

1 [Lease Amendment - Hudson News Company - Terminal 1 Boarding Area C Retail Lease -
2 \$1,320,973.20 Minimum Annual Guarantee, \$2,506 Annual Promotional Charge, and
3 Reimbursing \$173,022.24 for Unamortized Construction Costs]

4 **Resolution approving Amendment No. 1 to the Terminal 1 Boarding Area C Retail**
5 **Lease No. 09-0093, between Hudson News Company and the City and County of San**
6 **Francisco, acting by and through its Airport Commission, reducing the minimum**
7 **annual guarantee to \$1,320,973.20, the annual promotional charge to \$2,506, and**
8 **reimbursing the Hudson News Company \$173,022.24 for unamortized construction**
9 **costs.**

10
11 WHEREAS, On May 5, 2009, by Resolution No. 09-0093, the Airport Commission
12 awarded the Terminal 1 Boarding Area C Retail Lease No. 09-0093 (“Lease”) to Hudson
13 News Company for two newsstands and one specialty retail store located in Terminal 1 of
14 the San Francisco International Airport (the “Airport”); and

15 WHEREAS, This Board of Supervisors approved the Lease pursuant to Resolution
16 No. 313-09 adopted on July 28, 2009; and

17 WHEREAS, The Airport requires the closure of Hudson News Company’s specialty
18 retail store for the construction of new restrooms to better serve the traveling public; and

19 WHEREAS, On January 19, 2016, by Resolution No. 16-0033, the Airport Commission
20 approved Amendment No. 1 to the Lease for the closure of Hudson News Company’s
21 specialty retail store, a corresponding reduction in rent and other charges tied to the square
22 footage of the Lease premises, and a reimbursement of unamortized construction costs;
23 now, therefore, be it

24 RESOLVED, That this Board of Supervisors approves Amendment No. 1 to the
25 Lease, which (1) removes the specialty retail store from the Lease premises, (2) reduces

1 the Minimum Annual Guarantee to \$1,032,973.20 and the annual Promotional Charge to
2 \$2,506.00, both in proportion to the net reduction in the square footage of the Lease
3 premises, and (3) reimburses Hudson in the amount of \$173,022.24 for unamortized
4 construction costs; and, be it

5 FURTHER RESOLVED, That the Lease and Amendment No. 1 are on file with the Clerk
6 of the Board of Supervisors in File No. 160312, which is hereby declared to be part of this
7 resolution as if set forth fully herein; and, be it

8 FURTHER RESOLVED, That within thirty (30) days of Amendment No. 1 being fully
9 executed by all parties, the Airport Commission shall provide the final document to the Clerk
10 of the Board for inclusion into the official file.



City and County of San Francisco
Tails
Resolution

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

File Number: 160312

Date Passed: August 02, 2016

Resolution approving Amendment No. 1 to the Terminal 1 Boarding Area C Retail Lease No. 09-0093, between Hudson News Company and the City and County of San Francisco, acting by and through its Airport Commission, reducing the minimum annual guarantee to \$1,320,973.20, the annual promotional charge to \$2,506, and reimbursing the Hudson News Company \$173,022.24 for unamortized construction costs.

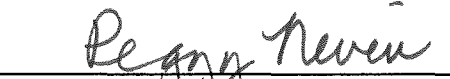
July 27, 2016 Budget and Finance Sub-Committee - RECOMMENDED

August 02, 2016 Board of Supervisors - ADOPTED

Ayes: 11 - Avalos, Breed, Campos, Cohen, Farrell, Kim, Mar, Peskin, Tang, Wiener and Yee

File No. 160312

I hereby certify that the foregoing Resolution was ADOPTED on 8/2/2016 by the Board of Supervisors of the City and County of San Francisco.



Angela Galvillo
Clerk of the Board



Mayor

8/11/16

Date Approved