



Bill Graham Civic Auditorium

AMENDMENT TO LEASE



Existing Lease

- ▶ 20 year term
- ▶ 2 5-year options to renew
- ▶ Base Rent: \$100,000
- ▶ 2.5% Adjustments/year
- ▶ Tenant Improvements –
 - ▶ \$10,000,000

Lease Amendment

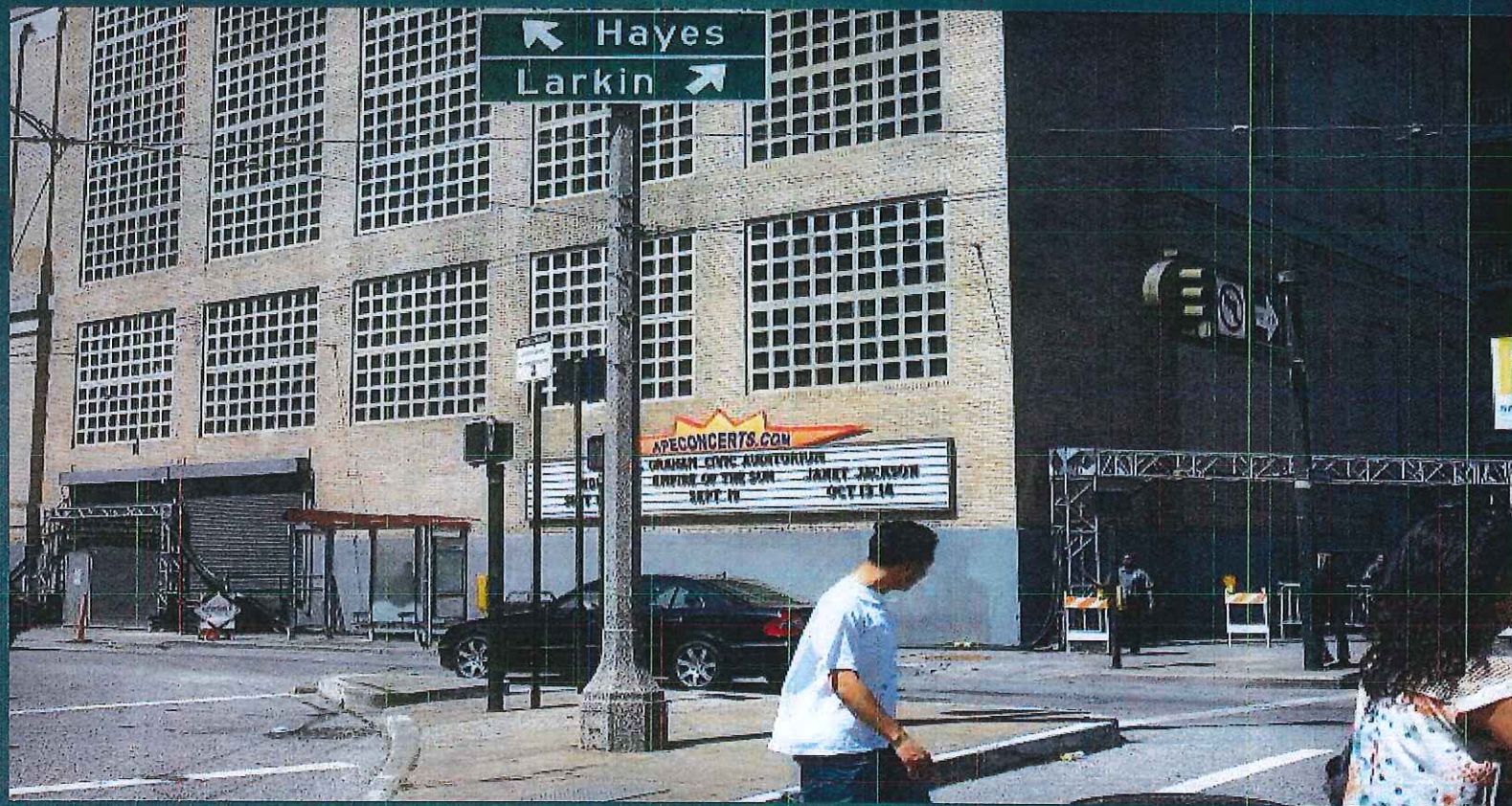
- ▶ No change
- ▶ No change
- ▶ Base Rent: \$300,000
- ▶ No change
- ▶ Tenant Improvements
 - ▶ \$10,250,000

Existing Lease

- ▶ Utilities – City pays overage
- ▶ Participation Rent
 - ▶ Not guaranteed
 - ▶ Above # of tickets sold
 - ▶ Only reached two times
- ▶ City Days – 50
- ▶ Use of Room 202

Lease Amendment

- ▶ Tenant pays all utilities
- ▶ Participation Rent
 - ▶ Guaranteed
 - ▶ \$3,500 per Main Auditorium
 - ▶ \$2,500 per smaller space
- ▶ City Days – 25
- ▶ Room 202 incorporated into new Polk Hall





BILL GRAHAM CIVIC AUDITORIUM



GROVE STREET ENTRANCE

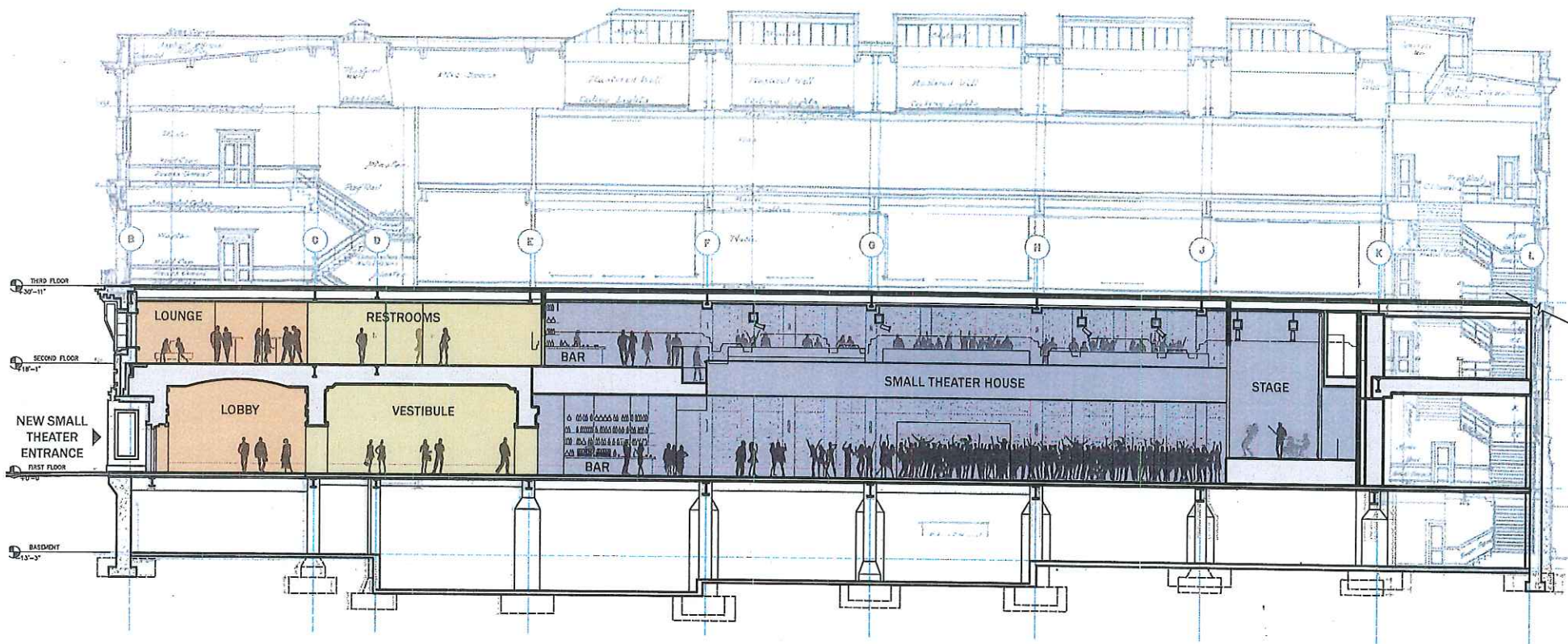


VESTIBULE

LOBBY & BOX OFFICE

SMALL THEATER

EXISTING CONDITIONS



LONGITUDINAL SECTION