

1 [Real Property Lease Extension - SFP2 1360 Mission St., LLC - 1360 Mission Street -
2 \$321,300 Initial Annual Base Rent]

3 **Resolution approving Amendment No. 1 authorizing the Director of Real Estate to**
4 **extend a Lease of real property located at 1360 Mission Street with SFP2 1360**
5 **Mission St., LLC, as landlord, for a total term of May 11, 2011, through September 21,**
6 **2020, with one extension option from September 22, 2020, through September 21,**
7 **2021, at the monthly base rent of \$26,397 for an initial annual base rent of \$321,300**
8 **with a 3% annual increase.**

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10 WHEREAS, The City, on behalf of the Department of Public Health (“DPH”) entered
11 into a lease in 1992 with SFP2 1360 Mission St., LLC, as “Landlord”, for the Premises
12 comprising approximately 6,300 square feet of space used for IT; Business Services,
13 Service Management and Procurement and located at 1360 Mission Street (the “ Lease”);
14 and

15 WHEREAS, The Real Estate Division (“RED”) on behalf of DPH, negotiated an
16 extension of the Lease (“Lease Extension”) at a monthly base rent of \$26,397 or \$4.19 per
17 square foot, increasing annually at 3%; and

18 WHEREAS, The Term of the Lease Extension would continue until September 21,
19 2021, subject to Landlord’s right to earlier terminate; now, therefore, be it

20 RESOLVED, That in accordance with the recommendation of the Director of the
21 Department of Public Health and the Director of Real Estate, the Director of Real Estate is
22 hereby authorized to take all actions on behalf of the City and County of San Francisco, as
23 Tenant, to execute the Lease Extension; and, be it

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1 FURTHER RESOLVED, That commencing upon Board and Supervisors and Mayor
2 approval, the new monthly base rent will be \$26,397 (\$4.19 per square foot per month),
3 increasing annually at 3%; and, be it

4 FURTHER RESOLVED, That any action heretofore taken by any City employee or the
5 Director of Property and other officers of the City with respect to the Lease Extension are
6 hereby approved, confirmed and ratified; and, be it

7 FURTHER RESOLVED, That the Board of Supervisors authorizes the Director of Real
8 Estate to enter into any amendments or modifications to effect the Lease Extension that the
9 Director of Real Estate determines, in consultation with the City Attorney, are in the best
10 interest of the City, do not increase the rent or otherwise materially increase the obligations or
11 liabilities of the City, are necessary or advisable to effectuate the purposes of the lease or this
12 resolution, and are in compliance with all applicable laws, including City's Charter; and, be it

13 FURTHER RESOLVED, That within 30 days of the Lease Extension being fully
14 executed by all parties, the Director of Real Estate shall provide a copy to the Clerk of the
15 Board for inclusion into the official file.

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\$131,985 Available
Fund ID: 10010
Department ID: 251917
PS Project ID: 10023255
Authority ID: 10000

Controller

Subject to enactment of the Annual
Appropriation Ordinance for Fiscal Year
2019/2020

RECOMMENDED:

Department of Public Health, Director

Real Estate Division, Director