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(Lease of Property)

Resolution authorizing the lease of real property at 45 Leland Avenue for the Library.

WHEREAS, The term of the lease shall be for three years commencing upon approval of the transaction by the Board of Supervisors and Mayor and substantial completion of the tenant improvements. If funds are not appropriated in any subsequent fiscal year, City may terminate the lease upon reasonable notice to Landlord, and,

WHEREAS, The base monthly rent shall be \$3,105 net of utilities and janitorial services for 2,300 square feet subject to annual CPI adjustments of no less than 3% with a 6% ceiling. There is an additional monthly rental cost of approximately \$598 to amortize the estimated cost of required tenant improvements not to exceed \$18,000 over the term of the lease, which includes a 10% carrying cost. Should the actual cost of construction be less than \$18,000, the amortized monthly payment shall be adjusted to reflect the lesser amount, and

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

1 WHEREAS, Said lease shall be subject to certification by the Controller
2 pursuant to Section 3.105 of the Charter, and,
3

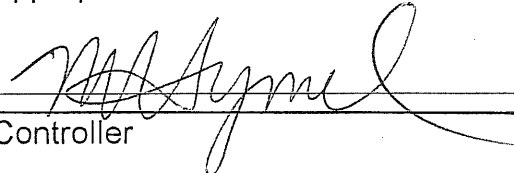
4 WHEREAS, The City Attorney shall approve the form of the lease; now,
5 therefore, be it

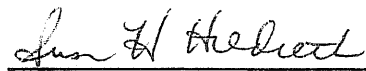
6 RESOLVED, That the Board of Supervisors authorizes the Director of
7 Property to enter into the lease on file with the Clerk of the Board of Supervisors
8 and any amendment or modifications to the lease that the Director of Property
9 determines, in accordance with the City Attorney, are in the best interest of the
10 City, do not increase the rent or otherwise materially increase the obligations or
11 liabilities of the City, are necessary or advisable to effectuate the purposes of the
12 lease or this resolution, and are in compliance with all applicable laws including
13 City's Charter, and be it
14

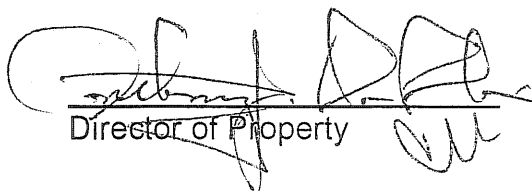
15 FURTHER RESOLVED, That all actions heretofore taken by the officers of
16 the City with respect to such lease are hereby approved, confirmed and ratified.
17

18
19 \$14,812 Available
Appropriation No. 415035 03011

20 RECOMMENDED:

21 
Controller

22 
Acting City Librarian

23
24 
Director of Property



City and County of San Francisco

City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

Tails
Resolution

File Number: 010204

Date Passed:

Resolution authorizing the lease of real property at 45 Leland Avenue for the Library.

March 12, 2001 Board of Supervisors — ADOPTED

Ayes: 6 - Ammiano, Gonzalez, Leno, Maxwell, Peskin, Yee

Absent: 5 - Daly, Hall, McGoldrick, Newsom, Sandoval

File No. 010204

I hereby certify that the foregoing Resolution was ADOPTED on March 12, 2001 by the Board of Supervisors of the City and County of San Francisco.

Jean Lum
Acting Clerk of the Board

MAR 23 2001

Date Approved

Mayor Willie L. Brown Jr.