

1 [Urging Rejection of Lease Extension Option for Premises at 2350 19th Avenue.]

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3 **Resolution urging the City’s Director of Property to reject the Tenant’s notice to extend**
4 **the term of the Lease for the Premises at 2350 19th Avenue.**

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6 WHEREAS, The City and County of San Francisco (the “City”) owns that certain real
7 estate located at 2350 19th Avenue and the improvements thereon (the “Property”), such
8 Property being under the jurisdiction of the Fire Department; and

9 WHEREAS, The City entered into a lease for the Property, dated for reference
10 purposes only as of March 31, 2000 (the “Lease”), a copy of which is on file with the Clerk of
11 the Board of Supervisors in File No. and which is hereby declared to be a part of this
12 resolution as if set forth fully herein, with the San Francisco Neighbors Resource Center
13 (“Tenant”) for One Dollar per year so that Tenant could use the Property to provide community
14 services; and,

15 WHEREAS, The Fire Commission urged approval of the Lease in Commission
16 Resolution 99-1, and the Board of Supervisors subsequently approved the Lease in
17 Resolution No. 535-00; and,

18 WHEREAS, The Lease provides for a one-year term with nine one-year options to
19 extend, each of which Tenant may exercise by giving the City written notice not less than 120
20 days prior to the expiration date of the then current term; and,

21 WHEREAS, Upon such notice from Tenant, the Lease provides that City, in its sole and
22 absolute discretion, may reject any such option to extend the Lease for another year by
23 providing Tenant written notice of such rejection within 30 days of City’s receipt of Tenant’s
24 exercise notice; and,

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1 WHEREAS, The current extension term of the Lease will expire on May 14, 2004, if
2 City does not agree to an additional extension term of one year; and,

3 WHEREAS, Tenant provided written notice to the City on January 12, 2004, a copy of
4 which is on file with the Clerk of the Board of Supervisors in File No. and which is
5 hereby declared to be a part of this resolution as if set forth fully herein, so the City has until
6 February 11, 2004, to reject the exercise of the option by Tenant, in which case the Lease
7 would terminate upon expiration of the current term on May 14, 2004, and the Tenant would
8 have to surrender the Property to the City; and,

9 WHEREAS, The Lease provides that the Director of Property shall take all actions
10 required on City's behalf under the Lease; and,

11 WHEREAS, This Board is interested in considering other uses of the Property that
12 better serve City needs and/or maximize revenues to the City upon the expiration of the
13 current year of the Lease term; now, therefore, be it

14 RESOLVED, That this Board urges the Director of Property to reject the notice
15 provided by the Tenant to extend the Lease beyond the current one-year term and to take all
16 steps necessary to recover the Property promptly upon the expiration of the current one-year
17 term.