

City & County of San Francisco
London N. Breed, Mayor



Office of the City Administrator
Carmen Chu, City Administrator
Andrico Q. Penick, Director of Real Estate

July 08, 2022

Honorable Board of Supervisors
City and County of San Francisco
City Hall, Room 244
1 Carlton B. Goodlett Place
San Francisco, CA 94102

RE: 25 Van Ness Avenue, Lower Level, New Conservatory Theater Center ("NCTC")

Dear Board Members:

Attached for your consideration is a proposed Resolution for an Amendment to Lease for the New Conservatory Theater Center ("NCTC") located in the basement of 25 Van Ness Avenue, San Francisco.

NCTC is a California non-profit providing quality live entertainment from the lower level of 25 Van Ness since 1984. NCTC also provides educational theatrical experiences for youth, artists and the queer and allied communities to effect personal and societal growth, enlightenment and change.

The original Lease, dated December 1, 2008, was approved by the full Board of Supervisors on November 18, 2008 (Resolution No. 489-08); the Lease was extended through September 30, 2023, with one additional extension of five years by approval of this Board on October 12, 2018 (Resolution No. 327-18); and, nine months of rent (April 2020 through December 2020) was forgiven by Ordinance No. 059-21 in April 2021 due to the hardship of the COVID-19 pandemic.

NCTC remained closed from March 2020 through June 2021. Accordingly, it was in financial hardship to pay its rent during this entire period of time. Accordingly, the Real Estate Division is requesting forgiveness of \$50,067.60 for outstanding rent from January 2021 through June 2021.

In addition, this Amendment to Lease adds another 5-year option extension for the time period of October 1, 2028 through September 30, 2033 (for a total of three 5-year options, the first one already exercised and approved by the Board in 2018). Finally, the Amendment updates specific sections of the agreement as mandated and changed by the City Attorney's Office and the Administrative Code since its commencement.

All other terms and conditions, including the calculation of Base Rent for the extensions, remains the same.

If you have any questions regarding this matter, please contact Claudia J. Gorham of our office at 415-554-9871.

Respectfully,

A handwritten signature in blue ink, appearing to read "Andrico Q. Penick".

Andrico Q. Penick
Director of Real Estate