

1 [Real Property Lease Extension Option - Choo Laguna, LLC - 258-A Laguna Honda
2 Boulevard - \$51,192 Annual Base Rent]

3 **Resolution authorizing the Director of Real Estate to exercise a Lease Extension**
4 **Option for the real property located at, 258-A Laguna Honda Boulevard with Choo**
5 **Laguna, LLC as landlord, for a five-year term to commence on July 1, 2019, through**
6 **June 30, 2024, at the monthly base rent of \$4,266 for a total annual base rent of**
7 **\$51,192.**

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9 WHEREAS, The City and County of San Francisco (the "City"), on behalf of the
10 Office of the Public Defender (the "OPD") entered into a lease commencing on July 1, 2014
11 ("Lease"), with Choo Laguna, LLC as Landlord, for approximately 1,800 square feet of
12 office area situated on the first floor of an office building located at 258-A Laguna Honda
13 Boulevard ("Premises"), and

14 WHEREAS, The Lease provided for one (1) option to extend the term of the Lease
15 for an additional five (5) years ("Extended Term") on the same terms and conditions except
16 the base rent for the first year of any Extended Term shall be adjusted to equal 95% of the
17 prevailing market rate, and

18 WHEREAS, The Lease includes the exclusive right to use three (3) dedicated
19 assigned parking spaces in the lot ("Parking Lot") adjacent to the front of the Premises at
20 no additional cost and the non-exclusive right to use any unoccupied, unreserved parking
21 spaces in the remainder of the Parking Lot before 8 am and after 7 pm Monday through
22 Friday or anytime on weekends and holidays; and

23 WHEREAS, The Real Estate Division ("RED") on behalf of OPD, negotiated 95% of
24 the fair market monthly base rent of \$4,266 or \$2.37 per square foot per month, increasing
25 annually at a rate of three percent (3%), net of utilities and custodial services, for a five (5)

1 year Extended Term as provided under the terms and conditions of the Lease; now,
2 therefore, be it

3 RESOLVED, That in accordance with the recommendation of the OPD, the Director
4 of Real Estate is hereby authorized to take all actions on behalf of the City and County of
5 San Francisco, as Tenant, to exercise a five (5) year Extended Term commencing on
6 July 1, 2019; and, be it

7 FURTHER RESOLVED, That commencing upon the Extended Term, the fair market
8 monthly base rent shall be \$4,266 or \$2.37 per square foot, increasing annually at three
9 percent (3%); and, be it

10 FURTHER RESOLVED, That any action taken by any City employee or official with
11 respect to the exercise of the extension provision contained in the lease is hereby ratified
12 and affirmed; and, be it

13 FURTHER RESOLVED, That the Board of Supervisors authorizes the Director of Real
14 Estate to enter into an Extended Term of the Lease (including without limitation, the exhibits)
15 that the Director of Real Estate determines, in consultation with the City Attorney, are in the
16 best interest of the City, do not increase the rent or otherwise materially increase the
17 obligations or liabilities of the City, are necessary or advisable to effectuate the purposes of
18 the lease or this Resolution, and are in compliance with all applicable laws, including City's
19 Charter; and, be it

20 FURTHER RESOLVED, That within 30 days of the Lease Extension being fully
21 executed by all parties, the Director of Real Estate shall provide a copy to the Clerk of the
22 Board for inclusion into the official file.

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\$51,192 Available
Fund ID: 10000
Department ID: 232082
PS Project ID: 10001889
Authority ID: 10000
Account ID: 530110
Activity ID: 0001

Controller

Subject to enactment of the Annual
Appropriation Ordinance for the Fiscal Year
2019/2020

RECOMMENDED:

Office of the Public Defender

Real Estate Division, Director