

1 [Concession Lease Amendment - Bayport Concessions, LLC dba Koi Palace Express -  
2 Extension of Base Operating Term - \$155,000 Minimum Annual Guarantee]

3 **Resolution approving Amendment No. 1 to the International Terminal Food and**  
4 **Beverage Concessions Lease 11, Lease No. 16-0021, between Bayport Concessions,**  
5 **LLC, dba Koi Palace Express, and the City and County of San Francisco, acting by and**  
6 **through its Airport Commission, to extend the base operating term of the Lease by two**  
7 **years for a total term of May 1, 2017, through April 30, 2026, with no changes to the**  
8 **minimum annual guarantee of \$155,000 with three one-year options to extend.**

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10 WHEREAS, On January 19, 2016, by Resolution No. 16-0021, the Airport Commission  
11 (Commission) awarded the International Terminal Food and Beverage Concessions Lease 11  
12 (Lease) to Bayport Concessions, LLC dba Koi Palace Express (Tenant); and,

13 WHEREAS, On July 19, 2016, by Resolution No. 303-16, the Board of Supervisors  
14 approved the Lease; and,

15 WHEREAS, On September 10, 2019, by Resolution No. 19-0222, the Commission  
16 approved Amendment No. 1 to the Lease with Tenant to extend the base operating term of  
17 the Lease by two years for a new expiration date of April 30, 2026, intended to improve the  
18 financial health of the Lease by allowing for a longer development cost amortization period;  
19 now, therefore, be it,

20 RESOLVED, That the Board of Supervisors hereby approves Amendment No. 1 to the  
21 International Terminal Food and Beverage Concessions Lease 11 No. 16-0021 with Bayport  
22 Concessions, LLC dba Koi Palace Express, copies of which are contained in Board of  
23 Supervisors File No. 200183; and, be it

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1           FURTHER RESOLVED, That within thirty (30) days of the Amendment No. 1 being  
2 fully executed by all parties, the Airport Commission shall provide a copy of the final  
3 Amendment No. 1 to the Clerk of the Board for inclusion into the official file.

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City and County of San Francisco

Tails  
Resolution

City Hall  
1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102-4689

File Number: 200183

Date Passed: October 06, 2020

Resolution approving Amendment No. 1 to the International Terminal Food and Beverage Concessions Lease 11, Lease No. 16-0021, between Bayport Concessions, LLC, dba Koi Palace Express, and the City and County of San Francisco, acting by and through its Airport Commission, to extend the base operating term of the Lease by two years for a total term of May 1, 2017, through April 30, 2026, with no changes to the minimum annual guarantee of \$155,000 with three one-year options to extend.

September 30, 2020 Budget and Finance Committee - RECOMMENDED

October 06, 2020 Board of Supervisors - ADOPTED

Ayes: 11 - Fewer, Haney, Mandelman, Mar, Peskin, Preston, Ronen, Safai, Stefani, Walton and Yee

File No. 200183

I hereby certify that the foregoing Resolution was ADOPTED on 10/6/2020 by the Board of Supervisors of the City and County of San Francisco.

Angela Calvillo  
Clerk of the Board

London N. Breed  
Mayor

10/16/20

Date Approved