

1 [Lease Extension Option Exercise - Michael C. Mitchell - 837 Malcolm Road, Burlingame -
2 Annual Base Rent \$150,450]

3 **Resolution approving the exercise of the second of two one-year extension options**
4 **under Lease No. 09-0023, between Michael C. Mitchell and the City and County of**
5 **San Francisco, acting by and through its Airport Commission, to extend the Lease for**
6 **one year, for a period of May 1, 2024, through April 30, 2025, for a total term of April 21,**
7 **2009, through April 30, 2025, and increasing the annual rent to \$150,450 for office and**
8 **industrial space occupied by the San Francisco International Airport Reprographics**
9 **Department at 837 Malcolm Road, Burlingame.**

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11 WHEREAS, The San Francisco International Airport (Airport) Reprographics
12 Department (Reprographics) currently occupies office and industrial space at 837 Malcolm
13 Road, Burlingame (Burlingame Premises); and

14 WHEREAS, Reprographics provides full-service design, layout, art, production, large
15 format printing, laminating, and mounting for the extensive graphics seen throughout the
16 Airport; and

17 WHEREAS, Reprographics also provides services to other City and County of San
18 Francisco (City) departments, such as the Board of Supervisors, San Francisco Film
19 Commission, San Francisco Public Utilities Commission, and regular services for the Port of
20 San Francisco; and

21 WHEREAS, On January 20, 2009, by Resolution No. 09-0023, the Airport Commission
22 (Commission) approved Off-Airport Property Lease No. 09-0023 (Lease), providing
23 approximately 6,000 square feet of office and industrial space at the Burlingame Premises to
24 provide services to the Airport and City for a base term of five years plus one 3-year option to
25 extend; and

1 WHEREAS, On October 26, 2010, by Resolution No. 10-0325, the Commission
2 approved the First Amendment to the Lease, reducing the base rent and extending the initial
3 five-year term for 14 months to expire on April 30, 2015; and

4 WHEREAS, On October 14, 2014, the San Francisco Real Estate Division, on behalf of
5 the Airport, exercised the three-year option to extend the Lease with a corresponding cost of
6 living rent increase, effective May 1, 2015, through April 30, 2018; and

7 WHEREAS, On April 3, 2018, by Resolution No. 18-0105, the Commission approved
8 the Second Amendment to the Lease providing for (i) an adjustment of base rent, (ii) a 3%
9 annual base rent increase annually, (iii) a term extension through April 30, 2023, with two one-
10 year options to extend (Extension Options), and (iv) certain tenant improvements constructed
11 at the cost of the Airport; and

12 WHEREAS, On May 22, 2018, by Resolution No. 164-18, the Board of Supervisors
13 approved the Second Amendment to the Lease; and

14 WHEREAS, On April 5, 2022, by Resolution No. 22-0054, the Commission approved
15 the exercise of the first of two Extension Options, increasing the annual base rent by 3% to
16 \$146,069 and extending the term through April 30, 2024.

17 WHEREAS, On May 17, 2022, by Resolution No. 218-22, the Board of Supervisors
18 approved the exercise of the first of two Extension Options.

19 WHEREAS, Airport wishes to exercise the second of two Extension Options to extend
20 the Lease term for one year, continuing the 3% annual base rent increase under the Lease to
21 \$150,450; and

22 WHEREAS, On April 4, 2023, by Resolution No. 23-0091, the Commission approved
23 the exercise of the second of two Extension Options, a copy of which is on file with the Clerk
24 of the Board of Supervisors in File No. 230402, which is hereby declared to be part of this
25 Resolution as if set forth fully herein; now, therefore, be it

1 RESOLVED, That the Board of Supervisors hereby approves the Commission's
2 exercise of the second of two Extension Options under Lease No. 09-0023, between
3 Michael C. Mitchell and the City and County of San Francisco, acting by and through its
4 Airport Commission, to extend the Lease by one year ending April 30, 2025, and increase the
5 annual rent to \$150,450.

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