(O-2002-4)

ORDINANCE NUMBER O-_____(NEW SERIES)

ADOPTED ON JUL 3 1 2001

AN ORDINANCE AUTHORIZING THE CITY MANAGER TO EXECUTE AN OFFICE LEASE AGREEMENT WITH 707 BROADWAY, LLC, FOR OFFICE AND STORAGE SPACE

WHEREAS, the City of San Diego and 707 Broadway, LLC have negotiated a lease for approximately 15,009 square feet of office and storage space at the 707 Broadway Tower, for use by the Library. The monthly base rent will be \$1.50 per square foot or \$14,223.00 per month for 9,482 square feet of office space, and \$1.00 per square foot or \$5,527 per month for 5,527 square feet of book storage space; and

WHEREAS, electricity consumption will be separately metered and paid by the City.

The estimated cost of electricity is approximately \$1,800 per month; and

WHEREAS, 707 Broadway, LLC will install tenant improvements at Landlord's sole cost and expense. The cost of improvements is estimated at \$280,000. In addition, 707 Broadway, LLC will be paying up to \$80,000 to install the Library's data-line infrastructure; and

WHEREAS, the lease term will be for approximately five years with the target lease commencement date being September 15, 2001 and the lease termination date being September 14, 2006. The lease will also allow the City one option to extend the lease for five years; NOW, THEREFORE,

BE IT ORDAINED, by the Council of the City of San Diego, as follows:

Section 1. That the City Manager is authorized to execute, for and on behalf of the City

of San Diego, the lease with 707 Broadway, LLC for a total leasehold area of approximately 15,009 square feet, at the base rent of \$19,750 per month, under the terms and conditions set forth in that Lease on file in the office of the City Clerk as Document No. OO-

Section 2. That the City Auditor and Comptroller is authorized to expend an amount not to exceed \$205,443.44 from the Library's Fund No. 100, Dept. 310, for rent and utility charges from the FY 2002 Budget, and \$300,000 from the General Fund No. 100, Dept. 601, for moving costs and data infrastructure costs from the FY 2002 Budget. These expenditures are contingent upon approval of the FY 2002 Budget by the Mayor and City Council.

Section 3. That a full reading of this Ordinance is dispensed with prior to its final passage, a written or printed copy having been available to the City Council and the public a day prior to its final passage.

Section 4. That this Ordinance shall take effect and be in force on the thirtieth day from and after its passage.

APPROVED: CASEY GWINN, City Attorney

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Debra J. Bevier

Deputy City Attorney

DJB:mm 06/28/01

Or.Dept:REA

O-2002-4

Form=leaseord.frm

The City of San Diego CERTIFICATE OF CITY AUDITOR AND COMPTROLLER

I HEREBY CERTIFY that the money required for the allotment of funds for the purpose storth in the foregoing resolution is available in the Treasury, or is anticipated to come into the Treasur and is otherwise unallotted. Amount \$ Fund	•				CERTIF	ICATE OF L	JNALLOT	TED BALA	OR	AC IGINATING -	2200022
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