

1 [Lease of Real Property at 650 Fifth Street, Suite 307-309]

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3 **Resolution authorizing the Lease of 3,060 square feet of space at 650 Fifth Street,**  
4 **Suites 307-309, for the Department of Public Health’s Jail Health Services.**

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6 WHEREAS, Jail Health Services provides a comprehensive and integrated system of  
7 medical, psychiatric and substance abuse services to inmates in San Francisco jails  
8 consistent with standards detailed by the California Medical Association for health services in  
9 adult detention facilities as well as mandates from the Courts and other criminal justice  
10 agencies; and

11 WHEREAS, The Real Estate Division has negotiated a renewal Lease to meet the  
12 needs of Jail Health Services on file with the Clerk of the Board of Supervisors in File No.  
13 070875, which is hereby declared to be a part of this resolution as if set forth fully herein  
14 (herein called “the Lease”); and

15 WHEREAS, The term of the Lease shall be for 5-years with an estimated  
16 commencement date of July 1, 2007; and,

17 WHEREAS, The City shall have one option term to extend the Lease for an additional  
18 3-years with rent at 95% of the then prevailing market rent; and,

19 WHEREAS, The base monthly rent for the 3,060 s.f. premises shall be \$6,975 for the  
20 initial term which includes four parking spaces, janitorial service and utilities with the exception  
21 of separately metered electricity; now, therefore, be it

22 RESOLVED, That in accordance with the recommendations of the Department of Public  
23 Health Director and Director of Property, the Director of Property is hereby authorized to take  
24 all actions, on behalf of the City and County of San Francisco, as Tenant, to execute the  
25 Lease; and, be it

1 FURTHER RESOLVED, That the monthly base rent for the initial 5-year term shall be  
2 \$6,975 (\$2.28 per square foot) which includes four parking spaces, janitorial service and  
3 utilities with the exception of separately metered electricity; and be it

4 FURTHER RESOLVED, That the City shall have one option term of 3-years with rent at  
5 95% of the then prevailing market rent; and be it

6 FURTHER RESOLVED, That the Lease shall include a clause approved by the City  
7 Attorney, indemnifying and holding harmless the Landlord from and agreeing to defend the  
8 Landlord against any and all claims, costs and expenses, including, without limitation,  
9 reasonable attorney's fees, incurred as a result of Cy's use of the premises, any default by the  
10 City in the performance of any of its obligations under the Lease or any acts or omissions of  
11 City or its agents, in, on or about the premises or the property on which the premises are  
12 located, excluding those claims, costs and expenses incurred as a result of the active gross  
13 negligence or willful misconduct of Landlord or its agents; and be it

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

16 FURTHER RESOLVED, That the Board of Supervisors authorizes the Director of  
17 Property to enter into any amendments or modifications to the Lease that the Director of  
18 Property determines, in consultation with the City Attorney, are in the best interest of the City,  
19 do not increase the rent or otherwise materially increase the obligations or liabilities of the  
20 City, are necessary or advisable to effectuate the purposes of the Lease and are in  
21 compliance with all applicable laws, including City's Charter.

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\$83,700 Available  
Index Code: HJAILHLTH-WO

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Controller

RECOMMENDED:

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Director, Department of Public Health

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Director of Property  
Real Estate Division