

1 [Real Property Lease Extension - 1700-1740-17th Street and 1415-16th Street - \$256,281
2 Monthly Base Rent]

3 **Resolution authorizing the Director of Property to exercise a Lease Extension**
4 **approving a First Amendment for the real property located at 1700-1740-17th Street and**
5 **1415-16th Street with 1415-16th Street Associates, LLC, a California limited liability**
6 **corporation, extending the Lease by ten years, from November 3, 2018, for a total term**
7 **of November 3, 2008, through November 2, 2028, with a monthly base rent of \$256,281**
8 **for a total annual base rent of \$3,075,375 on behalf of the Police Department, to**
9 **commence upon approval by the Board of Supervisors and the Mayor.**

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11 WHEREAS, The Police Department is a law enforcement agency committed to the
12 protection of life and property and the prevention of crime; and

13 WHEREAS, The Police Department's tactical Company are the first responders to
14 critical incidents in the City; and

15 WHEREAS, The City entered into a Lease with 1415-16th Street Associated, LLC
16 ("Landlord") as Landlord for the lease by City, as tenant, of 52,125 rentable square feet at
17 1700-1740-17th Street and 1415-16th Street (the "Premises"), that satisfies the requirements
18 of the Police Department Tactical Company; and

19 WHEREAS, The Lease provides for the City's first right of refusal to purchase the
20 building in which the Premises are located; and

21 WHEREAS, The monthly fair market rent for the initial term shall be \$256,281 or \$4.92
22 per square foot, subject to annual increases based on the San Francisco Bay Area CPI index
23 with adjustments being no less than 2% and no greater than 5%; now, therefore, be it

24 **RESOLVED** In accordance with the recommendations of the Chief of Police and the
25 Director of Property, the Director of Property is hereby authorized to take all actions on behalf

1 of the City and County of San Francisco, as tenant to execute the extension of the Lease for
2 the Premises; and, be it

3 FURTHER RESOLVED, That the Director of Property be authorized to enter into any
4 additions, amendments or other modifications to the Lease agreement (including without
5 limitations, the exhibits) that the Director of Property determines, in consultation with the Chief
6 of Police and the City Attorney, are in the best interests of the City, do not materially increase
7 the obligations of the City and are necessary to advisable to complete the transaction
8 contemplated.

9 FURTHER RESOLVED, That said Lease shall be subject to certification of funds by the
10 Controller pursuant to Section 6.301 of the Charter.

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\$3,075,375 Available:

Fund ID: 10000
Department ID: 232086
Project ID: 10001893
Authority ID: 10000
Account ID: 530110

Controller
Subject to the enactment of the Annual
Appropriation Ordinance for Fiscal Year
2018/2019

Recommended:

William Scott,
Chief of the San Francisco Police Department

Andrico Q. Penick
Director of Property