

1 [Lease of Real Property]

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3 **Resolution authorizing a lease renewal of 1,496 sq. ft. for an Optometrist Office at 34**
4 **Van Ness Avenue, a City owned building commonly known as 30 Van Ness.**

5 WHEREAS, Irene Koga, O.D. and Daniel Ng, O. D. (Koga and Ng) occupy leased
6 premises at 34 Van Ness Avenue, San Francisco consisting of approximately 1,496 rentable
7 square feet on the ground floor (the "Premises") under a lease dated September 3, 1996
8 assumed by the City and County of San Francisco, as Landlord, when City purchased 30 Van
9 Ness Avenue building; and

10 WHEREAS, The term of that Lease terminates on August 31, 2003; and

11 WHEREAS, Koga and Ng desire to continue their occupancy of the Premises and City
12 and Tenant have negotiated a new lease on City's standard form lease; now, therefore, be it

13 RESOLVED, That in accordance with the recommendation of the Director of
14 Administrative Services and the Director of Property, the Director of Property is hereby
15 authorized, on behalf of the City and County of San Francisco, as Landlord, to execute a
16 Lease extension (a copy of such lease is on file with the Clerk of the Board), along with other
17 related documents with Koga and Ng; and, be it

18 FURTHER RESOLVED, That the Term shall commence September 1, 2003 and shall
19 expire on August 31, 2008, unless otherwise terminated pursuant to the terms of the Lease,
20 and the base rent shall be \$35,904, payable in monthly payments of \$2,992, and shall be
21 subject to adjustment on every September 1 during the term and any extension terms, in
22 accordance with changes in the Consumer Price Index; and, be it

23 FURTHER RESOLVED, That the lease shall provide for two options to extend the
24 lease for two additional five (5) year terms each, under the terms contained in the lease; and,
25 be it

1 FURTHER RESOLVED, That the City shall continue to be responsible for providing the
2 building's standard utilities and services for the Premises and for maintenance of the common
3 areas of the building; and, be it

4 FURTHER RESOLVED, That any action taken by any City employee or official with
5 respect to this Lease and Renewal is hereby ratified and affirmed; and, be it,

6 FURTHER RESOLVED, That the Director of Property shall be authorized to enter into
7 any additional amendments or modifications to the Lease that the Director of Property
8 determines, in consultation with the City Attorney, are in the best interest of the City, do not
9 materially increase the obligations or liabilities of the City, are necessary or advisable to
10 effectuate the purposes and intent of the Lease as extended or this resolution, and are in
11 compliance with all applicable laws, including City's Charter; and, be it

12 FURTHER RESOLVED, That the Lease shall be subject to certification of funds by
13 the Controller, pursuant to Section 3.105 of the City Charter.

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15 RECOMMENDED:

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18 Director of Administrative Services

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20 Director Of Property

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