



San Francisco Ethics Commission

25 Van Ness Avenue, Suite 220, San Francisco, CA 94102

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Filing Information

Record Number	Status	Completed
SFEC126F00013 77		
SFEC126f Form Type	File Number (BOS)	260500
126f4 BOS		
Type of Filing	Original	

Contractor Information

Contractor Name	Contractor Email	pjng@hotmail.co m
Tad's Inc.		
Contractor Phone #	International Address?	No
(415) 956- 2139		
Contractor Address (US)	Contractor City and State	San Francisco - CA
38 Ellis Street		
Contractor Zip Code	Country	United States of America
94102		

Contract Information	
Contract Amount	\$2,300,000.00
Description of Amount of Contract	The proposed Amended and Restated Lease expected rent during the term of the lease is an estimated \$2,300,000. Given the current market conditions, the proposed Amended and Restated Lease maximizes revenue in the current economic climate. The projected rent of about \$241,281 per year is equivalent to \$44.95 per square foot per year, which is above the fair market rental rate.
Contract Description	Resolution approving an Amended and Restated Lease Agreement between the City and County of San Francisco and Tad's Inc., for the retail space located at 44 Ellis Street in the Ellis-O'Farrell Garage, to amend the calculation of the monthly base rent to a percentage rent calculated as 8% of gross revenues retroactive to January 1, 2021; to amend the monthly water charge to \$2,400 retroactive to February 1, 2024; to amend the calculation of base rent and water charge during the first option to extend, to require Tad's to pay a \$4,000 administrative fee, to impose minimum hours of operation; to waive Tad's obligation to pay base rent for the period beginning on April 1, 2020 to December 31, 2020; and to waive Tad's obligation to pay outstanding water charge for the period beginning February 1, 2020 to January 31, 2024.

City Agency - Departmental Contact Information	
Departmental Contact	Pham Ngo Departmental Contact Phone # (415) 646-2188
Full Department Name	MTA - Municipal Transportation Agency Agency Contact Email pham.ngo@sfmta.com

City Elective Office or Board	
City Elective Officer	Mayor
Office or Board	Mayor
Contract Approval Date	2026-06-23

Contract Approval	
Contract Approved By	The City Elective Officer(s) identified on this form
Mayoral Approval Not Required	false
Mayoral Designee	Dexter Darmali
Mayoral Approval Date	2026-07-01 16:02:15

Affiliates and subcontractors			
Entity Type	First Name	Last Name	Entity or Sub/Contractor Name
CEO	Stephen	Ng	Tad's Inc.
CFO	Phineas	Ng	Tad's Inc.