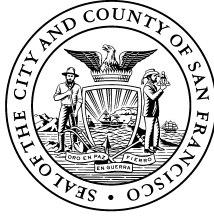


**City & County of San Francisco**  
London N. Breed, Mayor



**Office of the City Administrator**  
Carmen Chu, City Administrator  
Andrico Q. Penick, Director of Real Estate

June 24, 2021

Opera Plaza, L.P.  
601 Van Ness Avenue  
San Francisco, CA 94102  
Attn: Nathan Nishiguchi  
Via Email: [nathann@pudco.com](mailto:nathann@pudco.com)

**Re: Extended Term for 601 Van Ness Avenue, Suite P, San Francisco, CA - HSH**

Dear Landlord:

The City and County of San Francisco ("City") leases office space in Suite P (the "Premises") in the building located at 601 Van Ness Avenue in San Francisco (the "Building") from Opera Plaza, L.P, a California limited partnership ("Landlord") under a lease dated April 11, 2016 (the "Lease"). The Lease expires on July 31, 2021 and provides an option for an extended term of five (5) years upon notice by City.

Per our discussions, City seeks to (a) extend the Lease term through July 31, 2026; (b) continue compliance with Lease section 5.1 (Use) by any City department located at the Premises as needed by City; (c) establish a rental rate of \$42/square foot as of 8/1/21; and (d) reset the Base Year for Operating Expenses and Additional charges to calendar year 2021.

Through the execution of this letter, and subject to Board of Supervisors and Mayoral approval of a Resolution confirming these terms, Landlord and City agree to extend the Lease term through July 31, 2026 (the "Extended Term") on the following terms and conditions:

1. Base Rent as of August 1, 2021 shall be at the rate of \$42 per square foot annually (\$30,261 monthly rent, \$363,132 annual rent), net of electricity. Section 4.2 of the Lease shall remain in effect with respect to annual increases of Base Rent, with the first increase on August 1, 2022.
2. While the Resolution is in process, the above stated monthly amount shall be paid by City on a monthly basis pursuant to Section 22.13 (Holding Over). City will make good faith efforts to obtain final approval from the Board and Mayor on or before July 27, 2021. If such approval is not obtained on or before September 30, 2021, each party shall have the right to terminate the Lease upon thirty (30) days written notice to the other party given at any time.

3. The Base Year definition for Lease section 4.4 (a) shall be calendar year 2021 for the Extended Term. The change of Base year shall not apply to the period prior to August 1, 2021.
4. City will not have any obligation to pay any broker fee or commission on this transaction.
5. All other terms and conditions of the Lease shall remain in effect.

As soon as the Board of Supervisor and Mayoral approval of the Resolution has been obtained, City will email to Landlord's agent, Bruce McLellan, a certified copy thereof for delivery to Landlord.

Respectfully,

DocuSigned by:  
*Andrico Q. Penick*  
Andrico Q. Penick  
Director of Property

Acknowledged and agreed by Landlord:

OPERA PLAZA, L.P.,  
a California Limited Partnership

DocuSigned by:  
*Nathan Msligueli*  
\_\_\_\_\_  
By: Authorized Signatory