

1 [Real Property Lease - Aardvark Storage Unlimited, Inc. - 600 Amador Street, Seawall Lot
2 344]

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4 **Resolution approving Port Commission Lease No. L-14819 with Aardvark Storage**
5 **Unlimited, Inc., for paved vacant land located at 600 Amador Street within Seawall Lot**
6 **344 in the Southern Waterfront with a sixty month term and a sixty month option.**

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8 WHEREAS, California Statutes of 1968, Chapter 1333 (the "Burton Act") and the San
9 Francisco Charter Section 4.114 and B3.581 empower the San Francisco Port Commission
10 ("Port Commission") with the power and duty to use, conduct, operate, maintain, manage,
11 regulate and control the lands within Port Commission jurisdiction; and

12 WHEREAS, Aardvark Storage Unlimited, Inc., dba American Storage Unlimited, Inc.,
13 ("Aardvark") began leasing paved vacant land at 600 Amador Street in December 1998; and

14 WHEREAS, The Port negotiated a lease renewal with Aardvark, thereby combining the
15 three current leases into one lease, for an initial term of sixty (60) months with one sixty (60)
16 month extension option (the "Lease"), a copy of which is on file with the Clerk of the Board In
17 File No.120260; and

18 WHEREAS, The net lease has an initial monthly rent of \$58,945.04 (\$0.215 per sq. ft.)
19 for the approximately 274,163 square feet of paved vacant land; and

20 WHEREAS, Pursuant to requirements under the California Environmental Quality Act
21 (CEQA), the environmental effects of the Lease were reviewed and determined to be exempt
22 from CEQA under a General Rule Exclusion issued by the San Francisco Planning
23 Department to the Port, dated October 3, 2011, which allows the Port to lease and manage
24 property where there is no change or substantial intensification of the existing use or no new
25 construction; and

1 WHEREAS, San Francisco Charter Section 9.118 requires Board of Supervisors
2 approval of real property leases with terms of ten (10) or more years, including extension
3 options, or having anticipated revenue to the City of One Million Dollars (\$1,000,000.00) or
4 more; and

5 WHEREAS, This Lease may have a lease term of ten (10) years and the revenue is
6 expected to exceed One Million Dollars (\$1,000,000.00); now, therefore, be it

7 RESOLVED, That the Board of Supervisors approves the Lease; and, be it

8 FURTHER RESOLVED, That the Board of Supervisors authorizes the Executive
9 Director of the Port (the "Executive Director") to execute the Lease in a form approved by the
10 City Attorney and in substantially the form of the lease on file with the Clerk of the Board of
11 Supervisors; and, be it

12 FURTHER RESOLVED, That the Board of Supervisors authorizes the Executive
13 Director to enter into any additions, amendments or other modifications to the Lease
14 (including, without limitation, preparation and attachment of, or changes to, any or all of the
15 exhibits and ancillary agreements) that the Executive Director, in consultation with the City
16 Attorney, determines is in the best interest of the Port, do not alter the rent or the Port's
17 projected income from the Lease, do not materially increase the obligations or liabilities of the
18 Port or City or materially decrease the public benefits accruing to the Port, and are necessary
19 or advisable to complete the transactions contemplated and effectuate the purpose and intent
20 of this Resolution, such determination to be conclusively evidenced by the execution and
21 delivery by the Executive Director of any such documents; and, be it

22 FURTHER RESOLVED, That the Board of Supervisors approves, and ratifies all prior
23 actions taken by the officials, employees and agents of the Port Commission, or the City with
24 respect to the Lease.

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