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[Lease of Real Property – Ground Floor and Portions of the Basement and Mezzanine, Windsor Hotel]

AUTHORIZING AND APPROVING THE LEASE BY AND BETWEEN THE CITY AND COUNTY OF SAN FRANCISCO, FOR THE DEPARTMENT OF PUBLIC HEALTH, AS TENANT, AND 238 WINDSOR ASSOCIATES, AS LANDLORD, FOR THE GROUND FLOOR AND PORTIONS OF THE BASEMENT AND MEZZANINE OF THE “WINDSOR HOTEL” LOCATED AT 238 EDDY STREET.

WHEREAS, The Department of Public Health has created an "SSI Evaluation Program", which is designed to assist persons with disabilities and other adults to obtain Supplemental Security Income benefits; and,

WHEREAS, The ground floor of The Windsor Hotel, located at 238 Eddy Street, presents an opportunity to provide centrally located space to provide services within an existing City leased residential hotel; and,

WHEREAS, Upon leasing the ground floor and portions of the mezzanine and basement of the Windsor Hotel, containing approximately 5,657 square feet, City will contract with a property management company to manage the day-to-day operations of the space; and,

WHEREAS, It is understood that the City shall occupy the space for the entire lease term unless funds for rental payments are not appropriated in any subsequent fiscal year, at which time City may terminate the Lease with advance notice to Landlord, or unless either Landlord or City exercise the right provided in the Lease to terminate the Lease for any reason after the third year of the term upon advance notice to the other party; and,

1 WHEREAS, The base rent shall be \$3,500 per month. The base rent of \$3,500
2 per month shall be increased 4% annually through the ten-year term of the Lease; now
3 therefore, be it

4 RESOLVED, In accordance with the recommendation of the Director of the
5 Department of Public Health, that the Director of Property, on behalf of the City and
6 County of San Francisco, as Tenant, be and hereby is authorized to execute the Lease
7 with Landlord for a ten-year term at a monthly base rent of \$3,500 and otherwise on the
8 terms described in this Resolution, which Lease will be substantially in the form on file
9 with the Clerk of the Board of Supervisors in File No. 000483; and be it

10 FURTHER RESOLVED, That the Director of Property be authorized to enter into
11 any additions, amendments or other modifications to the Lease Agreement (including,
12 without limitation, the exhibits) that the Director of Property determines, in consultation
13 with the Department of Public Health and the City Attorney, are in the best interests of
14 the City, do not materially increase the obligations or liabilities of the City, and are
15 necessary or advisable to complete the transaction contemplated in the Lease and
16 effectuate the purpose and intent of this resolution, such determination to be
17 conclusively evidenced by the execution and delivery by the Director of Property any
18 amendments thereto; and be it

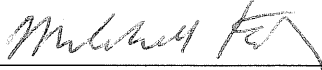
19 FURTHER RESOLVED, That all actions taken by any City employee or official
20 with respect to the Lease are hereby approved, affirmed and ratified.

21 Said Lease shall be subject to certification of funds by the Controller pursuant to
22 Section 3.105 of the Charter.

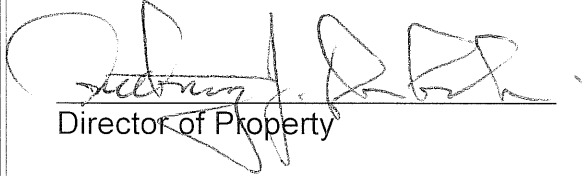
23
24 The City Attorney shall approve the form of the Lease and any related
25 documents.

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RECOMMENDED:

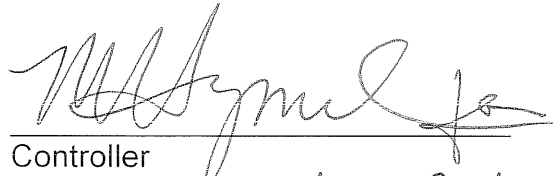


Director of Health, Department of
Public Health



Director of Property

Available:



Controller
Appropriation No. *HCHAPTWC - GF*

SUPERVISOR NEWSOM
BOARD OF SUPERVISORS



City and County of San Francisco

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

Tails

Resolution

File Number: 000483

Date Passed:

Resolution authorizing and approving the lease by and between the City and County of San Francisco, for the Department of Public Health, as tenant, and 238 Windsor Associates, as landlord, for the ground floor and portions of the basement and mezzanine of the "Windsor Hotel" located at 238 Eddy Street.

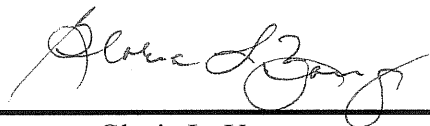
April 17, 2000 Board of Supervisors — ADOPTED

Ayes: 8 - Ammiano, Becerril, Brown, Kaufman, Leno, Newsom, Yaki, Yee

Absent: 3 - Bierman, Katz, Teng

File No. 000483

I hereby certify that the foregoing Resolution
was ADOPTED on April 17, 2000 by the
Board of Supervisors of the City and County
of San Francisco.



Gloria L. Young
Clerk of the Board

APR 28 2000

Date Approved



Mayor Willie L. Brown Jr.