

AMENDED IN COMMITTEE

11/30/17

FILE NO. 170255

RESOLUTION NO. 446-17

1 [Lease Amendment - SSP America, Inc. - Domestic Terminal Food and Beverage Lease -
2 \$166,439 Annual Guaranteed Rent, and \$3,111 Annual Promotional Charge]

3 **Resolution retroactively approving Amendment No. 2 to the Domestic Terminal Food**
4 **and Beverage Lease No. 03-0200 between SSP America, Inc. and the City and County**
5 **of San Francisco, acting by and through its Airport Commission, increasing the**
6 **annual guaranteed rent to \$166,439 and the annual promotional charge to \$3,111**
7 **with no change to the term length to expire on November 17, 2025.**

8
9 WHEREAS, On September 29, 2003, by Resolution No. 03-0200, the Airport
10 Commission awarded the Domestic Terminal Food and Beverage Lease No. 03-0200
11 (“Lease”), under which SSP America, Inc. currently operates as Union Street Gastropub in
12 Terminal 3 East at San Francisco International Airport (the “Airport”); and

13 WHEREAS, This Board of Supervisors approved the Lease by Resolution No. 775-03
14 adopted on December 9, 2003; and

15 WHEREAS, On August 12, 2013, by Resolution No. 13-0176, the Airport Commission
16 approved Amendment No. 1 to the Lease in order to accommodate the Airport’s expansion of
17 Terminal 3 East, which included relocation of the restaurant to its current location in
18 Terminal 3 East, reimbursement of unamortized construction costs, and a modified lease
19 expiration of November 17, 2025; and

20 WHEREAS, This Board of Supervisors approved Amendment No. 1 to the Lease by
21 Resolution No. 3-15 adopted on January 13, 2015; and

22 WHEREAS, In order to improve visibility and increase the guest experience at the new
23 restaurant location, the Airport and SSP America, Inc. desire to expand the lease premises to
24 accommodate seating outside of the current lease line; and

1 WHEREAS, On December 6, 2016, by Resolution No. 16-0317, the Airport
2 Commission approved Amendment No. 2 to the Lease to effectuate the desired expansion of
3 the lease premises, and to increase the annual guaranteed rent and annual promotional
4 charge in proportion to the increase in square footage; now, therefore, be it

5 RESOLVED, That this Board of Supervisors retroactively approves Amendment No. 2
6 to the Lease, which (1) increases the square footage of the lease premises from
7 approximately 2,654 square feet to approximately 3,111 square feet and (2) increases the
8 current annual guaranteed rent to \$166,439.00 and the annual promotional charge to
9 \$3,111.00, both in proportion to the increase in square footage of the lease premises, equal to
10 \$58.41 per square foot; and, be it

11 FURTHER RESOLVED, That within thirty (30) days of the amendment being fully
12 executed by all parties, the Airport Commission shall provide the final amendment to the Clerk
13 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: 170255

Date Passed: December 12, 2017

Resolution retroactively approving Amendment No. 2 to the Domestic Terminal Food and Beverage Lease No. 03-0200 between SSP America, Inc. and the City and County of San Francisco, acting by and through its Airport Commission, increasing the annual guaranteed rent to \$166,439 and the annual promotional charge to \$3,111 with no change to the term length to expire on November 17, 2025.

November 30, 2017 Budget and Finance Committee - AMENDED, AN AMENDMENT OF THE WHOLE BEARING NEW TITLE

November 30, 2017 Budget and Finance Committee - RECOMMENDED AS AMENDED

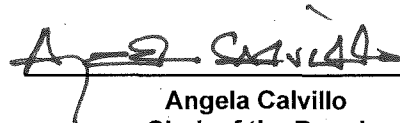
December 12, 2017 Board of Supervisors - ADOPTED

Ayes: 10 - Breed, Cohen, Farrell, Kim, Peskin, Ronen, Safai, Sheehy, Tang and Yee

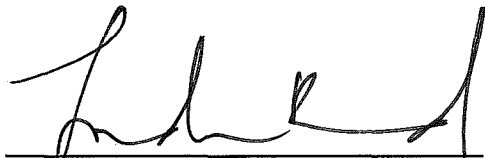
Excused: 1 - Fewer

File No. 170255

I hereby certify that the foregoing Resolution was ADOPTED on 12/12/2017 by the Board of Supervisors of the City and County of San Francisco.



Angela Calvillo
Clerk of the Board



Mayor

12/22/2017

Date Approved