

KEY DATES FORM

LEASEHOLD ID: 031

LESSEE NAME: LA JOLLA KAYAK & CO. LLC

KEY DATE	REMINDER DATE	FREQUENCY YEARS MONTHS		ACTION	RECOMMENDED ADVANCE NOTICE
	N/A	1		Entry and Inspection (section)	(REportfolio default)
	N/A			C.P.I. Adjustments (section)	(REportfolio default)
				Review Percentage Rate Adjustments (section)	12 mos.
				Market Value Adjustment by Appraisal (section)	9 mos.
	N/A			Review Insurance Level (section)	(REportfolio default)
	N/A			Monitoring of Development Schedule (section)	(REportfolio default)
				Right to Extend (section)	Varies
3/31/2023				Agreement Termination (section) *	Term 0-5 yrs (Use REportfolio default) 6-10 yrs. (1 yr) 10 + yrs (18 mo.)
				Decision to Accept Improvements (section)	12 mos.
	N/A			Close Out Audit	

Comments, if any: Place in Holdover effective 4/1/2023

*REportfolio automatically adds a key date for a termination. No additional reminder is needed unless for a long term lease that needs longer lead time.

Agent Koy Nichols

Input by: _____

Date 5/25/2023

Date _____

Redman, Shelley

From: Nichols, Koy.
Sent: Tuesday, May 30, 2023 11:45 AM
To: Redman, Shelley
Subject: RE: La Jolla Kayak & Co - Holdover

Hello Shelly,

Please EXTEND this agreement for 1 year per the Lease. New expiration will be 3/31/2024.

Thank you,

Koy Nichols
Program Coordinator, Lease Administration
Department of Real Estate and Airport Management
City of San Diego
1200 Third Avenue
Suite 1700
San Diego, CA 92101

T (619) 235-5248
C (619) 530-8606
sandiego.gov

 **Department of Real Estate
and Airport Management**

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From: Nichols, Koy
Sent: Thursday, May 25, 2023 5:03 PM
To: Redman, Shelley <SRedman@sandiego.gov>
Subject: La Jolla Kayak & Co - Holdover

Hello Shelly,

Attached is the Blue Sheet and Holdover Letter for La Jolla Kayak & Co LLC. Their lease expired 3/31/23. We are working on a new lease for them. Please place this account in Holdover while we finalize a new lease.

Let me know if you need me to send any other documentation or make any adjustment.

Thank you,

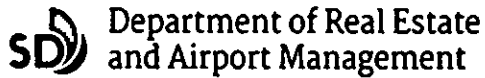
Koy Nichols

Program Coordinator, Lease Administration
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Department of Real Estate and Airport Management

May 25, 2023

Sharon Luscomb
2199 Avenida De La Playa
La Jolla, CA 92037

Subject: Holdover Tenancy - City of San Diego Lease with La Jolla Kayak & Co LLC

Dear Mrs. Luscomb,

This letter will serve as NOTICE that as of March 31, 2023, the term of the above-mentioned Lease has expired and therefore effective April 1, 2023, the Lease has been placed on a month-to-month holdover status.

If you have any questions, please contact me at knichols@sandiego.gov or (619) 235-5248.

Sincerely,

Koy Nichols
Program Coordinator

cc: Matt Ostlund, Program Manager