

1 [Lease Amendment - Hudson News Company - Terminal 1 Boarding Area C Retail Lease -  
2 \$1,320,973.20 Minimum Annual Guarantee, \$2,506 Annual Promotional Charge, and  
3 Reimbursing \$173,022.24 for Unamortized Construction Costs]

4 **Resolution approving Amendment No. 1 to the Terminal 1 Boarding Area C Retail**  
5 **Lease No. 09-0093, between Hudson News Company and the City and County of San**  
6 **Francisco, acting by and through its Airport Commission, reducing the minimum**  
7 **annual guarantee to \$1,320,973.20, the annual promotional charge to \$2,506, and**  
8 **reimbursing the Hudson News Company \$173,022.24 for unamortized construction**  
9 **costs.**

10  
11 WHEREAS, On May 5, 2009, by Resolution No. 09-0093, the Airport Commission  
12 awarded the Terminal 1 Boarding Area C Retail Lease No. 09-0093 (“Lease”) to Hudson  
13 News Company for two newsstands and one specialty retail store located in Terminal 1 of  
14 the San Francisco International Airport (the “Airport”); and

15 WHEREAS, This Board of Supervisors approved the Lease pursuant to Resolution  
16 No. 313-09 adopted on July 28, 2009; and

17 WHEREAS, The Airport requires the closure of Hudson News Company’s specialty  
18 retail store for the construction of new restrooms to better serve the traveling public; and

19 WHEREAS, On January 19, 2016, by Resolution No. 16-0033, the Airport Commission  
20 approved Amendment No. 1 to the Lease for the closure of Hudson News Company’s  
21 specialty retail store, a corresponding reduction in rent and other charges tied to the square  
22 footage of the Lease premises, and a reimbursement of unamortized construction costs;  
23 now, therefore, be it

24 RESOLVED, That this Board of Supervisors approves Amendment No. 1 to the  
25 Lease, which (1) removes the specialty retail store from the Lease premises, (2) reduces

1 the Minimum Annual Guarantee to \$1,032,973.20 and the annual Promotional Charge to  
2 \$2,506.00, both in proportion to the net reduction in the square footage of the Lease  
3 premises, and (3) reimburses Hudson in the amount of \$173,022.24 for unamortized  
4 construction costs; and, be it

5 FURTHER RESOLVED, That the Lease and Amendment No. 1 are on file with the Clerk  
6 of the Board of Supervisors in File No. 160312, which is hereby declared to be part of this  
7 resolution as if set forth fully herein; and, be it

8 FURTHER RESOLVED, That within thirty (30) days of Amendment No. 1 being fully  
9 executed by all parties, the Airport Commission shall provide the final document to the Clerk  
10 of the Board for inclusion into the official file.



**City and County of San Francisco**  
**Tails**  
**Resolution**

City Hall  
1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102-4689

**File Number:** 160312

**Date Passed:** August 02, 2016

Resolution approving Amendment No. 1 to the Terminal 1 Boarding Area C Retail Lease No. 09-0093, between Hudson News Company and the City and County of San Francisco, acting by and through its Airport Commission, reducing the minimum annual guarantee to \$1,320,973.20, the annual promotional charge to \$2,506, and reimbursing the Hudson News Company \$173,022.24 for unamortized construction costs.

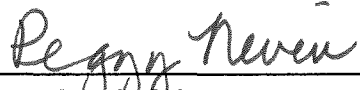
July 27, 2016 Budget and Finance Sub-Committee - RECOMMENDED

August 02, 2016 Board of Supervisors - ADOPTED

Ayes: 11 - Avalos, Breed, Campos, Cohen, Farrell, Kim, Mar, Peskin, Tang, Wiener and Yee

File No. 160312

I hereby certify that the foregoing Resolution was ADOPTED on 8/2/2016 by the Board of Supervisors of the City and County of San Francisco.

  
\_\_\_\_\_  
Angela Galvillo  
Clerk of the Board

  
\_\_\_\_\_  
Mayor

8/11/16  
\_\_\_\_\_  
Date Approved