

AIRPORT COMMISSION

CITY AND COUNTY OF SAN FRANCISCO

RESOLUTION NO. 19-0211

**APPROVAL OF AMENDMENT NO. 1 TO THE INTERNATIONAL TERMINAL "A"  
COFFEE KIOSK CONCESSION LEASE WITH BLACK POINT COFFEE SFO, LLC  
DBA BLACK POINT CAFÉ**

WHEREAS, on October 17, 2017, by Resolution No. 17-0254, the Airport Commission (Commission) awarded the International Terminal "A" Coffee Kiosk Concession Lease (Lease) to Black Point Coffee SFO, LLC (Tenant); and

WHEREAS, the Lease has a term of eight years with two 1-year options, and Staff has determined that the development costs exceeded supportable underwriting standards related to sales projections, rent structure and the term of the Lease; and

WHEREAS, Staff proposes extending the Lease by two years to improve the financial health of the Lease by allowing for a longer development cost amortization period; and

WHEREAS, Tenant has agreed to enter into an amendment so extending the term of the Lease; now, therefore, be it

RESOLVED, that this Commission hereby approves Amendment No. 1 to the Lease with Black Point Coffee SFO, LLC, extending the base operating term of the Lease to December 31, 2028; and, be it further

RESOLVED, that the Commission Secretary is hereby directed to request approval of Amendment No. 1 to the Lease by Resolution of the Board of Supervisors pursuant to Section 9.118 of the Charter of the City & County of San Francisco.

*I hereby certify that the foregoing resolution was adopted by the Airport Commission  
at its meeting of* SEP 10 2019

  
Secretary