



London N. Breed, Mayor  
Naomi M. Kelly, City Administrator



Andrico Q. Penick  
Director of Real Estate

August 26, 2020

Mr. Ted Vlahos  
TJ-T, LLC  
1847 Hunt Dive  
Burlingame, CA 94010  
C/O jvla56@gmail.com

Re: Exercising Lease Extension for 234 Eddy Street, San Francisco, CA

Dear Mr. Vlahos:

The City and County of San Francisco, on behalf of its Department of Homelessness and Supportive Housing (the "City"), leases the Windsor Hotel located at 234 and 238 Eddy Street in San Francisco (the "Building") from TJ-T, LLC ("Master Landlord") under a lease dated May 1, 2010 (the "Master Lease").

Pursuant to Section 3.2 of the Master Lease ("Extension Option"), the City hereby provides notice of our intent to exercise the Extension Option, for a final extended term of 10 years with a lease termination date of 12/31/2030. Please note that Section 3.2 also provides that "Tenant's Option Notice will be subject to approval by the Board and the Mayor, in their respective sole and absolute discretion, within 60 days after Rent is determined under Section 4.3".

Per Section 4.3, the monthly base rent as of 1/1/21 for the final extended term will be the greater of:

- (a) Fair Market Rent (defined as 51% of efficiency rents in most recently published Governmental Rent Index X 104 units) OR
- (b) 103% of the 2020 rent (\$69,523.46)

I cannot state the FMR at this moment as the most recent published rents prior to 1/1/21 (October or November 2020) are likely to be available in December. We will provide the Extended Term base rent amount by December 31, 2020.

All other terms of the Master Lease will remain in effect.

Kindly acknowledge Master Landlord's concurrence of the extension by signing a copy of this letter and returning to my staff member Sandi Levine at [sandi.levine@sfgov.org](mailto:sandi.levine@sfgov.org). Please contact Sandi with any questions you may have, she can be reached via email or telephone at (415) 361-1555.

Respectfully,



Andrico Penick  
Director of Property

Landlord Concurrence for Extension of Additional Ten Year Term:

By: \_\_\_\_\_

Date:

cc: Gigi Whitley (HSH) [gig.whitley@sfgov.org](mailto:gig.whitley@sfgov.org)  
Salvador Menjivar (HSH) [salvador.menjivar1@sfgov.org](mailto:salvador.menjivar1@sfgov.org)  
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