

1 [Lease of City Property - Poets Café LLC - Main Library at 100 Larkin Street - \$3,600 per  
2 Year]

3 **Resolution authorizing the Director of Property to execute a three-year café lease to**  
4 **commence following Board approval between the City and County of San Francisco**  
5 **and Poets Café LLC, for the lease of City-owned property within the Main Library**  
6 **located at 100 Larkin Street, for \$3,600 per year.**

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8 WHEREAS, The San Francisco Public Library, through the Department of Real Estate,  
9 issued a request for proposal on November 13, 2015 (“RFP”) soliciting competitive bids for the  
10 operation of a café and service cart on approximately 1,200 square feet at the lower levels of  
11 the Main Library located at 100 Larkin Street (“Premises”) which has been vacant for more  
12 than two years; and

13 WHEREAS, On January 13, 2016, the proposal submitted by Poets Cafe LLC  
14 (“Tenant”) was determined to be the proposal that best met the goals and objectives of the  
15 RFP, including, quality of business plan, sustainable food concepts, and monthly rent paid to  
16 City; and

17 WHEREAS, The Real Estate Division and Tenant negotiated a café lease dated March  
18 11, 2016 (proposed “Lease”) to operate a café within the Premises for the benefit of visitors to  
19 the Main Library, for an initial term of three-years at an annual rent of \$3,600, including two (2)  
20 additional, two-year options to extend the term of the Lease at a rate to be mutually  
21 determined between the parties, a copy of which is on file with the Clerk of the Board of  
22 Supervisors in File No. 160326, which is hereby declared to be a part of this resolution as if  
23 set forth fully herein; and

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1           WHEREAS, The Lease contains requirements that Tenant adheres to the terms and  
2 conditions of the business plan submitted by Tenant as Exhibit B to the Lease; now, therefore,  
3 be it

4           RESOLVED, That in accordance with the recommendation of the Director of the San  
5 Francisco Public Library, the Director of Property is hereby authorized to take all actions, on  
6 behalf of the City, to execute the Lease on the terms and conditions herein; and, be it

7           FURTHER RESOLVED, That the Board of Supervisors authorizes the Director of  
8 Property to enter into any amendments or modifications to the Lease (including in each  
9 instance, without limitation, the attachment of exhibits) that the Director of Property, in  
10 consultation with the City Attorney, determine are in the best interests of the City, do not  
11 otherwise materially increase the obligations or liabilities of, or materially decrease the  
12 benefits to, the City beyond those contemplated in this resolution, and are in compliance with  
13 all applicable laws, including the City's Charter; and, be it

14           FURTHER RESOLVED, That any action taken by the Director of Property and other  
15 officers of the City, including the Director of the San Francisco Public Library, with respect to  
16 the Lease are hereby approved, confirmed and ratified by this Board of Supervisors; and, be it

17           FURTHER RESOLVED, That within thirty (30) days of the Lease being fully executed  
18 by all parties, the San Francisco Public Library shall provide the final lease agreement to the  
19 Clerk of the Board for inclusion into the official file.

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RECOMMENDED:

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Luis Herrera  
Director  
San Francisco Public Library

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John Updike  
Director of Property  
Real Estate Division