

FILE NO. 110168

RESOLUTION NO. **128-11**

1 [Lease of Real Property - 1421 Broderick Street]

2  
3 **Resolution authorizing the exercise of a ten year option to extend the lease of the**  
4 **12,417 square foot building located at 1421 Broderick Street for the Department of**  
5 **Public Health.**

6  
7 **WHEREAS, The City and Seto Associates, <sup>aka</sup> fka the Seto Family Trust, executed the**  
8 **ten year Master Lease dated 2/1/2001, authorized by Resolution 83-01 for the Premises at**  
9 **1421 Broderick Street comprising 12,417 square feet commonly known as 1421 Broderick**  
10 **Street in San Francisco; and**

11 **WHEREAS, The Premises contain a 33 bed, licensed residential care facility**  
12 **receiving most of its referrals from the San Francisco General and Laguna Honda**  
13 **Hospitals. All residents require the level of treatment care from a licensed Adult Residential**  
14 **Facility setting, but not a Skilled Nursing Facility level setting; and**

15 **WHEREAS, Such Lease is due to expire on February 15, 2011, and contains an**  
16 **option to extend the term for ten years on the same terms and conditions except that the**  
17 **Base Monthly Rental is to be adjusted to \$12,914.27, being the fair market rental for the**  
18 **premises; and**

19 **WHEREAS, Such terms for the option are subject to enactment of a resolution by**  
20 **the Board of Supervisors and Mayor, in their respective sole and absolute discretion,**  
21 **approving and authorizing such exercise; now, therefore, be it**

22 **RESOLVED, That in accordance with the recommendation of the Director of Health**  
23 **and the Director of Property, the Director of Property is hereby authorized to take all actions**  
24 **in behalf of the City and County of San Francisco, as Lessee, to extend the Master Lease**  
25 **for the building commonly known as 1421 Broderick Street, a copy of which is included in**

1 Board of Supervisors File No. 110168 on the terms and conditions set forth, and on a form  
2 approved by the City Attorney; and be it

3 FURTHER RESOLVED, That the Master Lease extension shall be for a term of ten  
4 years at a base monthly rental of \$12,914.27, or \$1.04 per square foot in addition to utility  
5 and janitorial services; and be it

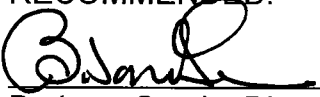
6 FURTHER RESOLVED, That the Master Lease shall continue to include the clause  
7 indemnifying, holding harmless, and defending Lessor and its agents from and against any  
8 and all claims, costs and expenses, including without limitation, reasonable attorney fees  
9 incurred as a result of any default by the City in the performance of any of its material  
10 obligations under the Master Lease, or any negligent acts or omissions of the City, or its  
11 agents, in, on or about the Premises or the property on which the Premises are located,  
12 ~~including~~ <sup>excluding</sup> those claims, costs and expenses incurred as a result of the negligence or willful  
13 misconduct of the Lessor or its agents; and be it

14 FURTHER RESOLVED, That any action taken by the Director of Property and  
15 other relevant officers of the City with respect to the exercise of the option under the Master  
16 Lease as set forth herein is hereby ratified and affirmed; and be it

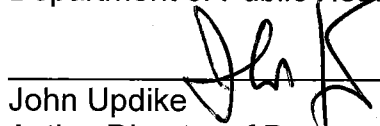
17 FURTHER RESOLVED, That the Director of Property be authorized to enter into any  
18 additions, amendments or other modifications to the Master Lease agreement (including  
19 without limitation, the exhibits) that the Director of Property determines, in consultation with  
20 the Director of the Department of Public Health and the City Attorney, are in the best  
21 interests of the City, do not materially increase the obligations or liabilities of the City, and  
22 are necessary or advisable to complete the transaction contemplated in the Master Lease  
23 and effectuate the purpose and intent of this resolution, such determination to be  
24 conclusively evidenced by the execution and delivery by the Director of Property of any  
25 amendments thereto; and be it

1 FURTHER RESOLVED, That said Master Lease shall be subject to certification of  
2 funds by the Controller pursuant to Section 6.302 of the Charter.

3 RECOMMENDED:

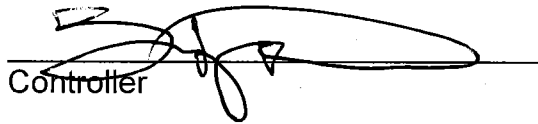
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5 Barbara Garcia, Director  
6 Department of Public Health

7 

8 John Updike  
9 Acting Director of Property

10 \$58,114.22 Available  
11 Appropriation No. HCHSHHOUSGGF

12   
13 Controller



**City and County of San Francisco**  
**Tails**  
**Resolution**

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

**File Number:** 110168

**Date Passed:** March 15, 2011

Resolution authorizing the exercise of a ten year option to extend the lease of the 12,417 square foot building located at 1421 Broderick Street for the Department of Public Health.

March 09, 2011 Budget and Finance Sub-Committee - AMENDED

March 09, 2011 Budget and Finance Sub-Committee - RECOMMENDED AS AMENDED

March 15, 2011 Board of Supervisors - ADOPTED

Ayes: 8 - Avalos, Chiu, Chu, Elsbernd, Farrell, Kim, Mar and Wiener

Excused: 3 - Campos, Cohen and Mirkarimi

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I hereby certify that the foregoing  
Resolution was ADOPTED on 3/15/2011 by  
the Board of Supervisors of the City and  
County of San Francisco.

Angela Calvillo  
Clerk of the Board

Mayor Edwin Lee

3/16/11

Date Approved