

1 [Real Property Lease Renewal Amendment - Michael C. Mitchell - 837 Malcolm Road,  
2 Burlingame - Annual Base Rent \$159,000]

3 **Resolution authorizing a third amendment of Lease No. 09-0023 between Michael C.**  
4 **Mitchell, an individual, as Landlord, and the City and County of San Francisco, acting**  
5 **by and through its Airport Commission, as Tenant, extending the lease term for three**  
6 **years, for the period of May 1, 2025, through April 30, 2028, for a total term of April 21,**  
7 **2009, through April 30, 2028, with two one-year options to further extend the term, and**  
8 **increasing the annual rental to \$159,000 for the first year, and by 3% annual increases**  
9 **thereafter, for use by the San Francisco International Airport Reprographics**  
10 **Department at 837 Malcolm Road, Burlingame.**

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12 WHEREAS, The San Francisco International Airport (Airport) Reprographics  
13 Department (Reprographics) currently occupies approximately 6,000 square feet of office and  
14 industrial space at 837 Malcolm Road, Burlingame (Premises); and

15 WHEREAS, Reprographics provides full-service design, layout, art, production, large  
16 format printing, laminating, and mounting for the extensive graphics seen throughout the  
17 Airport; and

18 WHEREAS, On January 20, 2009, by Resolution No. 09-0023, the Airport Commission  
19 (Commission) approved Off-Airport Property Lease No. 09-0023 (Lease), providing the  
20 Premises to Reprographics to provide services to the Airport and City, for a base term of five  
21 years plus one three-year option to extend; and

22 WHEREAS, On October 26, 2010, by Resolution No. 10-0325, the Commission  
23 approved the First Amendment to the Lease, reducing the base rent and extending the initial  
24 five-year term for 14 months, to expire on April 30, 2015; and

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1           WHEREAS, On October 14, 2014, the San Francisco Real Estate Division, on behalf of  
2 the Airport, exercised the three-year option to extend the Lease with a corresponding cost of  
3 living rent increase, effective May 1, 2015, through April 30, 2018; and

4           WHEREAS, On April 3, 2018, by Resolution No. 18-0105, the Commission approved  
5 the Second Amendment to the Lease providing for (i) an adjustment of base rent, (ii) a three  
6 percent annual base rent increase, (iii) a term extension through April 30, 2023, with two one-  
7 year options to extend (Extension Options), and (iv) certain tenant improvements constructed  
8 at the cost of the Airport; and

9           WHEREAS, On May 22, 2018, by Resolution No. 164-18, the Board of Supervisors  
10 approved the Second Amendment to the Lease; and

11           WHEREAS, On April 5, 2022, by Resolution No. 22-0054, the Commission approved  
12 the exercise of the first of two Extension Options, and extending the term through April 30,  
13 2024; and

14           WHEREAS, On May 17, 2022, by Resolution No. 218-22, the Board of Supervisors  
15 approved the exercise of the first of two Extension Options; and

16           WHEREAS, On April 4, 2023, by Resolution No. 23-0091, the Commission approved  
17 the exercise of the second of two Extension Options, and extending the term through April 30,  
18 2025; and

19           WHEREAS, On May 16, 2023, by Resolution No. 260-23, the Board of Supervisors  
20 approved the exercise of the second of two Extension Options; and

21           WHEREAS, The Airport desires to continue the rental of the Premises for use by  
22 Reprographics; and

23           WHEREAS, Airport staff negotiated the terms of the Third Amendment to the Lease  
24 (Third Amendment) with the Landlord to further extend the term of the Lease, with appropriate  
25 increases in annual base rent; and

1           WHEREAS, In connection with the negotiation of the Third Amendment, Airport staff  
2 consulted with the San Francisco Real Estate Division, which confirmed that the increased  
3 annual rental rate reflects fair market value; and

4           WHEREAS, On February 4, 2025, by Resolution 25-0020 the Commission approved  
5 the Third Amendment, a copy of which is on file with the Clerk of the Board of Supervisors in  
6 File No. 250162, which is hereby declared to be part of this Resolution as if set forth fully  
7 herein; now, therefore, be it

8           RESOLVED, That the Board of Supervisors hereby approves the Third Amendment to  
9 Lease No. 09-0023, between Michael C. Mitchell and the City and County of San Francisco,  
10 acting by and through its Airport Commission, to 1) extend the Lease by three years through  
11 April 30, 2028, with two one-year options to further extend the term, exercisable by the Airport  
12 Commission, and 2) increase the annual rent to \$159,000, with 3% annual increases  
13 thereafter; and, be it

14           FURTHER RESOLVED, That within thirty (30) days of the Third Amendment to Lease  
15 being fully executed by all parties, the Airport Commission shall provide a copy of the final  
16 contract to the Clerk of the Board for inclusion into the official file.

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