

1 [Lease Agreement - China Airlines Limited - Cargo Facility Lease No. 19-0021 - \$1,033,790
2 Initial Annual Base Rent]

3 **Resolution approving the Cargo Facility Lease No. 19-0021, between China Airlines**
4 **Limited, and the City and County of San Francisco, acting by and through its Airport**
5 **Commission, for exclusive use space in Airport Building 648 and adjacent exclusive**
6 **use ramp space on Plot 10, for an initial term of one year, with two one-year options to**
7 **extend for an initial annual base rent of \$1,033,790 to commence upon approval by the**
8 **Board of Supervisors.**

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10 WHEREAS, China Airlines Limited (“China Airlines”) is a signatory airline under 2011
11 Lease and Use Agreement No. L10-0082; and

12 WHEREAS, Under Lease Agreement No. 16-0072, which expired on April 8, 2019,
13 China Airlines currently conducts its cargo operations, on month-to-month hold over basis, in
14 approximately 38,082 square feet of space in Airport Building 648, comprised of
15 approximately 33,246 square feet of cargo warehouse space and approximately 4,836 square
16 feet of office space (“Parcel A”); and

17 WHEREAS, China Airlines and Airport staff have negotiated the terms of a renewal
18 lease (“Lease”), including exclusive use of the adjacent ramp space (“Parcel B”) on Plot 10
19 (collectively, the “Premises”), for China Airlines’ continued operation at the Premises, with an
20 initial term of one year commencing on full City approval, with two options to extend the term
21 for one year each at the Airport Commission’s discretion, an initial annual base rent of
22 \$1,033,790 for Parcel A based on the FY2019-2020 rate of \$26.44 per square foot per year,
23 which rent shall be adjusted according to Airport Rates and Charges – Cargo Building
24 Warehouse Rate, and the rate of \$168,138.00 per acre per year for Parcel B, which rent shall
25 be adjusted annually according with the Consumer Price Index (the “Lease”); and

1 WHEREAS, The Airport Commission adopted Resolution No. 19-0021 on February 5,
2 2019, approving the Lease; a copy of which is on file with the Clerk of the Board of
3 Supervisors in File No. 190514, which is hereby declared to be a part of this Resolution as if
4 set forth fully herein; now therefore, be it

5 RESOLVED, That this Board of Supervisors hereby approves Cargo Facility Lease
6 No. 19-0021, for exclusive use space in Airport Building 648 and the adjacent ramp space on
7 Plot 10, between China Airlines Limited and the City and County of San Francisco, acting by
8 and through its Airport Commission, with an initial term of one year, with two one-year term
9 extensions exercisable at the Airport Commission's discretion, and an initial annual base rent
10 of \$1,033,790, inclusive of the term extension; and, be it

11 FURTHER RESOLVED, That within 30 days of the Lease being fully executed by all
12 parties, the Airport Commission shall provide a copy of the final Lease to the Clerk of the
13 Board for inclusion into the official file.

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