

1 [Lease Extension Agreement - 711 Van Ness Avenue - Emergency Management and Assessor-Recorder - 14.5 Months for \$17,996.67 Per Month]
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3 **Resolution authorizing a 14.5 month extension of the Lease with SFOC, LLC, of 9,800**
4 **sq. ft. at 711 Van Ness Avenue, for a total lease term of thirty-five months, for the**
5 **Department of Emergency Management and the Office of the Assessor-Recorder for**
6 **the period of April 13, 2014, through June 30, 2015.**
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8 WHEREAS, The Department of Emergency Management (DEM) office lease at 10
9 Lombard Street expired on July 15, 2012 and DEM needed to vacate the property on or
10 before that date; and

11 WHEREAS, The space for the Office of the Assessor-Recorder (Assessor's Office) at
12 City Hall were not sufficient to address interim space demands from program growth; and

13 WHEREAS, Both DEM and the Assessor's Office had an immediate need of short-
14 term office space in the Civic Center area; and

15 WHEREAS, DEM and the Assessor's Office, with the Real Estate Division's
16 assistance, determined that a suite within 711 Van Ness Avenue was the best site then
17 available; and

18 WHEREAS, The Board of Supervisors passed and the Mayor signed Resolution 277-
19 12, on file with the Clerk of the Board of Supervisors in File No. 120675; and

20 WHEREAS, Resolution 277-12 authorized the Director of Real Estate to take all
21 actions, each on behalf of the City and County of San Francisco, as tenant, to execute a lease
22 and other related documents with SFOC, LLC, ("Landlord"), in the building commonly known
23 as 711 Van Ness Avenue, San Francisco, California, for the Premises which comprise an
24 area of approximately 9,800 square feet, (known as "Suite 400"), on the terms and conditions
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1 contained in the lease ("Lease"), a copy of which is on file with the Clerk of the Board of
2 Supervisors in File No.120675; and

3 WHEREAS, DEM has a desire and need to extend the current Lease on the same
4 terms and conditions until June 30, 2015, in order to have the Lease termination coincide with
5 its funding cycle; and

6 WHEREAS, The Assessor's Office has a need to extend the current Lease on the
7 same terms and conditions until June 30, 2015, to address interim space demands from
8 program growth; now, therefore, be it

9 RESOLVED, That the Director of Real Estate is hereby authorized to take all actions,
10 each on behalf of the City and County of San Francisco, as tenant, to execute the Lease
11 Extension Agreement and other related documents with SFOC, LLC,("Landlord"), at 711 Van
12 Ness Avenue, Suite 400, San Francisco, California, for the Premises on the terms and
13 conditions contained in the Lease Extension Agreement (a copy of which is on file with the
14 Clerk of the Board of Supervisors in File No. 130362); and, be it

15 FURTHER RESOLVED, That the Lease shall be for a term of thirty-five (35) months
16 commencing upon August 1, 2012. The Lease shall be at a base rent of \$17,966.67 per
17 month (\$22.00 per square foot per year) and shall be fully serviced. The base rent will not
18 increase during the term of the Lease or the Lease Extension Agreement. The City shall
19 only pay for parking (\$1,200.00 per month) and any utility usage costs above those of a
20 typical tenant; and, be it

21 FURTHER RESOLVED, That the Lease shall include the lease clause indemnifying
22 and holding harmless the Landlord, from and agreeing to defend the Landlord against
23 any and all claims, costs and expenses, including, without limitation, reasonable
24 attorney's fees, incurred as a result of City's use of the premises, any default by the City
25 in the performance of any of its obligations under the lease or any acts or omissions of

1 City or its agents, in, on or about the premises or the property on which the premises are
2 located, excluding those claims, costs and expenses incurred as a result of the
3 negligence or willful misconduct of Landlord or its agents; and, be it

4 FURTHER RESOLVED, That all actions heretofore taken by the officers of the City
5 with respect to such lease extension are hereby approved, confirmed and ratified; and, be it

6 FURTHER RESOLVED, That the Board of Supervisors authorizes the Director of
7 Real Estate to enter into any amendments or modifications to the Lease or Lease
8 Extension Agreement (including without limitation, the exhibits) that the Director of Real
9 Estate determines, in consultation with the City Attorney, are in the best interest of the
10 City, do not increase the rent or otherwise materially increase the obligations or liabilities
11 of the City, are necessary or advisable to effectuate the purposes of the Lease and/or
12 Lease Extension Agreement or this resolution, and are in compliance with all applicable
13 laws, including City's Charter; and, be it

14 FURTHER RESOLVED, That the City shall occupy the entire Premises for the full term
15 of the lease unless funds for rental payments are not appropriated in any subsequent fiscal
16 year. Said lease shall be subject to certification as to funds by the Controller, pursuant to
17 Section 3.105 of the Charter.

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1 \$ _____ Available

2 Index Code: _____

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4 \$ _____ Available

5 Index Code: _____

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8 Controller

9 RECOMMENDED:

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13 John Updike
Director of Real Estate

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15 RECOMMENDED:

16 OFFICE OF THE

17 ASSESSOR-RECORDER

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21 Carmen Chu
Assessor-Recorder

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RECOMMENDED:

DEPARTMENT OF EMERGENCY MANAGEMENT

Anne Kronenberg
Executive Director