

(Lease of Real Property)

1 AUTHORIZING THE LEASE OF REAL PROPERTY AT 225 VALENCIA STREET, 1ST AND
2 2ND FLOORS, FOR THE DEPARTMENT OF HUMAN SERVICES.

3 RESOLVED, In accordance with the recommendation of the Director of the Department
4 of Human Services and the Director of Property that the Mayor and Clerk of the Board of
5 Supervisors, on behalf of the City and County of San Francisco, as Tenant, be and they are
6 hereby authorized and directed to execute the lease with Valencia Street LLC for 225 Valencia
7 Street, 1st and 2nd Floors, San Francisco, California.
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9 The term of the lease shall commence on 6/15/99 or upon completion of the tenant
10 improvements, whichever is later, and terminate in seven years with one additional five-year
11 option period. If funds are not appropriated in any subsequent fiscal year, City may terminate
12 the lease upon reasonable notice to Landlord.
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14 The monthly rent will be \$19,890 for the first 2 years, \$20,884.50 for years 3-4 and
15 \$21,879 for years 5-7 of the initial term of the lease. The rent for the option period will be 100%
16 of the fair market value of the premises determined in accordance with the controlling lease
17 provision. City will be responsible for electric and janitorial service to the premises. Landlord
18 shall provide tenant improvements necessary for City's use based on an estimate of \$200,000
19 from Landlord's architect.
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21 City shall hold Landlord harmless from any claims or liability for any injury or damage
22 to any person or property occurring in or about the leased premises resulting from the negligence
23 of City, its agents or employees.

24 Said lease shall be subject to certification by the Controller pursuant to Section 3.105 of
25 the Charter.
(Real Estate)

1 The City Attorney shall approve the form of the Lease.

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APPROVED:

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Michael...

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Director, Department of Human
Services

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Ray Ritter

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Director of Property

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(Real Estate)

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\$9,945 Available for FY 1998-99
Appropriation No. 455016/03011
1G-AGF-AAA

John...

Controller



City and County of San Francisco

City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

Tails

Resolution

File Number: 990725

Date Passed:

Resolution authorizing the lease of real property at 225 Valencia Street, 1st and 2nd Floors, for the Department of Human Services.

May 10, 1999 Board of Supervisors — ADOPTED

Ayes: 11 - Ammiano, Becerril, Bierman, Brown, Katz, Kaufman, Leno, Newsom, Teng, Yaki, Yee

File No. 990725

I hereby certify that the foregoing Resolution was ADOPTED on May 10, 1999 by the Board of Supervisors of the City and County of San Francisco.

Gloria L. Young
Clerk of the Board

MAY 21 1999

Date Approved

Mayor Willie L. Brown Jr.