

1 [Lease Termination Agreement - Airport Concession Lease - Spa BR SFO, LLC dba Be
2 Relax]

3 **Resolution approving the Lease Termination Agreement for the Terminal 3 Boarding**
4 **Area E and International Terminal Boarding Area G Wellness Concession Lease No. 18-**
5 **0234, between Spa BR SFO, LLC dba Be Relax, as tenant, and the City and County of**
6 **San Francisco, acting by and through its Airport Commission, effective upon approval**
7 **of this Resolution.**

8
9 WHEREAS, On August 7, 2018, by Resolution No. 18-0234, the Airport Commission
10 (“Commission”) awarded the Terminal 3 Boarding Area E and International Terminal Boarding
11 Area G Wellness Concession Lease (“Lease”) to Spa BR SFO, LLC dba Be Relax (“Tenant”);
12 and

13 WHEREAS, On February 5, 2019, by Resolution No. 64-19, this Board of Supervisors
14 approved the Lease, a copy of which is on file with the Clerk of the Board in File No. 190020;
15 and

16 WHEREAS, Tenant has expressed a desire to terminate the Lease due to a
17 significantly diminished business climate for spa services in airports resulting from the COVID-
18 19 pandemic, and the Airport is agreeable to such early termination, provided that Tenant
19 surrender its lease deposit to the Airport in the amount of \$125,000 and comply with such
20 other terms and conditions as set forth in the Termination of Lease Agreement; and

21 WHEREAS, Staff believes this amount will compensate the Airport for the loss of
22 revenue it will sustain as a result of such termination, and that allowing such termination is in
23 the best interest of the Airport given the lack of market for spa services at airports in the post
24 COVID-19 environment; staff is confident that a new tenant with a more profitable concept can
25 be identified through a future competitive process; and

1 WHEREAS, On August 15, 2023, by Resolution No. 23-0205, the Commission
2 approved the Lease Termination Agreement; now, therefore, be it

3 RESOLVED, That the Board of Supervisors hereby approves the Lease Termination
4 Agreement for the Terminal 3 Boarding Area E and International Terminal Boarding Area G
5 Wellness Concession Lease No. 18-0234 with Spa BR SFO, LLC dba Be Relax, a copy of
6 which is on file with the Clerk of the Board of Supervisors in File No. 230910; and, be it

7 FURTHER RESOLVED, That within thirty (30) days of the agreement being fully
8 executed by all parties, the Airport Commission shall provide the final agreement to the Clerk
9 of the Board for inclusion into the official file.

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