

1 [Lease of Real Property]

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3 **Resolution authorizing a new lease of real property at 2525 16th Street on behalf of the**
4 **Department of Elections.**

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6 RESOLVED, That in accordance with the Director of Property, who recommends that
7 this be a policy decision by the Board of Supervisors and the recommendation of the Director
8 of the Department of Elections, that the Director of Property, on behalf of the City and County
9 of San Francisco, as Tenant, is hereby authorized to execute a written lease substantially in
10 the form of the Term Sheet on file with the Clerk of the Board of Supervisors with Lion
11 Enterprises, a California Partnership, as Landlord, for premises located at 2525 16th Street,
12 third floor, San Francisco, California, comprising a total area of 38,000 gross square feet and
13 otherwise on the terms and conditions contained herein. Lease is subject to review and
14 approval by the City Attorney's office; and be it

15 FURTHER RESOLVED, That the term of this lease shall begin upon exchange of said
16 executed lease (Elections Department desires occupancy as soon as possible), expiring on
17 March 14, 2003 (approximately six months); and be it

18 FURTHER RESOLVED, That the base rent will be \$24,000.00 (approximately \$0.63
19 per square foot per month); and be it

20 FURTHER RESOLVED, That while the building is not compliant with the requirements
21 of the Americans With Disabilities Act (a survey by the Bureau of Architecture is required to
22 determine the necessary remediation), the Director of Elections represents that the
23 Department has the funds available to bring it into compliance at City's cost; and be it

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1 FURTHER RESOLVED, That the City shall be responsible for certain property
2 operating costs including electricity, gas, trash removal, security and alarm services, and
3 maintenance within premises; and be it

4 FURTHER RESOLVED, That the City has an option to renew the lease for a further
5 twelve months under the same terms and conditions except for the termination date; and be it

6 FURTHER RESOLVED, That the City shall have 17 parking spaces assigned during its
7 term, two spaces adjacent to the Florida Street side of the building and 15 spaces in the
8 fenced parking lot across Florida Street. After 5pm. (until 6 am. The following morning) on
9 election day(s) City shall have access to the entire parking lot (approximately 60 parking
10 spaces, Landlord will make his best effort to make all spaces available); and be it

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

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

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

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

5 \$144,000.00

6 Appropriation No. 805 002 1GAGFAAA

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8 RECOMMENDED:

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10 _____
11 Department of Elections

Controller

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13 SUBMITTED:

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Director of Property

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