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[Lease for Lesbian, Gay, Bisexual, Transgender, Queer and Questioning Young Adult Transitional Living Facility at 2500 Market Street.]

**Resolution Authorizing A Lease Of Real Property At 2500 Market Street On Behalf Of The Department Of Public Health.**

WHEREAS, The Department of Public Health intends to operate a Lesbian, Gay, Bisexual, Transgender, Queer and Questioning Young Adult Transitional Living Facility at 2500 Market Street (the "Program"); and,

WHEREAS, A copy of the proposed lease is on file with the Clerk of the Board of Supervisors in File No. 001930 (the "Lease"), which is hereby declared to be a part of this resolution as if set forth fully herein; and,

WHEREAS, The Lease includes a requirement that the City indemnify the Owner for the City's and its subtenants use of the property; now, therefore, be it

RESOLVED, That in accordance with the recommendation of the Director of the Department of Public Health, the Director of Property is hereby authorized to execute a written lease with Tobin Hansen, Trustee, as Landlord; for the entire premises located at 2500 Market Street, San Francisco, California, comprising a total area of approximately 4,000 rentable square feet on the terms and conditions contained herein and in a form approved by the City Attorney; and, be it

FURTHER RESOLVED, That the term of this Lease shall begin upon execution and delivery of the Lease estimated to be on December 1, 2000; and continue for a two year period starting after the commencement of the Program; and, be it

FURTHER RESOLVED, That the base rent under the Lease shall be \$9,083 per month (\$2.270 per square foot per month) for the first twelve months and increase to \$ 9,108.75 per

SUPERVISOR LENO, Bierman, Newsom, Ammiano, Katz, Brown  
BOARD OF SUPERVISORS

1 month (\$2.277 per square foot per month) the second year. Rent shall be payable unless  
2 funds for rental payments are not appropriated in any subsequent City fiscal year, at which  
3 time the City may terminate the Lease with advance notice to the Landlord; and, be it

4 FURTHER RESOLVED, That subject to the Health Department's previously approved  
5 budget, the department shall be authorized to complete necessary tenant improvements; and,  
6 be it

7 FURTHER RESOLVED, That the Lease may include a clause (substantially in the form  
8 on file with the Clerk of the Board of Supervisors in File No. 001930 and approved by  
9 the Director of Property and the City Attorney) indemnifying and holding harmless the  
10 Landlord from, and agreeing to defend the Landlord against, any and all claims, costs and  
11 losses, including without limitation, reasonable attorneys' fees, incurred as a result of City's  
12 use of the premises, any default by the City in the performance of any of its obligations under  
13 the Lease, or any acts or omissions of City, its agents or its invitees in, on or about the  
14 premises or the property on which the premises are located; and, be it

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

23 ///

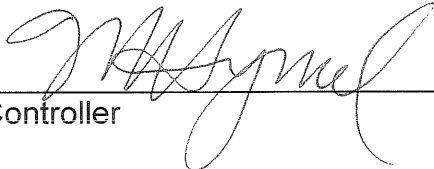
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1 FURTHER RESOLVED, That any action taken by any City employee or official with  
2 respect to the Lease are hereby ratified and affirmed.

3  
4 \$81,747 Available 2000-2001 Fiscal Year

5  
6 HCHSHHOUSGGF 03011 1G-AGF-AAA  
7 Appropriation Number - DPH

8   
9 Controller

10 RECOMMENDED:

11   
12 Director, Department of Public Health

13  
14   
15 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: 001930

Date Passed:

Resolution authorizing a lease of real property at 2500 Market Street on behalf of the Department of Public Health.

November 20, 2000 Board of Supervisors — ADOPTED

Ayes: 11 - Ammiano, Becerril, Bierman, Brown, Katz, Kaufman, Leno, Newsom, Teng, Yaki, Yee

File No. 001930

I hereby certify that the foregoing Resolution was ADOPTED on November 20, 2000 by the Board of Supervisors of the City and County of San Francisco.

Gloria L. Young  
Clerk of the Board

NOV 30 2000

Date Approved

Mayor Willie L. Brown Jr.