

1 [Lease of Real Property]

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3 **Resolution authorizing a new lease of real property at 1305 and 1309 Evans Avenue on**
4 **behalf of the Department of Public Health, Children’s System of Care and Family**
5 **Mosaic.**

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7 WHEREAS, The City, under a lease dated July 1, 1993, authorized by Resolution
8 number 586-93, occupies space at 1309 Evans Avenue, providing valuable mental health
9 services to the community; and,

10 WHEREAS, Said lease is due to expire on June 30, 2003; and,

11 WHEREAS, The Department of Public Health wants to increase the mental health
12 services being offered at the space under lease and extend the lease term; and,

13 WHEREAS, The new lease will incorporate the terms of the existing lease at 1309
14 Evans Avenue until June 30, 2003, and will add 4,300 square feet of office space,
15 commencing upon approval by the Board of Supervisors and Mayor and completion of the
16 tenant improvements; now, therefore, be it

17 RESOLVED, That in accordance with the recommendation of the Director of Property
18 and the Director of the Department of Public Health, that the Director of Property, on behalf of
19 the City and County of San Francisco, as Tenant, is hereby authorized to execute a written
20 lease substantially in the form on file with the Clerk of the Board of Supervisors with John M.
21 Holland IV, as Landlord for premises located at 1305 and 1309 Evans Avenue, San
22 Francisco, California, comprising a total area of 12,690 rentable square feet (4,300 square
23 feet of new area at 1305 Evans Avenue and 8,390 square feet of existing area at 1309 Evans
24 Avenue) and otherwise on the terms and conditions contained herein; and, be it

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1 FURTHER RESOLVED, That the rent for the lease at 1305 Evans Avenue shall begin
2 upon substantial completion of the improvements, and the extended term of the lease for
3 1309 Evans Avenue shall begin upon lease execution, and the lease shall expire on June 30,
4 2007; and, be it

5 FURTHER RESOLVED, That the monthly base rent for the existing area at 1309
6 Evans Avenue will continue to be \$11,400.00 (\$1.36 per square foot per month) until June 30,
7 2003. On July 1, 2003 it will increase to \$12,165.50 (\$1.45 per square foot per month) for the
8 balance of the lease term. The monthly base rent for the new area at 1305 Evans Avenue,
9 from substantial completion of improvements will be an additional \$6,235.00 (\$1.45 per
10 square foot per month) for the balance of the lease term; and, be it

11 FURTHER RESOLVED, That the lease now in effect at 1309 Evans which has an
12 expiration date of June 30, 2003 will be null and void when this lease is fully executed; and,
13 be it

14 FURTHER RESOLVED, That the Landlord shall be responsible for the cost of utilities
15 and janitorial services as a fully service lease; and, be it

16 FURTHER RESOLVED, That the Lease shall include a clause approved by the City
17 Attorney indemnifying and holding harmless the Landlord from, and agreeing to defend the
18 Landlord against, any and all claims, costs and losses, including without limitation, reasonable
19 attorneys' fees, incurred as a result of City's use of the premises, any default by the City in the
20 performance of any of its obligations under the Lease, or any acts or omissions of City, its
21 agents or its invitees in, on or about the premises or the property on which the premises are
22 located; and, be it

23 FURTHER RESOLVED, That all actions heretofore taken by the officers of the City
24 with respect to such lease are hereby approved, confirmed and ratified; and, be it

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1 FURTHER RESOLVED, That the Board of Supervisors authorizes the Director of
2 Property to enter into any amendments or modifications to the Leases (including without
3 limitation, the exhibits) that the Director of Property determines, in consultation with the City
4 Attorney, are in the best interest of the City, do not increase the rent or otherwise materially
5 increase the obligations or liabilities of the City, are necessary or advisable to effectuate the
6 purposes of the Leases or this resolution, and are in compliance with all applicable laws,
7 including City's Charter; and, be it

8 FURTHER RESOLVED, That said Leases shall be subject to certification of funds by
9 the Controller pursuant to Section 6.302 of the Charter.
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11
12 \$49,880
13 Appropriation No. HMCB731943

14 RECOMMENDED:
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16 _____
17 Department of Public Health

16 _____
17 Controller

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20 Director of Property
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