

1 [Lease Amendment No. 1 - Green Beans Coffee Osteria - SFO Group - Boarding Area C
2 Coffee Shop Lease No. 14-0046 - Reimbursement of \$357,225 - Term Extension]

3 **Resolution approving Amendment No. 1 to the Boarding Area C Coffee Shop Lease**
4 **No. 14-0046, between Green Beans Coffee Osteria - SFO Group, and the City and**
5 **County of San Francisco, acting by and through its Airport Commission, for the**
6 **relocation of Tenant’s operation pre-security of Boarding Area C to a new facility in**
7 **Harvey Milk Terminal 1 check-in lobby, reimbursement to Tenant of its unamortized**
8 **costs relating to the original premises in the amount of \$357,225 and a lease**
9 **extension of ten years, effective upon approval by the Board of Supervisors.**

10
11 WHEREAS, On March 18, 2014, by Resolution No. 14-0046, the Airport Commission
12 (Commission) awarded the Boarding Area C Coffee Shop Lease No. 14-0046 (Lease) to
13 Green Beans Coffee Osteria - SFO Group (Tenant) to operate a coffee shop, comprised of
14 approximately 1,102 square feet located pre-security of Boarding Area C (Original Premises),
15 for a term of ten years (the Original Term); and

16 WHEREAS, In October 2016, the Airport commenced the Harvey Milk Terminal 1
17 Redevelopment Project (HMT1 Project); and

18 WHEREAS, In April 2020, Phase 4 of the HMT1 Project commenced (Phase 4); and

19 WHEREAS, In July 2020, the Boarding Area C security checkpoint and ticketing lobby
20 permanently closed resulting in the elimination of all passenger traffic to the Original
21 Premises, and Tenant closed its operations on July 14, 2020, almost five years prior to the
22 expiration of the original Term; and

23 WHEREAS, In September 2020, due to budget constraints caused by the COVID-19
24 pandemic, the Airport suspended Phase 4; and

1 WHEREAS, Phase 4 of the project is anticipated to resume between late 2021 and
2 early 2022; and

3 WHEREAS, On January 19, 2021, by Resolution No. 21-0006, the Commission
4 approved Amendment No. 1 to the Lease, which provides for the Airport's reimbursement to
5 Tenant of its unamortized costs relating to the Original Premises in the amount of
6 \$357,225.00, a replacement premises of approximately 1,275 square feet located in Harvey
7 Milk Terminal 1 check-in lobby (Replacement Premises), construction of which will be funded
8 by the Tenant in the Minimum Investment Amount of \$1,000 per square foot, and a lease
9 extension of ten years from the commencement date of the Replacement Premises; now,
10 therefore, be it

11 RESOLVED, That this Board of Supervisors approves Amendment No. 1 to the
12 Boarding Area C Coffee Shop Lease No. 14-0046 with Green Beans Coffee Osteria - SFO
13 Group, a copy of which is on file with the Clerk of the Board of Supervisors in File No. 210163;
14 and be it

15 FURTHER RESOLVED, That within thirty (30) days of Amendment No. 1 being fully
16 executed by all parties, the Airport Commission shall provide the final Amendment No. 1 to
17 the Clerk of the Board for inclusion into the official file.

18
19
20
21
22
23
24
25



City and County of San Francisco

Tails
Resolution

City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

File Number: 210163

Date Passed: March 16, 2021

Resolution approving Amendment No. 1 to the Boarding Area C Coffee Shop Lease No. 14-0046, between Green Beans Coffee Osteria - SFO Group, and the City and County of San Francisco, acting by and through its Airport Commission, for the relocation of Tenant's operation pre-security of Boarding Area C to a new facility in Harvey Milk Terminal 1 check-in lobby, reimbursement to Tenant of its unamortized costs relating to the original premises in the amount of \$357,225 and a lease extension of ten years, effective upon approval by the Board of Supervisors.

March 10, 2021 Budget and Finance Committee - RECOMMENDED

March 16, 2021 Board of Supervisors - ADOPTED

Ayes: 11 - Chan, Haney, Mandelman, Mar, Melgar, Peskin, Preston, Ronen, Safai, Stefani and Walton

File No. 210163

I hereby certify that the foregoing Resolution was ADOPTED on 3/16/2021 by the Board of Supervisors of the City and County of San Francisco.

Angela Calvillo
Clerk of the Board

London N. Breed
Mayor

3-26-21

Date Approved