

SAN FRANCISCO
MUNICIPAL TRANSPORTATION AGENCY
BOARD OF DIRECTORS

RESOLUTION No. 14-035

WHEREAS, The City and County of San Francisco (City), a municipal corporation, owns the Fifth & Mission/Yerba Buena Garage, located at 833 Mission Street, San Francisco, California; and,

WHEREAS, Prior to December 31, 2012 the City leased the garage to the San Francisco Downtown Parking Corporation (Corporation) through a master lease agreement (Master Lease), which was subsequently terminated on December 31, 2012. Under the Master Lease, the Corporation managed the day-to-day operation of the garage, including sub-leasing retail space, with oversight and policy direction from the SFMTA; and,

WHEREAS, Effective January 1, 2013 the SFMTA took complete responsibility for managing the garage as well as all retail leases and agreements; and,

WHEREAS, The termination of the Corporation Master Lease had no material effect on garage operations or its tenants; and,

WHEREAS, Sprint Spectrum Realty Company, L.P. approached staff with a request to negotiate an amendment to its lease agreement; and,

WHEREAS, Staff negotiated a base rent increase of three percent commencing June 1, 2014 with a three percent annual increase during the five-year extension and five-year renewal option period; and,

WHEREAS, The extended five-year term will provide additional rent to the SFMTA of \$689,049 and should the five-year option be exercised, it will provide additional rent of \$798,813; and,

WHEREAS, The Amendment does not provide for any rent credits or tenant improvement allowances; now, therefore, be it

RESOLVED, That the San Francisco Municipal Transportation Agency Board of Directors authorizes the Director of Transportation to execute the Third Amendment to the lease, dated February 18, 2004, with Sprint Spectrum Realty Company, L.P., tenant at the Fifth & Mission/Yerba Buena Garage, to extend the term of the lease for a five years to May 31, 2019, plus one five year option to renew and increase the annual minimum rent for a total of \$689,049 over the five year term; and, be it further

RESOLVED, That the San Francisco Municipal Transportation Agency Board of Directors requests the Board of Supervisors' approval of the Third Amendment.

I certify that the foregoing resolution was adopted by the San Francisco Municipal Transportation Agency Board of Directors at its meeting of March 4, 2014.

Secretary to the Board of Directors
San Francisco Municipal Transportation Agency