

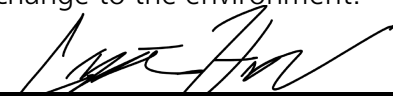



Amended and Restated Commercial Lease Agreement with Tad's Inc.

The San Francisco Municipal Transportation Agency (SFMTA) Board of Directors propose to authorize the Director of Transportation to execute the Amended and Restated Commercial Lease Agreement between Tad's, Inc. (Tad's), as Tenant, and the SFMTA, as Landlord, for the retail space located at 44 Ellis Street within the Ellis-O'Farrell Garage in order to relieve certain of Tenant's rent and water charge obligations, amend the calculation of base rent, amend the water charge, amend the calculation of base rent and water charge during the first option to extend, impose a one-time administrative fee, and impose minimum hours of operation

Tad's assumed the lease at 44 Ellis Street in 2017 and entered into a 10-year lease agreement with the SFMTA for the premises on May 1, 2019 (2019 Lease). Tad's completed upgrades to the leased space and opened for business at the location in early 2020. The proposed Amended and Restated Lease does not include any expansion or change in service levels.

Approval Action:
SFMTA Board Hearing

Not a "project" under CEQA pursuant to CEQA Guidelines Sections 15060(c) and 15378(b) because the action would not result in a direct or a reasonably foreseeable indirect physical change to the environment.	
	12/22/2025
Crysta Highfield	Date
San Francisco Municipal Transportation Agency	
	12/22/2025
Sherie George	Date
San Francisco Planning Department	