

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



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

April 28, 2022

124 Turk Street, LP
1708 Ocean Avenue
San Francisco, CA 94112
C/O stacy.huey@gmail.com

Re: Exercising Lease Extension for 124 Turk Street, San Francisco, CA

Dear Ms. Huey:

The City and County of San Francisco, on behalf of its Department of Homelessness and Supportive Housing (the "City"), leases the Camelot Hotel located at 124 Turk Street in San Francisco (the "Building") from 124 Turk Street, LP ("Master Landlord") under a lease dated August 1, 2002 (the "Master Lease").

Pursuant to Section 3.3 of the Master Lease ("Extension Option"), the City hereby provides notice of our intent to exercise the Extension Option, for a final extended term of 10 years with a lease termination date of 7/31/2032. Please note that Section 3.3 also provides that City's "Extension Option Notice shall be subject to enactment of a resolution by the Board of Supervisors and the Mayor, in their respective sole and absolute discretion, within 60 days after the date such notice of exercise is given".

Per Section 3.3, rent for the Extension Option shall be the set in the same way as the original term; Section 4.2 establishes the rent setting formula as:

prior year's rent, increased by CPI adjustment for the preceding 12 month period for the San Francisco Metropolitan Area (minimum of 1.5% and a maximum of 5%).

The CPI increase from February 2021 to February 2022 (the latest published information for the SF Metropolitan Area), was 5.2%. Therefore, the new monthly base rent for the first year of the extended term, as of 8/1/22, shall be

\$46,971.16 (current monthly base rent of \$44,734.44 X 1.05).

Kindly acknowledge Master Landlord's concurrence of the extension by signing a copy of this letter and returning to my staff member Sandi Levine at sandi.levine@sfgov.org. Please contact Sandi with any questions you may have, she can be reached via email or telephone at (415) 381-1555.

Respectfully,



Andrico Perick
Director of Property

Landlord Concurrence for Extension of Final Ten Year Term:

124 Turk Street, LP

By: Stacy Huey 
Stacy Huey

Date:

cc: Joanne Park (HSH) joanne.park@sfgov.org
Sandi Levine (RED) sandi.levine@sfgov.org