[Real Property Lease Extension Option - Choo Laguna, LLC - 258-A Laguna Honda Boulevard - $51,192 Annual Base Rent]

Resolution authorizing the Director of Real Estate to exercise a Lease Extension Option for the real property located at, 258-A Laguna Honda Boulevard with Choo Laguna, LLC as landlord, for a five-year term to commence on July 1, 2019, through June 30, 2024, at the monthly base rent of $4,266 for a total annual base rent of $51,192.

WHEREAS, The City and County of San Francisco (the “City”), on behalf of the Office of the Public Defender (the "OPD") entered into a lease commencing on July 1, 2014 (“Lease”), with Choo Laguna, LLC as Landlord, for approximately 1,800 square feet of office area situated on the first floor of an office building located at 258-A Laguna Honda Boulevard (“Premises”), and

WHEREAS, The Lease provided for one (1) option to extend the term of the Lease for an additional five (5) years (“Extended Term”) on the same terms and conditions except the base rent for the first year of any Extended Term shall be adjusted to equal 95% of the prevailing market rate, and

WHEREAS, The Lease includes the exclusive right to use three (3) dedicated assigned parking spaces in the lot (“Parking Lot”) adjacent to the front of the Premises at no additional cost and the non-exclusive right to use any unoccupied, unreserved parking spaces in the remainder of the Parking Lot before 8 am and after 7 pm Monday through Friday or anytime on weekends and holidays; and

WHEREAS, The Real Estate Division (“RED”) on behalf of OPD, negotiated 95% of the fair market monthly base rent of $4,266 or $2.37 per square foot per month, increasing annually at a rate of three percent (3%), net of utilities and custodial services, for a five (5)
year Extended Term as provided under the terms and conditions of the Lease; now, therefore, be it

RESOLVED, That in accordance with the recommendation of the OPD, the Director of Real Estate is hereby authorized to take all actions on behalf of the City and County of San Francisco, as Tenant, to exercise a five (5) year Extended Term commencing on July 1, 2019; and, be it

FURTHER RESOLVED, That commencing upon the Extended Term, the fair market monthly base rent shall be $4,266 or $2.37 per square foot, increasing annually at three percent (3%); and, be it

FURTHER RESOLVED, That any action taken by any City employee or official with respect to the exercise of the extension provision contained in the lease is hereby ratified and affirmed; and, be it

FURTHER RESOLVED, That the Board of Supervisors authorizes the Director of Real Estate to enter into an Extended Term of the Lease (including without limitation, the exhibits) that the Director of Real Estate determines, in consultation with the City Attorney, are in the best interest of the City, do not increase the rent or otherwise materially increase the obligations or liabilities of the City, are necessary or advisable to effectuate the purposes of the lease or this Resolution, and are in compliance with all applicable laws, including City's Charter; and, be it

FURTHER RESOLVED, That within 30 days of the Lease Extension being fully executed by all parties, the Director of Real Estate shall provide a copy to the Clerk of the Board for inclusion into the official file.
$51,192 Available for Fiscal Year 19/20

Fund ID: 10000
Department ID: 232082
PS Project ID: 10001889
Authority ID: 10000
Account ID: 530110
Activity ID: 0001

Controller

Subject to enactment of the Annual Appropriation Ordinance for the Fiscal Year 2019/2020

RECOMMENDED:

[Signature]
Office of the Public Defender, Managing Attorney

[Signature]
Real Estate Division, Director 7/5/16
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April 24, 2019 Budget and Finance Sub-Committee - RECOMMENDED

April 30, 2019 Board of Supervisors - ADOPTED
Ayes: 11 - Brown, Fewer, Haney, Mandelman, Mar, Peskin, Ronen, Safai, Stefani, Walton and Yee

File No. 190333

I hereby certify that the foregoing Resolution was ADOPTED on 4/30/2019 by the Board of Supervisors of the City and County of San Francisco.

Angela Calvillo
Clerk of the Board

London N. Breed
Mayor

Date Approved