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[Lease of Real Property]

Resolution approving and authorizing a new lease between the City and County of San Francisco, as tenant, and the Regents of the University of California, a California corporation, as landlord, of warehouse space at 626 Forbes Boulevard, South San Francisco.

WHEREAS, the University of California, a California corporation ("Landlord") owns that certain warehouse building located at 626 Forbes Boulevard, in the City of South San Francisco, County of San Mateo (the "Building") containing approximately 26,061 square feet of space (the "Premises"); and

WHEREAS, The City, on behalf of its Public Health Commission ("Health Commission"), desires to lease the Premises for an initial term of approximately ten (10) years at an initial monthly base rental of \$20,327.58, with payment of rent to commence three months after the starting date of the Lease, and with one option to extend the term of the lease ("Extension Option") for an additional ten (10) years, pursuant to the terms and conditions of a lease agreement ("Lease") substantially on the terms contained herein and in a lease form approved by the City Attorney and the Director of Property; and,

WHEREAS, The Director of Public Health has requested the proposed lease of the Premises upon terms consistent with the terms and conditions of the City's offer letter, now, therefore, be it

RESOLVED, That in accordance with the recommendations of the Director of Public Health and the Director of Property, that the Director of Property is hereby authorized, on behalf of the City, as Tenant, to execute a Lease for the Premises on the terms contained

1 herein and approved as to form by the City Attorney and Director of Property, along with other
2 related documents with Landlord; and, be it

3 FURTHER RESOLVED, That the Lease shall commence as of the date City's Board of
4 Supervisors and Mayor approve a resolution authorizing the Lease (the "Commencement
5 Date") and the lease is executed by the City and UCSF and shall expire approximately ten
6 years and three months later and shall contain one ten-year Extension Option; and, be it

7 FURTHER RESOLVED, That, provided the rent for the commencement of the
8 Extension Term is below the Director of Property's determination of fair market rent, the
9 Director of Property shall be authorized to exercise the Extension Option for the additional ten
10 year Extension Term; and, be it

11 FURTHER RESOLVED, That the City shall accept the Premises in their present
12 condition and the City, at its sole cost and expense, shall be responsible for all renovations,
13 alterations and upgrades to the Premises and all installation of equipment necessary for the
14 City's intended use and for payments of all utilities and services used by City at the Premises;
15 and, be it

16 FURTHER RESOLVED, That the Lease shall include a clause approved by the City
17 Attorney, indemnifying and holding harmless the Lessor, from and agreeing to defend the
18 Landlord against any and all claims, costs and expenses, including, without limitation,
19 reasonable attorney's fees, incurred as a result of City's use of the Premises, any default by
20 the City in the performance of any of its material obligations under the Lease, or any negligent
21 acts or omissions of City or its agents, in, on or about the Premises or the property on which
22 the Premises are located, excluding those claims, costs and expenses incurred as a result of
23 the negligence or willful misconduct of Landlord or its agents; and, be it

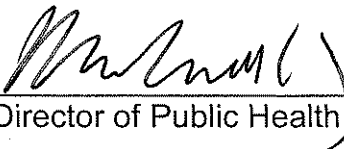
24 FURTHER RESOLVED, That any action taken by any City employee or official with
25 respect to this Lease is hereby ratified and affirmed; and, be it,

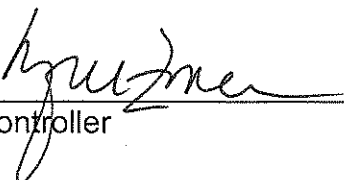
1 FURTHER RESOLVED, That the Director of Property shall be authorized to enter into
2 any amendments or modifications to the Lease, including without limitation, the exhibits, that
3 the Director of Property determines, in consultation with the City Attorney, are in the best
4 interest of the City, do not increase the rent or otherwise materially increase the obligations or
5 liabilities of the City, are necessary or advisable to effectuate the purposes and intent of the
6 Lease or this resolution, and are in compliance with all applicable laws, including City's
7 Charter; and, be it

8 FURTHER RESOLVED, That the City shall occupy the entire Premises for the full term
9 of the Lease unless funds for the Department of Public Health's rental payments are not
10 appropriated in any subsequent fiscal year, at which time the City may terminate the Lease
11 with advance notice to Landlord. Said Lease shall be subject to certification as to funds by
12 the Controller, pursuant to Section 3.105 of the City Charter.

13 RECOMMENDED:

\$142,293 Available
Index Code HLH 449439
Sub-Object 03011

14
15 
16 Director of Public Health


Controller

17
18 
19 Director Of Property



City and County of San Francisco

City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

Tails
Resolution

File Number: 031468

Date Passed:

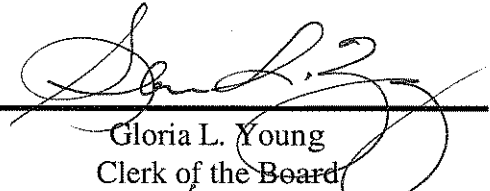
Resolution approving and authorizing a new lease between the City and County of San Francisco, as tenant, and the Regents of the University of California, a California corporation, as landlord, of warehouse space at 626 Forbes Boulevard, South San Francisco.

September 23, 2003 Board of Supervisors — ADOPTED

Ayes: 11 - Ammiano, Daly, Dufty, Gonzalez, Hall, Ma, Maxwell, McGoldrick, Newsom, Peskin, Sandoval

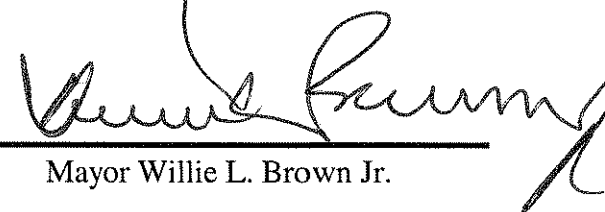
File No. 031468

I hereby certify that the foregoing Resolution was ADOPTED on September 23, 2003 by the Board of Supervisors of the City and County of San Francisco.


Gloria L. Young
Clerk of the Board

OCT 03 2003

Date Approved


Mayor Willie L. Brown Jr.