time bring or keep upon the Premises any inflammable, combustible or explosive fluid, chemical or substance.

DRAFT

13. No additional locks, bolts or mail slots of any kind shall be placed upon any of the doors or windows by Tenant, nor shall any change be made in existing locks or the mechanism thereof. Tenant shall, upon the termination of the tenancy, restore to landlord all keys of stores, offices and toilet rooms, either furnished to, or otherwise procured by Tenant, and in the event of the loss of any keys so furnished, Tenant shall pay to Landlord the cost thereof.
14. Tenant's contractors shall, while in the building or elsewhere in the Plaza, be subject to and under the control and direction of the Landlord (but not as agent or servant of Landlord).
15. If the Premises is or becomes infested with Vermin as a result of the use of any misuse or neglect of the Premises by Tenant, its agents, servants, employees, contractors' visitors or licensees, Tenant shall forthwith at Tenant's expense cause the same to be exterminated from time to time to the satisfaction of Landlord and shall employ such licensed exterminators as shall be approved in writing in advance by Landlord.
16. The requirements of Tenant will be attended to only upon application to the manager of the Plaza. Plaza personnel shall not perform any work or do anything outside of their regular duties, unless under special instructions from Landlord.
17. Tenant Shall install and maintain, at Tenant's sole cost expense, an adequate visibly marked (at all times properly operational) fire extinguisher next to any duplicating or photocopying machine or similar heat producing equipment, which may or may not contain combustible material, in the Premises.
18. Tenant shall not use the name of the Plaza for any purpose other than as the address of the business to be conducted by Tenant in the Premises, nor shall Tenant use any picture of the Plaza in its advertising, stationery or any other manner without the prior written permission of the Landlord. Landlord expressly Reserves the right at any time to change the name of the Plaza without in any manner being liable to Tenant therefor.

Landlord reserves the right from time to time to amend or supplement the foregoing rules and regulations, and to adopt additional rules and regulations applicable to the Premises. Tenant shall comply with all equitably enforced rules and regulations upon reasonable notice to Tenant from Landlord. Reasonable notice of such rules and regulations and amendments and supplements thereof, if any, shall be given to Tenant.

EXHIBIT D

STANDARDS FOR UTILITIES AND SERVICES

Landlord will provide the following utilities and services, at cost:

(a) Elevators. Unattended automatic passenger elevator facilities serving the floor(s) on which the Premises are located, on a 24-hours a day, 7-days a week basis.

(b) Ventilation; Heating, and Air-Conditioning. Ventilation to the Premises and air-conditioning and heating to the Premises in season, 5-days per week, Monday through Friday, except holidays generally recognized in the City of San Francisco, from 7:00 a.m. to 6:00 p.m., and at the temperatures and in the amounts as City deems reasonably necessary for the comfortable occupancy of the Premises, subject to applicable governmental laws, ordinances, rules, and regulations. In addition to the above hours, Landlord will provide ventilation to the Premises and air-conditioning and heating to the Premises in season, after hours or on weekends or during holidays, on twenty-four (24) hours' notice from City, provided that City will reimburse Landlord for Landlord's actual cost for providing the additional ventilation to the Premises and air-conditioning and heating to the Premises in season. City may not alter, adjust, or tamper with the installations or facilities supplying climate control to the Building or the Premises.

(c) Electricity. Electric current to the Premises 24-hours a day, 7-days per week, as required by the Building standard office lighting and for personal computers and other normal fractional horsepower office machines. If City's electrical installation or electrical consumption is in excess of the quantity described above, City will reimburse Landlord monthly for the additional consumption. City will not connect any apparatus or device with wires, conduits, or pipes, or other means by which the services are supplied, for the purpose of using additional or extraordinary amounts of the services without the prior written consent of Landlord. At all times, City's use of electric current at the Premises may not exceed the capacity of feeders to the Building or the risers or wiring installation, except as provided in working drawings to City.

(d) Water. Water available at current points of supply in public areas for drinking and lavatory purposes only, and hot and cold water in the Premises for drinking and kitchen purposes 24-hours per day, 7-days per week.

EXHIBIT E

STANDARDS FOR JANITORIAL SERVICE

3801 Third Street, Suite 200 - 250

I. SPECIFICATION OF SERVICES TO BE PERFORMED - SCOPE OF WORK

- A.** Landlord's janitorial contractor (its "**Contractor**") will furnish all labor, materials, and equipment required to perform exterior and interior janitorial service five days a week, Monday through Friday, excluding holidays, at the above location in accordance with these specifications:
- B.** All windows and glass broken by Landlord's Contractor will be replaced at no cost to City.
- C.** Landlord's Contractor must, at all times, maintain adequate staffing that meets these specifications. All employees must wear uniforms (See Section II). City may request Landlord to remove any janitor from the Premises at any time it desires and for any reason whatsoever, and an immediate replacement will be provided. All written notices are to be submitted to:

City and County of San Francisco
San Francisco Human Resources Agency
170 Otis Street
San Francisco, CA 94103
Attn.: Alfie Ibarra Penaflor

- D.** All services must be performed after 5:00 p.m.
- E.** All employees of Landlord's Contractor must be fully trained and experienced in the custodial service trade.
- F.** Landlord will assign space in the Building to Contractor to store supplies and equipment. Supplies and equipment must be neatly stored only in the areas provided by Landlord. No supplies or equipment may be stored in the Premises without City's prior approval.
- G.** City's Recycling Program includes recycling materials from offices in the Building. Bins for recyclable materials can be obtained from City.
- H.** On or before the Commencement Date, Landlord's Contractor will provide a schedule for all periodic services specified in this Exhibit.
- I.** Janitorial Service Specifications for Offices and Common Areas.
 - 1.** Nightly Services
 - a.** Turn off all lights as soon as possible each night.
 - b.** Vacuum all carpets. Move electric cords to prevent damage to the corner bead.

- c.** Dust mop all resilient and composition floors with treated dust mops. Damp mop to remove spills and water stains as required.
- d.** Spot clean any stains on carpet.
- e.** Dust all desks and office furniture with treated dust cloths.
- f.** Papers and folders on desks are not to be moved.
- g.** Sanitize all telephone receivers.
- h.** Empty all waste paper baskets and other trash containers and remove all trash from floors to the designated trash areas. Sort and put ALL RECYCLABLE MATERIAL into bins provided by City.
- i.** Remove fingerprints, dirt smudges, graffiti, etc., from all doors, frames, glass partitions, windows, light switches, and walls.
- j.** Return chairs and waste baskets to proper positions.
- k.** Clean, sanitize, and polish drinking fountains.
- l.** Monitor any interior public planters and remove extraneous items.
- m.** Dust and remove debris from all metal door thresholds.
- n.** Wipe clean smudged brightwork.
- o.** Spot clean resilient and composition floors as required.
- p.** Service all walk-off mats as required.
- q.** Close all window coverings.
- r.** Check for burned out lights and replace from building stock (to be supplied by Landlord).

2. Weekly Services

- a.** Dust all low reach areas including chair rungs, structural and furniture ledges, baseboards, window sills, door louvers, wood paneling, molding, etc.
- b.** Dust inside of all door jambs.
- c.** Clean and polish all metal door thresholds.
- d.** Wipe clean and polish all brightwork
- e.** Sweep the service stairwell.
- f.** Damp mop all vinyl bases.
- g.** Edge all carpeted areas.

3. Monthly Services

- a.** Dust all high reach areas including tops of door, frames, structural and furniture ledges, air conditioning diffusers and return grilles, tops of partitions, picture frames, etc.
- b.** Vacuum upholstered furniture.
- c.** Move all plastic carpet protectors and thoroughly vacuum under and around all desks and office furniture.
- d.** Clean and buff all building standard resilient and/or composite flooring.

4. Quarterly Services

- a.** Shower-scrub or otherwise recondition all resilient or composition flooring to provide a level of appearance equivalent to a completely refinished floor.
- b.** Wash all chair pads.

5. Semi-Annual Services

- a.** Vacuum all window coverings.
- b.** Dust light diffusers.

6. Annual Services

- a.** Shampoo carpets in offices (schedule to be approved in advance), using products and methods recommended by manufacturer and/or carpet installation contractor.

J. Rest Room Service Specifications

1. Daily Service

- a.** Re-stock all rest rooms with supplies from the Landlord's stock, including paper towels, toilet tissue, seat covers, and hand soap, as required.
- b.** Re-stock all sanitary napkin and tampon dispensers from Contractor's stock, as required.
- c.** Wash and polish all mirrors, dispensers, faucets, flushometers, and brightwork with non-scratch disinfectant cleaner. Wipe dry all sinks.
- d.** Wash and sanitize all toilets, toilet seats, urinals, and sinks with non-scratch disinfectant cleaner.
- e.** Remove stains, scale toilets, urinals, and sinks, as required.

- f.** Mop all rest room floors with disinfectant, germicidal solution, include scrubbing of all base, inside corners, and hard-to-reach areas.
- g.** Empty and sanitize all waste and sanitary napkin and tampon receptacles.
- h.** Remove all rest room trash.
- i.** Spot clean fingerprints, marks and graffiti from walls, partitions, glass, aluminum, and light switches as required.
- j.** Check for burned out lights and replace from building stock (supplied by Landlord).
- k.** Ventilate rest rooms.

2. Weekly Services

- a.** Dust all low reach and high reach areas, including structural ledges, mirror tops, partition tops and edges, air conditioning diffusers, and return air grilles.

3. Monthly Services

- a.** Wipe down all walls and metal partitions. Partitions must be left clean and not streaked after this work.
- b.** Clean all ventilation grilles.
- c.** Dust all doors and door jambs.

4. Quarterly Services

- a.** Thoroughly clean and reseal all ceramic tile floors, using approved sealers.

K. Main Floor Elevator Lobbies and Public Corridors Specifications

1. Nightly Services

- a.** Spot clean all glass including low partitions and the corridor side of all windows and glass doors to City's Premises and other tenants' premises.
- b.** Spot clean all chrome brightwork including swinging door hardware, kick plates, base partition tops, handrails, waste paper receptacles, planters, elevator call button plates, hose cabinets, and visible hardware on the corridor side of tenant entry doors.
- c.** Thoroughly clean all door saddles of dirt and debris.
- d.** Empty, clean, and sanitize all waste paper baskets and refuse receptacles as required.

- e. Vacuum and spot clean all carpets as necessary.
- f. Spot clean all elevator doors and frames.

L. Exterior Structure and Grounds Services Specifications

1. Daily Service

- a. Spot clean accumulations of dirt, papers, and leaves in all corner areas where winds tend to cause collections of debris.
- b. Spot clean all exterior glass at building entrances.
- c. Lift nap on all entry walk-off mats as necessary with a heavy bristle brush and vacuum.
- d. Empty all waste receptacles and remove trash to designated trash areas.
- e. Clean sidewalk, steps, and landscaped area, walks and benches; including gum removal.

2. Monthly Weekend Services

- a. Steam clean exterior sidewalk and walk way areas.

M. Carpet Cleaning

- 1. Provide spot cleaning to tenant space as necessary and shampoo carpets in tenant office space and any common areas once each year (exact schedule to be approved in advance by City).

N. Window Cleaning

- 1. All work to be performed in accordance with generally accepted industry standards.
- 2. Proper safety standards are to be maintained at all times, including use of proper warning signs and clean up of water in compliance with all City, State, and Federal laws (including OSHA).
- 3. Window cleaning standards are to include clean up of water, wipe down of adjacent window mullions and ledges to prevent streaking, spotting, and excessive runoff.
- 4. When necessary, drop cloths are to be used to prevent damage to floors and adjacent surfaces.
- 5. Interior and exterior window washing will be scheduled immediately before the Lease Commencement Date. Interior glass will be cleaned not less than once per year. Exterior glass will be cleaned as needed, but not less than once every six months, including May of each year.

6. Contractor will notify City for specific scheduling of window washing one week before scheduled cleaning.
7. Contractor will be responsible for removing paint and putty etc. from both glass and plastic windows.
8. Exterior surfaces of windows are not to be washed when it is raining.
9. The words “window” and “light” as used in this Exhibit are synonymous and are to be construed to mean any pane of glass or glass substitute.

II. UNIFORMS

- A. Janitors must wear their uniforms whenever on duty.
- B. All personnel, including the coordinator and supervisors, must be uniformed. All personnel must have a visible company name, logo, badge, etc., on their uniform.

III. EMPLOYEE SAFETY

Landlord’s Contractor will accept responsibility for determining that all necessary safeguards for protection of Contractor’s employees are available or will be furnished. All work performed must conform to CAL-OSHA standards.

IV. SUPPLIES

Landlord or its Contractor will supply floor wax, wax stripper, and other expendable supplies required for daily cleaning and maintenance, as well as janitorial supplies such as hand soap, paper hand towels, paper toilet tissue, paper seat covers, and deodorants. Furthermore, Landlord or its Contractor will supply all equipment including ladders, vacuum cleaners, extractors, floor machines, mops, and buckets.

V. APPROVAL OF PRODUCTS

City will have the right to prohibit the use of any product proposed or being used by Landlord’s Contractor should City deem the product to be unsafe or harmful to those items being cleaned or to City’s staff. In this regard, Landlord must provide on request a complete list of products to be used in the course of this Lease, together with Material Safety Data Sheets for each cleaning chemical.

VI. DISPOSITION OF REFUSE

All trash and refuse collected by the custodians will be deposited in a debris box as designated by the Landlord. (Landlord will pay for debris box service).

VII. MAINTENANCE PROBLEMS

Employees of Landlord’s Contractor will note maintenance problems (such as broken glass, light bulbs missing or burned out, inoperative fixtures, etc.) and report them to Landlord. Any problem that prevents performance must be noted in the log (Section VIII) before the end of the shift. Contractor will not claim, and City will not entertain, any claim that those problems prevented Contractor’s performance if the claim is not entered in the log.

VIII. JANITORIAL LOG

Landlord's Contractor will provide, and City will keep, a janitorial log noting any deficiencies in performance, special problems, or instructions. Landlord's Contractor will check the log daily, as arranged with City, and correct any deficiencies in service within twenty-four (24) hours of the log entry. Contractor will initial and date each entry when deficiency has been corrected.

IX. EMERGENCY CONTACT

Landlord's Contractor will provide City with an emergency telephone number where Contractor may be reached at any time during normal business hours (Monday – Friday, 8:00 a.m. – 5:00 p.m.). Contractor must respond to emergency calls relating to deficiency of service by correcting the deficiency within two hours after receipt of the call.

X. PERFORMANCE

Landlord and its Contractor will guarantee that workmanship required for the performance of this Lease will be in accordance with the highest level of workmanship and accomplished according to the highest professional standards. The determination as to the adequacy of performance will be made by City or its Director of Property. Contractor or Contractor's agent must be available at reasonable intervals during regular business hours as requested by City, to participate in inspection walk throughs. Contractor will supervise all janitors during all shifts.

XI. VERIFICATION OF SERVICE

City may provide, install, or establish a system of sign off slips, service receipts, or room service sign off cards. Landlord's Contractor will faithfully comply with same by initialing, dating, and indicating time that service was completed. It is agreed that no service has been completed unless signed off by Contractor and countersigned by City if said system so requires.

XII. HOLIDAY SCHEDULE FOR CITY

New Year's Day
Martin Luther King Day
President's Day
Memorial Day
Independence Day
Labor Day
Columbus Day
Veteran's Day
Thanksgiving Day
Friday after Thanksgiving Day
Christmas Day

EXHIBIT F

STANDARDS FOR SECURITY SERVICE

Landlord will furnish security services as follows:

SECURITY GUARDS:	One security guard on the property from 12:00 p.m. to 8:00 p.m., seven days a week
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OTHER SECURITY SERVICES:	The property shall be patrolled from 9:00 p.m. to 6:00 a.m., seven days a week.
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3801 3rd Street, #200-250

HUMAN SERVICES AGENCY
LEASE RENEWAL

HUMAN SERVICES AGENCY

- ▶ Overview:
- ▶ Family and Children's Services (Child Welfare)Program.
 - ▶ Foster Care
 - ▶ Parent Education
 - ▶ Counseling
 - ▶ Case Management

Deal Points:

▶ Current Agreement

- ▶ Term: Expired 11/30/2024, 5-year (currently on hold-over)
- ▶ Options (none) term at 95%
- ▶ Base Rent: \$40.58 psf.
 - ▶ \$647,201.76 annually
 - ▶ \$53,933.48 monthly
- ▶ Expenses:
 - ▶ Fully Serviced

New Agreement

- Three years
- One Additional 5-year FMR
- Base Rent: \$33.00 psf.
 - \$526,251.00 annually
 - \$43,854.25 monthly
- Expenses
 - Same

Questions?



San Francisco Ethics Commission

25 Van Ness Avenue, Suite 220, San Francisco, CA 94102

Phone: 415.252.3100 . Fax: 415.252.3112

ethics.commission@sfgov.org . www.sfethics.org

Received On:

File #: 250323

Bid/RFP #:

Notification of Contract Approval

SFEC Form 126(f)4

(S.F. Campaign and Governmental Conduct Code § 1.126(f)4)

A Public Document

Each City elective officer who approves a contract that has a total anticipated or actual value of \$100,000 or more must file this form with the Ethics Commission within five business days of approval by: (a) the City elective officer, (b) any board on which the City elective officer serves, or (c) the board of any state agency on which an appointee of the City elective officer serves. For more information, see: <https://sfethics.org/compliance/city-officers/contract-approval-city-officers>

1. FILING INFORMATION

TYPE OF FILING

Original

DATE OF ORIGINAL FILING (for amendment only)

AMENDMENT DESCRIPTION – Explain reason for amendment

2. CITY ELECTIVE OFFICE OR BOARD

OFFICE OR BOARD

Board of Supervisors

NAME OF CITY ELECTIVE OFFICER

Members

3. FILER'S CONTACT

NAME OF FILER'S CONTACT

Angela Calvillo

TELEPHONE NUMBER

415-554-5184

FULL DEPARTMENT NAME

Office of the Clerk of the Board

EMAIL

Board.of.Supervisors@sfgov.org

4. CONTRACTING DEPARTMENT CONTACT

NAME OF DEPARTMENTAL CONTACT

Michael Halpren

DEPARTMENT CONTACT TELEPHONE NUMBER

415-554-9850

FULL DEPARTMENT NAME

ADM RED

DEPARTMENT CONTACT EMAIL

realestateadmin@sfgov.org

5. CONTRACTOR	
NAME OF CONTRACTOR Bayview Plaza LLC	TELEPHONE NUMBER 415-608-8374
STREET ADDRESS (including City, State and Zip Code) 22 Battery St. #503 SF, CA 94111	EMAIL karrenco@aol.com

6. CONTRACT		
DATE CONTRACT WAS APPROVED BY THE CITY ELECTIVE OFFICER(S)	ORIGINAL BID/RFP NUMBER	FILE NUMBER (If applicable) 250323
DESCRIPTION OF AMOUNT OF CONTRACT \$526,251 Annual Rent Payments		
NATURE OF THE CONTRACT (Please describe) 3-year lease with one five-year extension option		

7. COMMENTS
No Rent Escalation during initial three-year term.

8. CONTRACT APPROVAL	
This contract was approved by:	
<input type="checkbox"/>	THE CITY ELECTIVE OFFICER(S) IDENTIFIED ON THIS FORM
<input checked="" type="checkbox"/>	A BOARD ON WHICH THE CITY ELECTIVE OFFICER(S) SERVES Board of Supervisors
<input type="checkbox"/>	THE BOARD OF A STATE AGENCY ON WHICH AN APPOINTEE OF THE CITY ELECTIVE OFFICER(S) IDENTIFIED ON THIS FORM SITS

9. AFFILIATES AND SUBCONTRACTORS

List the names of (A) members of the contractor's board of directors; (B) the contractor's principal officers, including chief executive officer, chief financial officer, chief operating officer, or other persons with similar titles; (C) any individual or entity who has an ownership interest of 10 percent or more in the contractor; and (D) any subcontractor listed in the bid or contract.

#	LAST NAME/ENTITY/SUBCONTRACTOR	FIRST NAME	TYPE
1	Karren	Fred L	Other Principal Officer
2	Beren	Arthur	Other Principal Officer
3	Fred & Beth D. Barren	Revocable Trust	Other Principal Officer
4			
5			
6			
7			
8			
9			
10			
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15			
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17			
18			
19			

9. AFFILIATES AND SUBCONTRACTORS

List the names of (A) members of the contractor's board of directors; (B) the contractor's principal officers, including chief executive officer, chief financial officer, chief operating officer, or other persons with similar titles; (C) any individual or entity who has an ownership interest of 10 percent or more in the contractor; and (D) any subcontractor listed in the bid or contract.

#	LAST NAME/ENTITY/SUBCONTRACTOR	FIRST NAME	TYPE
20			
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9. AFFILIATES AND SUBCONTRACTORS

List the names of (A) members of the contractor's board of directors; (B) the contractor's principal officers, including chief executive officer, chief financial officer, chief operating officer, or other persons with similar titles; (C) any individual or entity who has an ownership interest of 10 percent or more in the contractor; and (D) any subcontractor listed in the bid or contract.

#	LAST NAME/ENTITY/SUBCONTRACTOR	FIRST NAME	TYPE
39			
40			
41			
42			
43			
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48			
49			
50			

☐ Check this box if you need to include additional names. Please submit a separate form with complete information. Select "Supplemental" for filing type.

10. VERIFICATION

I have used all reasonable diligence in preparing this statement. I have reviewed this statement and to the best of my knowledge the information I have provided here is true and complete.

I certify under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

SIGNATURE OF CITY ELECTIVE OFFICER OR BOARD SECRETARY OR CLERK

DATE SIGNED

BOS Clerk of the Board

City & County of San Francisco
Daniel Lurie, Mayor



Office of the City Administrator
Carmen Chu, City Administrator
Andrico Q. Penick, Director of Real Estate

March 21st, 2025

Honorable Board of Supervisors
City and County of San Francisco
City Hall, Room 244
1 Carlton B. Goodlett Place
San Francisco, CA 94102

RE: Lease Agreement – Human Services Agency, 3801 3rd Street, Suites 200, 205, 210, 220, 235, 240, and 250

Dear Board Members:

Attached for your consideration is a resolution authorizing and approving a lease agreement on behalf of the Human Services Agency ("HSA") for the operation of its Family and Children's Services (Child Welfare) program. The program provides a wide range of services such as foster care, counseling, parent education, child visitation, case management and other activities that promote healthy family development and help prevent child abuse and neglect.

The existing lease previously approved by the Board in 2014 is between the City (as tenant) and Bayview Plaza, LLC (as landlord) for 15,947 rentable square feet which includes suites 200, 205, 210, 220, 230, 235, 240, and 250 at 3801 3rd Street, San Francisco. The lease expired November 30th, 2024 and is currently in holdover status.

At the request the Human Services Agency, the Real Estate Division negotiated the proposed new lease agreement with the Landlord, Bayview Plaza, LLC, for an initial term of three years with one option of five years to extend the term at 95% of the prevailing market rent for the area.

The full-service, fair market annual base rent for the initial term is \$526,251.00 (\$33.00 per square foot annually), with no annual rent increases throughout the agreement. The current rent is \$647,201.76 annually (\$40.58 per square foot) with this proposed new lease agreement realizing an annual cost reduction of \$120,950.76 annually or \$362,852.28 over the three-year term.

If you have any questions regarding this proposed lease agreement, please get in touch with Michael Halpren of our office at 415-554-9865 or email at Michael.halpren@sfgov.org

The Human Services Agency recommends approval of the proposed lease agreement.

Respectfully,

A handwritten signature in blue ink, appearing to read "Andrico Q. Penick", written over a light blue horizontal line.

Andrico Q. Penick
Director of Real Estate