

1 [Lease of Property]

2

3 **Resolution authorizing the lease of real property at 945 Bryant Street, San Francisco,**
4 **California, for the Department of Human Services.**

5

6 WHEREAS, The lease agreement for the premises at 945 Bryant Street, San
7 Francisco, CA, comprising approximately 40,410 square feet and 29 off street parking spaces
8 is on file with the Clerk of the Board of Supervisors in File No. , and is hereby declared
9 to be a part of this resolution as if set forth fully herein. The term of the lease shall be for ten
10 (10) years commencing upon approval of the transaction by the Board of Supervisors and
11 Mayor and substantial completion of the tenant improvements. If funds are not appropriated
12 in any subsequent fiscal year, City may terminate the lease upon reasonable notice to
13 Landlord. The base monthly rent of \$79,136.25 (\$1.958/s.f.) is net of electrical and is subject
14 to a one time CPI adjustment of no less than 3% and no more than 7% for base years 6-10.
15 Landlord shall, at its sole cost and expense, construct reasonable turnkey improvements for
16 City's use in accordance with the approved plans and specifications estimated not to exceed
17 \$140,000. City shall have six consecutive five-year options to extend the term based on the
18 same terms and conditions except that the rent shall be adjusted to 95% of the then,
19 prevailing rent for similar Premises; and

20 WHEREAS, City shall hold Landlord harmless from any claims or liability for any
21 injury or damage to any person or property occurring in or about the leased premises resulting
22 from the negligence of City, its agents or employees; and

23 WHEREAS, Said lease shall be subject to certification by the Controller
24 pursuant to Section 3.105 of the Charter; and

25 WHEREAS, The City Attorney shall approve the form of the lease; now, therefore, be it

1 RESOLVED, That the Board of Supervisors authorizes the Director of Property to enter
2 into the lease on file with the Clerk of the Board of Supervisors and any amendment or
3 modifications to the lease that the Director of Property determines, in accordance with the City
4 Attorney, are in the best interest of the City, do not increase the rent or otherwise materially
5 increase the obligations or liabilities of the City, are necessary or advisable to effectuate the
6 purposes of the lease or this resolution, and are in compliance with all applicable laws
7 including City's Charter; and be it

8 FURTHER RESOLVED, That all actions heretofore taken by the officers of the
9 City with respect to such lease are hereby approved, confirmed and ratified.

11 \$79,136.35
12 Appropriation No. _____

14 RECOMMENDED:

16 _____
17 Department of Human Services

16 _____
17 Controller

19 _____
20 Director of Property