

1 [Airport Lease Agreement - XpresSpa SF International, LLC and ILJ San Francisco, LLC]

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3 **Resolution approving Amendment No. 1, retroactive to April 14, 2011, to Airport Spa**  
4 **Lease No. 06-0242 with XpresSpa SF International, LLC; and Amendment No. 2 to**  
5 **Technology Stores and Accessories Lease No. 07-0108 with ILJ San Francisco, LLC,**  
6 **and the City and County of San Francisco, acting by and through its Airport**  
7 **Commission.**

8  
9 WHEREAS, The Airport intends to close Boarding Area E for approximately one year  
10 for major renovations; and

11 WHEREAS, XpresSpa SF International, LLC and ILJ San Francisco, LLC will lose  
12 approximately 80% of passenger traffic which supports their business during this renovation;  
13 and

14 WHEREAS, The Airport Commission approved Resolution Nos. 11-0078 and 11-0079,  
15 which includes suspension and reinstatement of the Minimum Annual Guarantee; now,  
16 therefore, be it

17 **RESOLVED**, That the Board of Supervisors hereby approves Amendment No. 1,  
18 retroactive to April 14, 2011, to Airport Spa Lease No. 06-0242 with XpresSpa SF  
19 International, Inc., and Amendment No. 2 to Technology Stores and Accessories Lease with  
20 ILJ San Francisco, LLC as follows:

- 21 1. The Renovation Period commences on April 14, 2001 and ends when the Airport  
22 Director, in his sole and absolute discretion, determines that the renovations are  
23 complete.
- 24 2. The Minimum Annual Guarantee (MAG) associated with Boarding Area E shall be  
25 waived during the Renovation period.

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3. Tenant shall have the option to continue its operations during the Renovation Period. Should Tenant accept this option, Tenant shall pay percentage rent only as stipulated in its Lease. Any other locations associated with these Leases will have a prorated MAG based on its square footage during the Renovation Period.

FURTHER RESOLVED, That the Airport Director shall take all steps necessary to implement such amendments to the Leases, including execution of the appropriate documents.



**City and County of San Francisco**  
**Tails**  
**Resolution**

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

**File Number:** 110536

**Date Passed:** July 19, 2011

Resolution approving Amendment No. 1, retroactive to April 14, 2011, to Airport Spa Lease No. 06-0242 with XpresSpa SF International, LLC; and Amendment No. 2 to Technology Stores and Accessories Lease No. 07-0108 with ILJ San Francisco, LLC, and the City and County of San Francisco, acting by and through its Airport Commission.

July 13, 2011 Budget and Finance Committee - RECOMMENDED

July 19, 2011 Board of Supervisors - ADOPTED

Ayes: 11 - Avalos, Campos, Chiu, Chu, Cohen, Elsbernd, Farrell, Kim, Mar, Mirkarimi and Wiener

File No. 110536

I hereby certify that the foregoing  
Resolution was ADOPTED on 7/19/2011 by  
the Board of Supervisors of the City and  
County of San Francisco.

Angela Calvillo  
Clerk of the Board

Mayor Edwin Lee

Date Approved