

1 [Lease of Real Property]

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3 **Resolution authorizing a new lease of real property at 68 12<sup>th</sup> Street on behalf of the**  
4 **Department of Public Health, Emergency Medical Services.**

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6 RESOLVED, That in accordance with the recommendation of the Director of Property  
7 and the Director of the Department of Public Health, that the Director of Property, on behalf of  
8 the City and County of San Francisco, as Tenant, is hereby authorized to execute a written  
9 lease substantially in the form on file with the Clerk of the Board of Supervisors with 12<sup>th</sup>  
10 Street Partnership, as Landlord, for premises located at 68 12<sup>th</sup> Street, Suite 200B, San  
11 Francisco, California, comprising a total area of 3,507 rentable square feet and otherwise on  
12 the terms and conditions contained herein; and be it

13 FURTHER RESOLVED, That the term of this lease shall begin upon substantial  
14 completion of the improvements (expected to be June 15, 2002), expiring on June 30, 2007  
15 (approximately five years); and be it

16 FURTHER RESOLVED, That the base rent will be \$7,414.00 (approximately \$2.11 per  
17 square foot per month). City shall pay specialty improvements, estimated to be \$75,000  
18 together with the first month's rent; and be it

19 FURTHER RESOLVED, That the City shall be responsible for certain property  
20 operating costs including utilities, janitorial services and products, security and alarm services,  
21 and maintenance within premises; and be it

22 FURTHER RESOLVED, That the City has an option to renew the lease for a further  
23 five years under the same terms and conditions except that the rent will be escalated by the  
24 proportional increase in the Consumer Price Index for All Urban Consumers, for the San  
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1 Francisco-Oakland-San Jose area. The increase will be applied at the commencement of the  
2 option period and the rent will remain flat for the balance of the term; and be it

3 FURTHER RESOLVED, That the City shall have a First Right of Refusal to lease  
4 additional office space in the building as it becomes available during the term of this lease.  
5 City shall also have the First Right of Refusal regarding any sale or purchase of the building  
6 during its term; and be it

7 FURTHER RESOLVED, That the Lease shall include a clause approved by the City  
8 Attorney, indemnifying and holding harmless the Landlord from, and agreeing to defend the  
9 Landlord against, any and all claims, costs and losses, including without limitation, reasonable  
10 attorneys' fees, incurred as a result of City's use of the premises, any default by the City in the  
11 performance of any of its obligations under the Lease, or any acts or omissions of City, its  
12 agents or its invitees in, on or about the premises or the property on which the premises are  
13 located; and, be it

14 FURTHER RESOLVED, That all actions heretofore taken by officers of the City with  
15 respect to such lease are hereby approved confirmed and ratified; and, be it

16 FURTHER RESOLVED, That the Board of Supervisors authorizes the Director of  
17 Property to enter into any amendments or modifications to the Leases (including without  
18 limitation, the exhibits) that the Director of Property determines, in consultation with the City  
19 Attorney, are in the best interest of the City, do not increase the rent or otherwise materially  
20 increase the obligations or liabilities of the City, are necessary or advisable to effectuate the  
21 purposes of the Leases or this resolution, and are in compliance with all applicable laws,  
22 including City's Charter; and, be it

23 FURTHER RESOLVED, That said Leases shall be subject to certification of funds by  
24 the Controller pursuant to Section 6.302 of the Charter.

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\$78,707.00  
Appropriation No. HCHPEEMSA-GF

RECOMMENDED:

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Department of Public Health

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Controller

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Director of Property