

1 [Real Property Lease - 2712 Mission Street - Annual Rent of \$768,000]

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3 **Resolution authorizing a ten-year lease of 2712 Mission Street from Redwood Mortgage**  
4 **Investors VIII, A California Limited Partnership, for the Department of Public Health at**  
5 **an initial annual rent of \$768,000.**

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7 WHEREAS, The City and County of San Francisco (City) Department of Public Health  
8 has leased the 32,000 rentable square foot premises located at 2712 Mission Street, San  
9 Francisco, California (Premises), for its Community Mental Health Services since 2002; and

10 WHEREAS, The Real Estate Division, at the request of the Department of Public  
11 Health, negotiated a renewal lease (Lease) for the Premises with the owner, Redwood  
12 Mortgage Investors VIII, A California Limited Partnership (Landlord), for a ten-year term  
13 commencing once the Lease is approval by the City's Board of Supervisors and Mayor and  
14 executed by City; and

15 WHEREAS, The initial monthly rent for the Renewal Lease shall be \$64,000 (\$2.00 per  
16 square foot), net of utilities and janitorial services, subject to annual Consumer Price Index  
17 adjustments of no less than 3% and no more than 5%; and,

18 WHEREAS, The Landlord shall be responsible for maintenance and repair of the  
19 building systems at the Premises, including elevator and life safety; and,

20 WHEREAS, The City shall receive a rent credit of \$216,047.64 if the Lease is approved  
21 and executed on or before March 31, 2012; now, therefore, be it

22 RESOLVED, That the City Board of Supervisors hereby approves the Lease and  
23 authorizes the Director of Property to execute the Lease and to enter into any amendments or  
24 modifications to the Lease, including without limitation, any exhibits, that the Director of  
25 Property determines, in consultation with the City Attorney, are in the best interest of the City,

1 do not materially increase the obligations of the City, do not materially decrease the benefits  
2 to the City, are necessary or advisable to consummate the performance of the Lease and the  
3 purposes and intent of this Resolution, and comply with all applicable laws, including the  
4 City's Charter; and be it

5 FURTHER RESOLVED, That all actions authorized by this Resolution and heretofore  
6 taken by any City official in connection with the Lease are hereby ratified, approved and  
7 confirmed by the Board of Supervisors; and be it

8 FURTHER RESOLVED, That the Lease shall be subject to certification of funds by the  
9 Controller pursuant to Section 6.302 of the Charter.

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11 RECOMMENDED:

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Barbara Garcia, Director  
Department of Public Health

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John Updike  
Acting Director of Property

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18 \$192,000 Available  
19 Appropriation No. HMHMCC730515

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21 \_\_\_\_\_  
Controller

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