

Initial

7A

DS

cm

Initial

CB

Initial

kB

LEASE TERMINATION AGREEMENT
(Sushirrito – Terminal 3, Boarding Area F)

This Lease Termination Agreement (**Agreement**) dated as of the Effective Date (as set forth on the signature page below) is entered into by and between the City and County of San Francisco (**City**), acting by and through its Airport Commission, as landlord (**Commission**), and Gate 74, Inc., a California corporation, as tenant (**Tenant**), with reference to the following facts:

A. City and Tenant are parties to that certain Lease Agreement for the Terminal 3 Boarding Area F Food and Beverage Concession Lease No. 16-0314, with Gate 74, Inc. dba Sushirrito (Lease No. 16-0314) at San Francisco International Airport with an effective date of June 13th, 2017 (as amended, the **Lease**).

B. The Tenant licensed the Sushirrito concept and received product from Sushirrito. The Lease expires on October 31, 2026 but Tenant ceased operations in the location on March 6, 2026 due to the sudden bankruptcy filing of Sushirrito and the discontinuance of the supply chain provided by Sushirrito. Given the interruption of such operations and the impending expiration of the lease on October 31, 2026, City is agreeable to such early termination.

C. The execution of this Agreement by City and the termination of the Lease is subject to the approval of the Commission and the San Francisco Board of Supervisors (Board of Supervisors).

D. Capitalized words and phrases used herein shall have the meaning ascribed to such terms in the Lease, except as otherwise provided.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto agree as follows:

1. Lease Termination; Termination Conditions. The Lease shall be terminated as of the Termination Date set forth below only upon the satisfaction of all of the following conditions, as determined by City: (i) the execution of this Agreement by Tenant; (ii) approval of this Agreement by the Airport Commission, (iii) approval of this Agreement by the Board of Supervisors; and (iv) Tenant's quit and surrender of the Premises in accordance with Section 16 of the Lease. Upon the Termination Date, the Lease shall terminate with the same force and effect as if the term of the Lease was originally set to expire on the Termination Date. Tenant acknowledges that from and after the Termination Date, Tenant has no rights of possession to the Premises and no rights of any kind with respect to the Premises, whether under the Lease or otherwise; provided, however, Tenant's indemnification obligations, and other provisions of the Lease which expressly survive expiration or early termination, shall continue in full force and effect. Upon the final approval of this Agreement, City shall countersign this Agreement, insert the Effective Date below, and provide a fully executed copy of this Agreement to Tenant. If for any reason any of the above conditions to the termination of the Lease are not satisfied, then the City shall not countersign this Agreement, and the Lease shall remain in full force and effect:

Termination Date: March 6, 2026

2. Entire Agreement. This Agreement contains the entire agreement and understanding between the parties concerning the termination of the Lease and supersedes all prior

agreements, terms, understandings, conditions, representations and warranties, whether written or oral, concerning the matters that are the subject of this Agreement.

3. Lease in Full Force and Effect Prior to Termination. This Agreement shall not modify the obligations of the parties under the Lease accruing prior to the Termination Date.

[remainder of page intentionally blank – signature page follows]

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the Effective Date.

TENANT: GATE 74, INC.,
a California Corporation

Signed by:
By: Jae Chung
ECFDC36D73E340E...

Name: Jae Chung
(type or print)

Title: President

CITY: CITY AND COUNTY OF SAN FRANCISCO,
a municipal corporation,
acting by and through its Airport
Commission

DocuSigned by:
Mike Nakornkhet
F7216F51A78F4BE...
Mike Nakornkhet
Airport Director

AUTHORIZED BY:

AIRPORT COMMISSION

Resolution No.: 26-0078

Date: April 7, 2026

BOARD OF SUPERVISORS:

Resolution No.: 313-26

Date: June 2, 2026

Effective Date: 6/22/2026
(to be inserted by City only)

APPROVED AS TO FORM:

DAVID CHIU,
City Attorney

DocuSigned by:
By: Chris Stuart
6261D842C90C189...
Deputy City Attorney