

1 [Lease of Property]

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3 **Resolution authorizing the lease of real property at 100 Blanken Street, San Francisco,**
4 **California, for the Department of Public Health.**

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6 WHEREAS, The lease agreement for the premises at 100 Blanken Street, San
7 Francisco, California comprising approximately 3,000 square feet, is on file with the Clerk of
8 the Board of Supervisors in File No. , and is hereby declared to be a part of this
9 resolution as if set forth fully herein. The term of the lease shall be for five (5) years
10 commencing upon approval of the transaction by the Board of Supervisors and Mayor and
11 substantial completion of the tenant improvements. If funds are not appropriated in any
12 subsequent fiscal year, City may terminate the lease upon reasonable notice to Landlord.
13 The base monthly rent of \$3,000 (\$1/s.f.) is subject to annual CPI adjustments of no less than
14 3% and no more than 6%. The additional rent of \$2,125 (\$0.71/s.f.) is required to amortize
15 \$100,000 of tenant improvements estimated to total \$176,880. City shall pay the remaining
16 balance of tenant improvements estimated to be \$76,880 together with the first month's rent.
17 City shall be responsible for utilities and janitorial service, and

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

21 WHEREAS, Said lease shall be subject to certification by the Controller pursuant to
22 Section 3.105 of the Charter, and

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

24 **RESOLVED**, That the Board of Supervisors authorizes the Director of Property to enter
25 into the lease on file with the Clerk of the Board of Supervisors and any amendment or

1 modifications to the lease that the Director of Property determines, in accordance with the City
2 Attorney, are in the best interest of the City, do not increase the rent or otherwise materially
3 increase the obligations or liabilities of the City, are necessary or advisable to effectuate the
4 purposes of the lease or this resolution, and are in compliance with all applicable laws
5 including City's Charter, and be it

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

8 \$123,005
9 Appropriation No. HMHMCC730515

10 RECOMMENDED:

11 _____
Controller

12 _____
Department of Public Health

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Director of Property