

1 (Lease of Real Property)

2 **AUTHORIZING A LEASE AT 30 VAN NESS FOR THE DEPARTMENT OF HUMAN**
3 **RESOURCES.**

4 RESOLVED, That in accordance with the recommendation of the Director of the Department
5 of Human Resources and the Director of Property, the Mayor, the Clerk of the Board of Supervisors
6 and the Director of Property are hereby authorized to take all actions, on behalf of the City and County
7 of San Francisco, as Tenant, to execute a written lease and other related documents with Herbst
8 Foundation, as Landlord, for third floor space in the building commonly known as 30 Van Ness
9 Avenue, San Francisco, California, which comprises an approximate area of 11,563 square feet for the
10 Workers Compensation Division on the terms and conditions contained herein and on a form approved
11 by the City Attorney.
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14 FURTHER RESOLVED, The lease shall commence upon substantial completion of tenant
15 improvements (expected to be about April 1, 2000) and terminate March 31, 2007. The City shall have
16 two 5-year options to extend the term. The monthly rent for the term shall be \$26,016.75 for the first
17 five years of the term and \$27,943.92 for the remaining two years. The City shall pay the Landlord up
18 to \$34,000 upon lease commencement for specialty floor strengthening and computer room HVAC.
19 The City will pay other typical tenant costs including any operating expense increases over a 1999 base
20 year.
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22 FURTHER RESOLVED, That the lease may include an appropriate clause (in a form approved
23 by the Director of Property and the City Attorney, indemnifying and holding harmless the Landlord,
24 from and agreeing to defend the Landlord against any and all claims, costs and expenses, including,
25

[REAL ESTATE]

1 without limitation, reasonable attorney's fees, incurred as a result of City's use of the premises, any
2 default by the City in the performance of any of its obligations under the lease, or any acts or omissions
3 of City or its agents, in, on or about the premises or the property on which the premises are located,
4 excluding those claims, costs and expenses incurred as a result of the active negligence or willful
5 misconduct of Landlord or its agents; and be it
6

7 FURTHER RESOLVED, That the lease shall be subject to and conditioned upon, the Human
8 Rights Commission's approval of Landlord's compliance with City's Non-Discrimination and Equal
9 Benefits in Employment Ordinance.

10 FURTHER RESOLVED, That all actions heretofore taken by the officers of the City with
11 respect to such lease are hereby approved, confirmed and ratified.
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13 FURTHER RESOLVED, That the Board of Supervisors authorizes the Director of Property to
14 enter into any amendments or modifications to the Lease (including without limitation, the exhibits) that
15 the Director of Property determines, in consultation with the City Attorney, are in the best interest of
16 the City, do not increase the rent or otherwise materially increase the obligations or liabilities of the
17 City, are necessary or advisable to effectuate the purposes of the Lease or this resolution, and are in
18 compliance with all applicable laws, including City's Charter.
19

20 FURTHER RESOLVED, That the City shall occupy the Premises for the entire term of the
21 lease unless funds for Department of Human Resources rental payments are not appropriated in any
22 subsequent fiscal year at which time City may terminate the lease with advance written notice to
23 Landlord.
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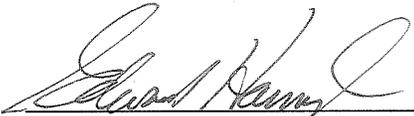
Said Lease shall be subject to certification as to funds by the Controller, pursuant to Section 6.302 of the Charter.

RECOMMENDED:

\$112,050.25 Available
Appropriation No.
YEC099011255-19
335020-02799



Director
Department of Human Resources



Controller



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: 000084

Date Passed:

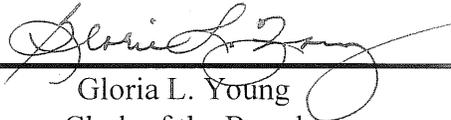
Resolution authorizing a lease at 30 Van Ness Avenue for the Department of Human Resources

January 31, 2000 Board of Supervisors — ADOPTED

Ayes: 11 - Ammiano, Becerril, Bierman, Brown, Katz, Kaufman, Leno, Newsom,
Teng, Yaki, Yee

File No. 000084

I hereby certify that the foregoing Resolution was ADOPTED on January 31, 2000 by the Board of Supervisors of the City and County of San Francisco.


Gloria L. Young
Clerk of the Board

FEB 11 2000

Date Approved


Mayor Willie L. Brown Jr.