

AIRPORT COMMISSION

CITY AND COUNTY OF SAN FRANCISCO

RESOLUTION NO. 26-0078

APPROVAL OF LEASE TERMINATION AGREEMENT FOR THE TERMINAL 3, BOARDING AREA F FOOD AND BEVERAGE CONCESSION LEASE 6, LEASE NO. 16-0314, WITH GATE 74, INC. DBA SUSHIRRITO

- WHEREAS, on December 6, 2016, by Resolution No. 16-0314, the Airport Commission (Commission) awarded the Terminal 3, Boarding Area F Food and Beverage Concession Lease 6, Lease No. 16-0314 (Lease), to Gate 74, Inc. dba Pie Five (Tenant), for a six-year term expiring on October 31, 2023, with two 1-year options to extend the term exercisable by the Commission; and
- WHEREAS, on November 1, 2023, the Airport continued the Lease on a month-to-month holdover basis, with the option terms remaining in effect; and
- WHEREAS, due to the requirements of the Terminal 3 West Modernization Project, the Airport closed the original premises, and rather than terminating the Lease, Airport staff relocated the premises to a new location in the Terminal 3 Hub food court, with Tenant rebranding and operating the concession under the new name and concept, Sushirrito; and
- WHEREAS, on August 20, 2024, by Resolution No. 24-0187, the Commission exercised the first of two 1-year options of the Lease through October 31, 2025; and
- WHEREAS, on February 18, 2025, by Resolution No. 25-0030, the Commission authorized a one-time reimbursement amount of \$320,891.70 in the form of rental credit to Tenant in connection with the cost of relocation; and
- WHEREAS, on August 19, 2025, by Resolution No. 25-0139, the Commission exercised the second and final 1-year option to continue the term of the Lease through October 31, 2026; and
- WHEREAS, on March 3, 2026, Tenant informed Airport staff that the Sushirrito's San Francisco franchisor entity was closing permanently and filing for bankruptcy, with Tenant unable to receive brand items, operational or supply chain support from the appropriate source, and cannot continue operations at SFO; and
- WHEREAS, in addition, the ongoing construction of the Terminal 3 Modernization Project in the surrounding area has resulted in Sushirrito underperforming on a sales per square foot basis since opening, and Staff recommends entering into a lease termination agreement, which if approved, would become effective as of Tenant's last day of operations in the Premises, March 6, 2026; now, therefore, be it

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RESOLVED, that this Commission hereby approves the Lease Termination Agreement for the Terminal 3, Boarding Area F Food and Beverage Concession Lease 6, Lease No. 16-0314, with Gate 74, Inc. dba Sushirrito and directs the Director of Commission Affairs to seek approval of the agreement from the Board of Supervisors for approval pursuant to Section 9.118 of the Charter of the City and County of San Francisco.

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I hereby certify that the foregoing resolution was adopted by the Airport Commission at its meeting of

APR 7 2026


Director of Commission Affairs