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(R-2008-665)

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RESOLUTION NUMBER R- 303430

DATE OF FINAL PASSAGE MAR 05 2008

A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE A 10-YEAR LEASE AGREEMENT WITH HEARTLAND AUTOMOTIVE SERVICES, II, INC., FOR THE OPERATION OF AN AUTOMOTIVE MAINTENANCE AND REPAIR FACILITY (JIFFY LUBE FRANCHISE).

WHEREAS, the City and HEARTLAND AUTOMOTIVE SERVICES, II, INC., a Delaware corporation [Heartland] have negotiated a 10-year lease agreement for the City-owned real property located at 1005 B Street for the operation of an automotive maintenance and repair facility (i.e., a "Jiffy Lube" franchise); and

WHEREAS, under the terms of the proposed lease agreement, Heartland will pay the greater of minimum rent in the amount of \$67,200 per year or 12% of its gross income; and

WHEREAS, Heartland is currently a month-to-month holdover tenant; and

WHEREAS, the Real Estate Assets Department projects the proposed lease agreement will substantially increase the rent received by the City; and

WHEREAS, Heartland or the City may terminate the proposed lease effective at the end of any lease year with 180 days prior notice; NOW, THEREFORE,

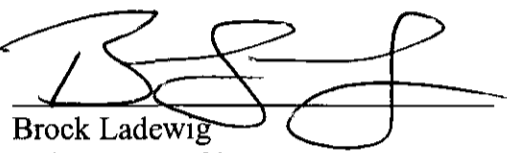
BE IT RESOLVED, by the Council of The City of San Diego, that the Mayor or his designee is authorized to execute and deliver, for and on behalf of The City of San Diego, a 10-year lease agreement with HEARTLAND AUTOMOTIVE SERVICES, II, INC., a Delaware corporation, for the operation of an automotive maintenance and repair facility (i.e., a "Jiffy Lube" franchise) at 1005 B Street, San Diego, California, under the terms and conditions set

forth in that lease agreement on file in the office of the City Clerk as Document No.

RR- 303430 [Lease]; and

BE IT FURTHER RSOLVED, the Auditor and Comptroller is authorized and directed to accept rents pursuant to the Lease and deposit them in General Fund 100.

APPROVED: MICHAEL J. AGUIRRE, City Attorney

By 
Brock Ladewig
Chief Deputy City Attorney

BL:bas
02/11/08
Or.Dept:READ
R-2008-665
MMS #4929

I hereby certify that the foregoing Resolution was passed by the Council of the City of San Diego, at this meeting of FEB 26 2008.

ELIZABETH S. MALAND
City Clerk

By 
Deputy City Clerk

Approved: 3-5-08
(date)


JERRY SANDERS, Mayor

Vetoed: _____
(date)

JERRY SANDERS, Mayor