

(Lease of Real Property)

1 AUTHORIZING THE LEASE OF REAL PROPERTY AT 160 SOUTH VAN NESS FOR THE
2 DEPARTMENT OF HUMAN SERVICES.

3 RESOLVED, In accordance with the recommendation of the Director of the Department
4 of Human Services and the Director of Property that the Mayor and Clerk of the Board of
5 Supervisors, on behalf of the City and County of San Francisco, as Tenant, be and they are
6 hereby authorized and directed to execute the lease with the Stuart B. and Myrna J. Aronoff
7 Revocable Trust and Trudy Cohn, as Landlord, for 160 South Van Ness, San Francisco,
8 California.

9
10 The term of the lease shall be for ten years commencing upon approval of the lease and
11 termination of City Controller's month-to-month holdover tenancy. The lease contains one
12 additional five-year option period. If funds are not appropriated in any subsequent fiscal year,
13 City may terminate the lease upon reasonable notice to Landlord.

14
15 The monthly rent will be \$25,000 for the first 2 years, \$25,625 for year 3, \$26,266 for
16 year 4, \$26,922 for year 5, \$27,595 for year 6, \$28,285 for year 7, \$28,992 for year 8, \$29,717
17 for year 9, and \$30,460 for year 10. The rent for the option period will be 95% of the fair market
18 value of the premises determined in accordance with the controlling lease provision. City will be
19 responsible for utilities, janitorial service and repairs to the boiler and air-conditioning units. At
20 Landlord's sole cost, the premises will be renovated for handicap accessibility including
21 installation of an elevator, new carpets and touch-up painting.

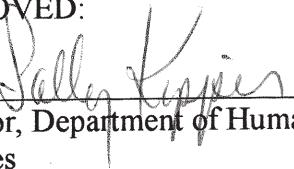
22
23 City shall hold Landlord harmless from any claims or liability for any injury or damage
24 to any person or property occurring in or about the leased premises resulting from the negligence
25 of City, its agents or employees.

(Real Estate)

Said lease shall be subject to certification by the Controller pursuant to Section 3.105 of
1 the Charter.

2 The City Attorney shall approve the form of the Lease.

3
4
5 APPROVED:

6 
7 Director, Department of Human
8 Services

9 
10 Director of Property

11 \$250,000 Available for FY 1999-2000
12 Appropriation No. 455016/03011

13 1G-AGF-AAA

14 
15 Controller

16
17
18
19
20
21
22
23
24
25 h:\160leg
(Real Estate)