



Real Estate Assets Department
SDC003

Document Type

LEGAL DOCUMENTS



Sub - Category

AGREEMENTS



DUPLICATE

DUPLICATE ORIGINAL

LEASE AGREEMENT

BETWEEN

THE CITY OF SAN DIEGO

AND

MAGDY ATHNATHIOUS AND NELI ATHNATHIOUS

DBA SABRINA'S DELI

DOCUMENT NO. 00-19064
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OFFICE OF THE CITY CLERK
SAN DIEGO, CALIFORNIA

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**PARK IT ON MARKET-NORTH
LEASE**

THIS LEASE AGREEMENT dated, for reference purposes only, October 16, 2001, is executed between the CITY OF SAN DIEGO, a California municipal corporation, hereinafter called ("CITY") and Magdy Athnathious and Neli Athnathious (as individuals), dba Sabrina's Deli, hereinafter called ("LESSEE") which is granted for the consideration hereinafter recited:

CITY leases to LESSEE and LESSEE leases from City certain space for the purposes of conducting LESSEE's business.

1. Location. Park it on Market-North, hereinafter called "Building" located at the northeast corner of Sixth Avenue and Market Street, San Diego California.
2. Space Leased. A portion of the ground floor, also known as 625 Sixth Avenue, San Diego, CA 92101 hereinafter called "Premises" consisting of approximately 459 rentable square feet as shown on the attached floor plan as Exhibit "A". Additionally, LESSEE shall have the right to lease, on a space available basis, up to 500 square feet of storage space located on the basement level of the building containing the Premises. Said storage space is available for lease to LESSEE at the rate of \$.50 per square foot per month during the initial term of the Lease. The lease rate during the option term, if exercised by LESSEE, shall be at then-prevailing fair market value as established at the commencement of the option term. Lessee shall have the right to place non-permanent tables and chairs outside the Premises along the sidewalk adjacent to the Premises. LESSEE shall remove said tables and chairs from the outside area each night. There shall be no additional rent charge for said outside patio area. Lessee shall be solely responsible for the maintenance of the patio area. The style and quantity of the outside furnishing shall be subject to Lessor's reasonable approval. Lessee shall be permitted to sell beer and wine from the Premises or the patio provided Lessee obtains all required permits, licenses and approvals for said beer and wine sales and patio furniture.
3. Use of Premises. Uses limited to: a coffeehouse/delicatessen including the sale of coffee,

bagels, donuts, pre-made sandwiches, chips, cigarettes, non-alcoholic beverages, beer and wine with approved permits and other products or other related uses as may be approved in writing in advance by the City Manager.

4. Term of Lease. The term of this lease shall be five (5) years. The Commencement Date of this lease shall be upon substantial completion of the improvements. The Estimated Commencement Date is March 1, 2002. This lease shall terminate on the fifth anniversary of the Commencement Date unless the LESSEE elects to extend the Lease as provided in Section 6.
5. Early Termination. Intentionally Deleted.
6. Right to Extend. Provided that LESSEE is not in default of this lease or any extension thereof, this lease may be extended by LESSEE for an additional period of five (5) years, under the same agreements, considerations, covenants, and conditions of the original lease excepting the Base Monthly Rent which shall be increased at the commencement of the Option Term to then-prevailing fair market value, but shall not in any event be less than previously paid.

In order to exercise the Extension option, LESSEE shall provide City with at least 4 months and not more than 6 months advance written notice of LESSEE's intent to exercise the Extension Option.

For the purposes of this paragraph, "LESSEE" shall mean the original LESSEE or any entity that is controlled 51% or greater by the original LESSEE.

Provided LESSEE exercises the Extension Option, then in that event, CITY shall provide LESSEE, no later than 90 days prior to the expiration of the Initial Term, a written statement of City's opinion of the Market Value ("CITY's Value"). ~~If LESSEE agrees with CITY's Value, then CITY's Value shall be deemed to be the market value for purposes of determining the rental rate for Months 61 - 72 of the lease.~~ M-A
N-A

~~If LESSEE disagrees with CITY's Value, LESSEE shall have the right to retain an MAI appraiser to provide an opinion~~

of the Market Value. Said appraiser's opinion of value ("LESSEE's Value") shall be delivered by LESSEE to CITY no later than 60 days prior to the expiration of the Initial Term. If CITY accepts LESSEE's Value, then LESSEE's Value shall be deemed to be the market value for purposes of determining the rental rate for Months 61-72 of the lease

If CITY disagrees with LESSEE's Value, CITY and LESSEE hereby agree to submit the matter of determination of the market value to binding arbitration with the American Arbitration Association. Within ten(10) days after receiving the judgment of the arbitration, LESSEE may either accept or reject the option term of the lease. If LESSEE rejects the option term, the lease will terminate at the conclusion of the initial term.

N.A.
M.A.

Once the market value of the rent is established for Months 61-72 of the lease, the monthly rent shall be increased each year on the anniversary of the Commencement Date, beginning in Month 73 of the lease, at the fixed rate of four percent (4%) per year.

7. Holdover. Any holding over by LESSEE after expiration or termination shall not be considered as a renewal or extension of this lease. The occupancy of the Premises after the expiration or termination of this agreement constitutes a month-to-month tenancy, and all other terms and conditions of this agreement shall continue in full force and effect; provided, however, CITY shall have the right to apply a reasonable increase in rent to bring the rent to fair market value and to terminate the holdover tenancy at will.
8. Relocation. Intentionally Deleted.
9. Rent. Monthly rent for the lease term and any extension period thereof shall be per the following schedule, not including parking fees or any costs associated with the phone system:

First Lease Year - Mos. 1-12*	\$918.00
Second Lease Year - Mos. 13-24	\$955.00
Third Lease Year - Mos. 25-36	\$993.00

Fourth Lease Year - Mos. 37-48

\$1,033.00

Fifth Lease Year - Mos. 49-60

\$1,074.00

*Notwithstanding the foregoing, the rent shall commence upon the opening of business by LESSEE, but in no event later than 90 days from the Commencement Date.

10. Delinquent Rent. If LESSEE fails to pay the rent within ten (10) days of when due, LESSEE will pay, in addition to the unpaid rents, five percent (5%) of the delinquent rent. If the rent is still unpaid at the end of fifteen (15) days, LESSEE shall pay an additional five percent (5%) [being a total of ten percent (10%)], which is hereby mutually agreed by the parties to be appropriate to compensate CITY for loss resulting from rental delinquency, including lost interest, opportunities, legal costs, and the cost of servicing the delinquent account. Notwithstanding the foregoing, in no event shall the charge for late payments of rent be less than Twenty Five Dollars (\$25).
11. Time and Place of Payment. Rent is due monthly in advance on or before the first day of each calendar month. All monthly rents will be prorated during the first and final months of any rental period in order to achieve payment on the first day of each calendar month. Checks should be made payable to the City Treasurer and mailed to the Office of the City Treasurer, City of San Diego, P.O. Box 122289, San Diego, California 92112-4165, or delivered to the Office of the City Treasurer, Civic Center Plaza Building, 1200 Third Avenue, First Floor, San Diego, California 92101.
12. Security Deposit. LESSEE shall deliver to CITY with the executed copies of this lease a good faith deposit in the amount of \$918.00. If at the end of the term of this lease and/or option to extend, LESSEE has performed all of the provisions of this lease, the deposit or any remaining balance shall be returned to LESSEE without interest. The security deposit may be increased by CITY proportionate to any increase in rent.
13. Services. Services and uses included in the monthly rent shall be:

- a. Exclusive right to occupy space leased.
 - b. Non-exclusive right to utilize common areas including hallways, walkways, and restrooms.
 - c. Listing in lobby directory, if available.
14. Indemnity. LESSEE agrees to defend, indemnify, protect, and hold the CITY and the Redevelopment Agency of the City of San Diego and the Centre City Development Corporation, their agents, officers, and employees harmless from and against any and all claims asserted or liability established for damages or injuries to any person or property, including injury to LESSEE'S employees, invitees, guests, agents, or officers, which arise out of or are in any manner directly or indirectly connected with the development or operation of the leasehold or the work and operations to be performed under this agreement, and all expenses of investigating and defending against same; provided, however, that LESSEE'S duty to indemnify and hold harmless shall not include any claims or liability arising from the established active negligence, sole negligence, or sole willful misconduct of the CITY, the Redevelopment Agency of the City of San Diego, the Centre City Development Corporation, or their agents, officers, or employees.
15. Insurance.
- A. LESSEE shall take out and maintain at all times during the term of this lease the following insurance at its sole expense:
- i. Public liability and property damage insurance in the amount of not less than One Million Dollars (\$1,000,000) Combined Single Limit Liability with an occurrence claims form. This policy shall cover all injury or damage, including death, suffered by any party or parties from acts or failures to act by CITY or LESSEE or by authorized representatives of CITY or LESSEE on or in connection with the use or operation of the premises.

ii. Fire, extended coverage, and vandalism insurance policy on all insurable property on the premises in an amount to cover 100 percent of the replacement cost. Any proceeds from a loss shall be payable jointly to CITY and LESSEE. The proceeds shall be placed in a trust fund to be reinvested in rebuilding or repairing the damaged property. If there is a mortgage or trust deed on the leasehold, the proceeds may be paid to the approved mortgagee or beneficiary so long as adequate provision reasonably satisfactory to CITY has been made in each case for the use of all proceeds for repair and restoration of damaged or destroyed improvements on the premises.

B. LESSEE'S responsibility to maintain said insurance also includes the following:

i. Additional Insured. All insurance policies will name CITY and the Redevelopment Agency of the City of San Diego and the Centre City Development Corporation as an additional insured, protect CITY and the Redevelopment Agency of the City of San Diego and the Centre City Development Corporation against any legal costs in defending claims, and will not terminate without sixty (60) days' prior written notice to CITY. All insurance companies must be satisfactory to CITY and licensed to do business in California. All policies will be in effect on or before the first day of the lease, except "course of construction fire insurance" shall be in force on commencement of all authorized construction on the premises, and full applicable fire insurance coverage shall be effective upon completion of each insurable improvement. A copy of the insurance policy will remain on file with CITY during the entire term of the lease. At least thirty (30) days prior to the expiration of each policy, LESSEE shall furnish a certificate(s) showing that a new or extended policy has been obtained which meets the terms of this lease.

ii. Modification. CITY, at its discretion, may require the revision of amounts and coverages at any time

during the term by giving LESSEE sixty (60) days' prior written notice. CITY'S requirements shall be designed to assure protection from and against the kind and extent of risk existing on the premises. LESSEE also agrees to obtain any additional insurance required by CITY for new improvements, in order to meet the requirements of this lease.

iii. Accident Reports. LESSEE shall report to CITY any accident causing more than Ten Thousand Dollars (\$10,000) worth of property damage or any serious injury to persons on the premises. This report shall contain the names and addresses of the parties involved, a statement of the circumstances, the date and hour, the names and addresses of any witnesses, and other pertinent information.

iv. Failure to Comply. If LESSEE fails or refuses to take out and maintain the required insurance or fails to provide the proof of coverage, CITY has the right to obtain the insurance after ten (10) days prior notice to LESSEE. LESSEE shall reimburse CITY for the premiums paid with interest at the maximum allowable legal rate then in effect in California. CITY shall give notice of the payment of premiums within thirty (30) days of payment stating the amount paid, names of the insurer(s), and rate of interest. Said reimbursement and interest shall be paid by LESSEE on the first (1st) day of the month following the notice of payment by CITY.

Notwithstanding the preceding provisions of this Subsection (iv), if LESSEE fails or refuses to take out or maintain insurance as required in this lease or fails to provide the proof of insurance, CITY has the right to declare this lease in default without further notice to LESSEE, and CITY shall be entitled to exercise all legal remedies in the event of such default.

16. Prohibited Uses. LESSEE may not do the following, unless approved in writing in advance by CITY: (a) utilize the space for anything but the uses stated in Paragraph 3; (b) make any alterations or changes to the leased Premises. (c)

by any repairs amounting to more than \$5,000 per instance; (d) suffer or permit any liens or encumbrances to be placed on CITY's property; (f) utilize the Premises in any manner which may create a health, safety, or fire hazard; (g) fail to pay all taxes assessed against LESSEE, its personal property, the conduct of its business, etc.; (h) fail to obey the Building Rules and Regulations (which may be changed from time to time, a copy of which is made a part of this lease as Exhibit "B");

17. Defaults and Remedies.

A. Defaults. Each of the following shall constitute an event of default under this lease:

- i. LESSEE'S failure to make any payment required under this lease when due;
- ii. LESSEE defaults in the performance of any covenant or condition required by this lease, other than those requiring payment to CITY, to be performed by LESSEE and fails to cure said default within thirty (30) days following written notice thereof from CITY; or if any such default, other than those requiring payment to CITY, is not curable within thirty (30) days, and fails to commence to cure the default(s) within said thirty-day period and diligently pursue such cure to completion;
- iii. LESSEE voluntarily files or involuntarily has filed against it any petition under any bankruptcy or insolvency act or law;
- iv. LESSEE is adjudicated a bankrupt;
- v. LESSEE makes a general assignment for the benefit of creditors;

B. Remedies.

- i. Upon default by LESSEE, CITY may, at its option, give LESSEE, or any person claiming rights through LESSEE, a written Three (3) Day Notice to Pay or Quit, or CITY may terminate the lease and all

rights of LESSEE and of all persons claiming rights through LESSEE to the premise or to possession thereof, and CITY may enter and take possession of the premise (provided, however, in the event that any default described in Section 17.1 Defaults, hereof, is not curable within thirty (30) days after notice to LESSEE, CITY will not terminate this lease pursuant to the default if LESSEE immediately commences to cure the default and diligently pursues such cure to completion), and may recover from LESSEE the sum of:

- ii. the worth at the time of award of any unpaid rent that had been due at the time of termination;
- iii. the worth at the time of award of the amount by which (a) the unpaid rent that would have been earned after termination until the time of award exceeds (b) the amount of rental loss, if any, as LESSEE affirmatively proves could have been reasonably avoided;
- iv. the worth at the time of award of the amount by which (a) the unpaid rent for the balance of the term after the time of award exceeds (b) the amount of rental loss, if any as LESSEE affirmatively proves could be reasonably avoided;
- v. any other amount necessary to compensate CITY for all the detriment proximately caused by LESSEE'S failure to perform LESSEE'S obligations or that, in the ordinary course of things, would be likely to result; and
- vi. all other amounts in addition to or in lieu of those previously stated as may be permitted from time to time by California law.

As used in clauses (i) and (ii) of this Section, the "worth at the time of award" is computed by allowing interest at the rate of ten percent (10%) per annum. As used in clause (xiii) of this Section, the "worth at the time of award" is computed by discounting that amount at the discount rate of the

Federal Reserve Bank of San Francisco at the time of award plus two percent (2%). As used in this Section the term "rent" shall include Base Rent, Percentage Rent and any other payments required by LESSEE.

- C. If there is a deed of trust or mortgage on the leasehold interest, CITY will give the mortgagee or beneficiary written notice of the default(s) complained of, and the same mortgagee or beneficiary will have thirty (30) days from such notice to cure the default(s) or, if any such default is not curable within thirty (30) days, to commence to cure the default(s) and diligently pursue such cure to completion. The thirty (30) day period may be extended during such time as mortgagee or beneficiary pursues said cure with reasonable diligence.

If the mortgagee or beneficiary will be required to exercise its right to cure said default(s) through litigation or through foreclosure, then CITY will have the option of the following courses of action in order that the default(s) may be expeditiously corrected:

- i. CITY may correct said default(s) and charge the costs thereof to the account of LESSEE, which charge will be due and payable on the date that the rent is next due after presentation by CITY to LESSEE and mortgagee or beneficiary of a statement of said costs.
- ii. CITY may correct said default(s) and may pay the costs thereof from the proceeds of any insurance fund held by CITY, CITY and LESSEE or by CITY and mortgagee and beneficiary, or CITY may use the funds of any faithful performance or cash bond on deposit with CITY, or CITY may call on the bonding agent to correct the default(s) or to pay the costs of correction performed by or at the direction of CITY.
- iii. CITY may terminate this lease as to the rights of LESSEE by assuming or causing the assumption of liability for any trust deed or mortgage. LESSEE

agrees to assume and pay any and all penalties or bonuses required by the beneficiaries, trustees or mortgagees as a condition for early payoff of the related obligations by CITY. CITY may, as an alternative, substitute for the terminated LESSEE a new LESSEE reasonably satisfactory to the mortgagee or beneficiary. Any reasonable costs incurred by CITY in releasing to a new tenant will be the responsibility of the terminated LESSEE, and LESSEE hereby agrees to reimburse CITY for any such costs.

Should the default(s) be noncurable by LESSEE, then any lender holding a beneficial interest in the leasehold, whose qualifications as an assignee have been approved by CITY, will have the absolute right to substitute itself to the estate of LESSEE hereunder and to commence performance of this lease. If such mortgagee or beneficiary will give notice in writing of its election to so substitute itself within the thirty-day period after receiving written notice by CITY of the default, and the default, if curable, is cured by such mortgagee or beneficiary, then this lease will not terminate pursuant to the default. In that event, CITY expressly consents to the substitution and authorizes the mortgagee or beneficiary to perform under this lease with all the rights, privileges, and obligations of LESSEE, subject to cure of the default, if possible, by mortgagee or beneficiary. LESSEE expressly agrees to assign all its interest in and to its leasehold estate to mortgagee or beneficiary in that event.

D. Abandonment by LESSEE. Even though LESSEE has breached the lease and abandoned the property, this lease shall continue in effect for so long as CITY does not terminate this lease, and CITY may enforce all its rights and remedies hereunder, including but not limited to the right to recover the rent as it becomes due, plus damages.

E. Waiver. Any CITY waiver of a default is not a waiver of any other default. any waiver of a default must be in writing and be executed by the City Manager in

order to constitute a valid and binding waiver. CITY delay or failure to exercise a remedy or right is not a waiver of that or any other remedy or right under this lease. The use of one remedy or right for any default does not waive the use of another remedy or right for the same default or for another or later default. CITY'S acceptance of any rents is not a waiver of any default preceding the rent payment. CITY and LESSEE specifically agree that the property constituting the premises is CITY-owned and held in trust for the benefit of the citizens of the City of San Diego and that any failure by the City Manager or CITY staff to discover a default or take prompt action to require the cure of any defaults shall not result in an equitable estoppel, but CITY shall at all times, have the legal right to require the cure of any default when and as such defaults are discovered or when and as the City Council directs the City Manager to take action or require the cure of any default after such default is brought to the attention of the City Council by the City Manager or by any concerned citizen.

18. Keys. CITY shall supply keys to LESSEE's space. LESSEE may not duplicate keys. If a key is lost, LESSEE must apply to the CITY for additional keys or replacement keys (at a charge of \$10.00 per key) but if LESSEE loses a key, he takes the risk of the finder. If LESSEE desires, the lock can be changed but at the expense of the LESSEE. If the lost key affects access to other tenants, CITY may change the lock and charge the LESSEE for costs associated with changing of locks. Upon lease termination, all keys must be surrendered by LESSEE to CITY, at the office of the building manager.
19. Attorney's Fees. In the event of any action or proceedings brought by either party against the other under this lease, the prevailing party shall be entitled to recover the fees for its attorneys in such action or proceeding, in such amount as the court may adjudge reasonable as attorney's fees. In the event the CITY intervenes in or becomes a party or is made a party to any action or proceeding arising in connection with this lease in order to protect

its rights, then LESSEE will pay the CITY the fees of CITY's attorneys therein as fixed by the court.

20. Possession by LESSEE. Subject to the improvements to be provided by city as outlined in paragraph 21 herein, CITY has made no promise to alter or improve the Premises or made any representation concerning the condition thereof. By taking possession of the Premises, LESSEE acknowledges the premises are in good order and condition and agrees to take possession "as is". LESSEE will maintain the Premises in good condition and repair, and will not cause or permit the Premises to be damaged or defaced. LESSEE will make no alterations or additions to the Premises without CITY'S prior written consent. LESSEE will return the Premises and any furniture contracted for hereunder at the end of the term (or, when appropriate, at the end of each usage) in as good condition and repair as when LESSEE received the Premises or such furniture, as the case may be, normal wear and tear excepted.

21. Acceptance of Premises. CITY shall deliver the premises to Lessee with the following improvements installed by CITY, at City's sole cost and expense:

- a. HVAC system including distribution,
- b. Electrical subpanel and electrical outlets per code requirements,
- c. Access to one handicapped accessible unisex restroom located outside the Premises. Said restroom may be a common use restroom,
- d. Drop ceiling with 2' x 4' fluorescent fixtures.
- e. Commercial grade vinyl laminate flooring, or equivalent, throughout the Premises.

By taking possession of the Premises, LESSEE acknowledges the premises are in good order and condition and agrees to take possession "as is". LESSEE will maintain the Premises in good condition and repair, and will not cause or permit the Premises to be damaged or defaced. LESSEE will make no alterations or additions to the Premises without CITY'S prior written consent. LESSEE will return the Premises at the end of the term in as good condition and repair as when LESSEE received the Premises, normal wear and tear excepted.

22. Asbestos Disclosure. Intentionally Deleted.

23. Asbestos. Intentionally Deleted.

24. Common Areas

- a. Definition - The term "Common Areas" is defined as all areas and facilities outside the Premises and within the exterior boundary line of the Building and interior utility raceways within the Premises that are provided and designated by the CITY from time to time for the general non-exclusive use by CITY, LESSEE and other lessees of the Building.
- b. LESSEE's Rights - CITY hereby grants to LESSEE during the term of this lease, the non-exclusive right to use, in common with others entitled to such use, the Common Areas as they exist from time to time, subject to any rights, powers, and privileges reserved by CITY under the terms hereof or under the terms of any rules and regulations or right to store any property, temporarily or permanently, in the Common Areas.
- c. Rules and Regulations as Exhibit B - CITY or such other person(s) as CITY may appoint shall have the exclusive control and management of the Common Areas and shall have the right, from time to time, to establish, modify, amend and enforce reasonable Rules and Regulations with respect thereto. LESSEE agrees to abide by and conform to all such Rules and Regulations, and to cause its employees, suppliers, shippers, customers, contractors and invitees to so abide and conform. CITY shall not be responsible to LESSEE for the non-compliance with said rules and regulations by other lessees of the Building.
- d. Changes - CITY shall have the right, in CITY's sole discretion, from time to time:
 - i. To make changes to the Common Area, including, without limitation, changes in the location, size, shape and number of driveways, entrances, parking spaces, parking area, loading and unloading areas, ingress, egress,

direction of traffic, landscaped areas, walkways and utility raceways;

- ii. To close temporarily any of the Common Areas for maintenance purposes so long as reasonable access to the Premises remains available;
- iii. To add additional improvements to the Common Areas;
- iv. To use the Common Areas while engaged in making additional improvements, repairs, or alterations to the Building or any portion thereof; and
- v. To do and perform such other acts and make such other changes in, to or with respect to the Common Areas and Building as CITY may, in exercise of sound business judgement, deem to be appropriate.

25. Assignment and Subletting. LESSEE shall not assign this lease or any interest therein and shall not sublet the Premises or any part thereof, or any right or privilege appurtenant thereto, or suffer any other person, except employees, agents, and guests of LESSEE, to use or occupy the Premises or any part thereof, without the prior written consent of the City Manager in each instance. A consent to assignment, subletting, occupation, or use by any other person shall not be deemed to be a consent to any subsequent assignment, subletting, occupation, or use by another person. Any such assignment or subletting without such consent shall be void and shall, at the option of CITY, terminate this lease. This lease shall not, nor shall any interest therein, be assignable as to the interest of LESSEE by operation of law, without the written consent of the City Manager.

"Assignment" for the purposes of this clause shall include any transfer ownership interest in this lease by LESSEE or by any partners, principals, or stockholders, as the case may be, from the original LESSEE, its general partners, or principals.

Approval of any assignment or sublease shall be conditioned upon the assignee or sublessee agreeing in writing that it will assume the rights and obligations thereby assigned or subleased and that it will keep and perform all covenants, conditions, and provisions of this agreement which are applicable to the rights acquired. CITY may require, as a condition to approval of any sublease of the majority portion of the leasehold or any assignment, that the LESSEE pay additional consideration to CITY, as determined by the City Manager commencing on the effective date of such proposed sublease of the majority portion of the leasehold or assignment, and may further require that this lease or the requested sublease otherwise be revised to comply with standard CITY lease requirements that are then current.

Pursuant to City Charter Section 225, the City Manager must review and approve every person or entity which will have an interest in this lease as a sublessee or assignee. The City Manager's approval will not be unreasonably withheld, provided all such persons and entities are of good character and reputation.

26. Successors and Assigns. The covenants and conditions herein contained shall, subject to the provisions restricting LESSEE's assignments and subletting, apply to and bind the heirs, executors, administrators, personal representatives, successors and assigns of the parties hereto.
27. Nondiscrimination. LESSEE agrees not to discriminate in any manner against any person or persons on account of race, color, religion, gender, sexual orientation, medical status, national origin, age, marital status, or physical disability in LESSEE'S use of the Premises, including but not limited to the providing of goods, services, facilities, privileges, advantages, and accommodations, and the obtaining and holding of employment.
28. CITY Approval. The approval or consent of CITY, wherever required in this lease, shall mean the written approval or consent of the City Manager unless otherwise specified.
29. Equal Opportunity. LESSEE will comply with Title VII of the Civil Rights Act of 1964, as amended; Executive Orders

11246, 11375, and 12086; the California Fair Employment Practices Act; and any other applicable federal and state laws and regulations hereafter enacted. LESSEE will not discriminate against any employee or applicant for employment based on race, religion, color, ancestry, age, gender, sexual orientation, disability, medical condition, or place of birth. Upon CITY'S request, LESSEE will submit a current Workforce Report and, if required, an Equal Opportunity Plan which set forth the actions that LESSEE will take to achieve the CITY'S goals for the employment of African Americans, American Indians, Asians, Filipinos, Latinos, women, and people with disabilities. Further, LESSEE will cause the foregoing provisions to be inserted in all subleases and all subcontracts for any work covered by this lease so that such provisions will be binding upon each sublessee and subcontractor.

LESSEE understands that failure to comply with the requirements listed above and/or submitting false information in response to these requirements may result in termination of this lease and debarment from participating in CITY contracts for a period of not less than one (1) year.

30. Taxes. LESSEE agrees to pay, before delinquency, all taxes, assessments, and fees assessed or levied upon LESSEE or the Premises, including the land, any Buildings, structures, machines, equipment, appliances, or other improvements or property of any nature whatsoever erected, installed, or maintained by LESSEE or levied by reason of the business or other LESSEE activities related to the leased Premises, including any licenses or permits. LESSEE recognizes and agrees that this lease may create a possessory interest subject to property taxation, and that LESSEE may be subject to the payment of taxes levied on such interest, and that LESSEE shall pay all such possessory interest taxes. LESSEE further agrees that payment for such taxes, fees and assessments will not reduce any rent due CITY.
31. CITY Employee Participation Policy. It is the policy of CITY that all CITY contracts, agreements, or leases with consultants, vendors, or LESSEES shall include a condition that the contract, agreement, or lease may, at the sole option of the CITY, be unilaterally and immediately

terminated by CITY if the contractor or LESSEE employs an individual who, within the twelve months immediately preceding such employment, did in his/her capacity as a CITY officer or employee participate in negotiations with or otherwise have an influence on the recommendation made to the City Council in connection with the selection of the contractor or LESSEE. It is not the intent of this policy that these provisions apply to members of the City Council.

32. Drug-free Workplace. LESSEE shall be required to abide by the omnibus drug legislation passed by Congress on November 18, 1988, by adopting and enforcing a policy to maintain a drug-free workplace by doing all of the following:

a. Publish a statement notifying employees that the unlawful manufacture, distribution, dispensation, possession, or use of controlled substances are prohibited on the leasehold and specifying the actions that will be taken against employees for violations of the prohibition.

b. Establishing a drug-free awareness program to inform employees about all of the following:

(1) The dangers of drug abuse in the workplace.

(2) The LESSEE'S policy of maintaining a drug-free workplace.

(3) Any available drug counseling, rehabilitation, and employees assistance programs.

(4) the penalties that may be imposed upon employees' for drug abuse violations.

c. LESSEE shall include in each sublease agreement language which indicates the sublessee's agreement to abide by the provisions of a drug-free workplace. LESSEE and sublessees shall be individually responsible for their own drug-free workplace programs.

33. Disabled Access Compliance. LESSEE agrees to comply with Title 24 of the California Code of Regulations (Building

Code) as defined in California Health and Safety Code (title 24), the Americans with Disabilities Act of 1990 (ADA); and any other applicable state and federal laws and regulations hereafter enacted protecting the rights of people with disabilities. LESSEE's compliance shall include but not necessarily be limited to the following:

- a. LESSEE shall not discriminate against qualified persons with disabilities in any aspects of employment, including recruitment, hiring, promotions, conditions and privileges of employment, training, compensation, benefits, discipline, layoffs, and termination of employment.
- b. No qualified individual with a disability may be excluded on the basis of disability from participation in, or be denied the benefits of, services, programs, or activities of LESSEE.
- c. LESSEE shall post a statement addressing the requirements of the ADA in a prominent place at the work site.
- d. Where required by law, Lessee shall comply with City's disabled access requirements by bringing up to code and making accessible any areas of the premises which deny access to disabled persons. All such improvements and alterations shall be at the sole cost to Lessee.
- e. LESSEE shall include language in each sublease agreement which indicates the sublessee's agreement to abide by the foregoing provisions. LESSEE and sublessee shall be individually responsible for their own ADA employment programs.

LESSEE understands that failure to comply with the above requirements and/or submitting false information in response to these requirements shall constitute a default under this lease.

34. Signature Page.

IN WITNESS WHEREOF, this lease agreement is executed by CITY, acting by and through its City Manager, and by LESSEE, acting by and through its lawfully authorized officers.

THE CITY OF SAN DIEGO, a
California municipal corporation

Date 5-20-02

By: T-8
Tim C. Rothans, Deputy Director
Real Estate Assets Department

LESSEE:
Magdy Athnathious and Neli
Athnathious, dba Sabrina's Deli

Date 11.16.01

By: ATA
Magdy Athnathious, an individual

Date 11.16.01

By: Neli Athnathious
Neli Athnathious, an individual

APPROVED AS TO FORM AND LEGALITY this 22nd day of May, 2002.

CASEY GWINN, City Attorney

By: Debra J. Bevier
Debra J. Bevier
Deputy City Attorney

DCM/

EXHIBIT B

RULES AND REGULATIONS

The sidewalks, entrances, halls, corridors, elevators and stairways of the building and project shall not be obstructed or used as a waiting or lounging place by LESSEE, their agents, servants, employees, invitees, licensees and visitors. All entrance doors leading from any leased premises to the hallways are to be kept closed at all times.

1. CITY reserves the right to refuse admittance to the garage portion of the building in case of invasion, riot, public excitement or other commotion, CITY also reserves the right to prevent access to the building during the continuance of same. CITY shall in no case be liable for damages for the admission or exclusion of any person to or from the building. CITY reserves the right to exclude or expel from the building any person who, in CITY's judgement, is intoxicated or under the influence of liquor or drugs or who is in violation of any of the Rules and Regulations of the building.
2. CITY will furnish each LESSEE with keys to each door lock on the leased premises, and CITY may make a reasonable charge for any additional keys and access cards requested by any LESSEE. No LESSEE shall have any keys made for the leased premises; nor shall any LESSEE alter any lock, or install new or additional locks or bolts, on any door without the prior written approval of CITY. In the event of such alteration for installation approved by CITY, the LESSEE making such alteration shall supply CITY with a key for any such lock or bolt. Each LESSEE, upon the expiration or termination of its tenancy, shall deliver to CITY all keys and access cards in any such LESSEE's possession for all locks and bolts in the building and in the event of loss of any keys or cards so furnished, shall pay CITY therefor.
3. In order that the building may be kept in a state of cleanliness, each LESSEE shall during the term of each respective lease take care of and clean the leased premises and it will be the responsibility of LESSEE to dispose of garbage and refuse from the premises. In no event shall

LESSEE dispose of or set such items in the public hallways or other areas of the building or garage facility for disposal. All garbage and refuse disposal shall be made in accordance with directions issued from time to time by CITY.

4. CITY reserves the right to prescribe the date, time, method and conditions that any personal property, equipment, trade fixtures, merchandise and other similar items shall be delivered to or removed from the building. No iron safe or other heavy or bulky object shall be delivered to or removed from the building, except by experienced safe men, movers or riggers approved in writing by CITY. All damage done to the building by the delivery or removal of such items, or by reason of their presence in the building, shall be paid to CITY, immediately upon demand, by the LESSEE by, through, or under whom such damage was done. No delivery shall be made which impede or interfere with other LESSEES or the operations of the building.
5. Intentionally Deleted.
6. The toilet rooms, toilets, urinals, wash bowls and water apparatus shall not be used for any purpose other than for those for which they were constructed or installed, and no sweepings, rubbish, chemicals, or other unsuitable substances shall be thrown or placed therein. The expense of any breakage, stoppage or damage resulting from violation(s) of this rule shall be borne by the LESSEE by whom, or by whose agents, employees, invitees, licensees or visitors, such breakage, stoppage or damage shall have been caused.
7. No sign, name, placard, advertisement or notice visible from the exterior of any leased premises, shall be inscribed, painted or affixed by any LESSEE on any part of the building or Building without the prior written approval of CITY. All signs or letterings on doors, or otherwise, approved by CITY shall be inscribed, painted or affixed at the sole cost and expense of the LESSEE, by a person approved by CITY.
8. No signaling, telegraphic or telephonic instruments or devices, burglar alarm systems or similar service, or other wire, instruments or devices, shall be installed in

connection with the leased premises without the prior written approval of CITY. Such installations, and the boring or cutting for wires, shall be made at the sole cost and expense of the LESSEE and under the control and direction of CITY. CITY retains, in all cases, the right to require (i) the installation and use of such electrical protecting devices that prevent the transmission of excessive currents of electricity into or through the building, (ii) the changing of wires and of their installation and arrangement underground or otherwise as CITY may direct and (iii) compliance on the part of all using or seeking access to such wires with such rules as CITY may establish relating thereto. All such wires used by LESSEE must be clearly tagged at the distribution boards and junction boxes and elsewhere in the building, with (i) the number of the leased premises to which said wires lead, (ii) the purpose for which said wires are used, and (iii) the name of the company operating same.

9. LESSEE, its agents, servants or employees, shall not (a) go on the roof of the building, (b) use any additional method of heating or air conditioning the leased premises without CITY's prior written consent, (c) sweep or throw any dirt or other substance from the leased premises into any of the halls, corridors, elevators, or stairways of the building, (d) bring in or keep in or about the leased premises any vehicles or animals of any kind, (e) install any radio or television antennae or any other device or item on the roof, exterior walls, windows or window sills of the building, (f) place objects against glass partitions, doors or windows which would be unsightly from the interior or exterior of the building, (g) use the leased premises for any manufacturing, storage or sale of merchandise or property of any kind, (h) cause or permit unusual or objectionable odor to be produced or permeate from the leased premises, including, without limitation, duplicating or printing equipment fumes, and (i) install or operate any vending machines in the leased premises without the written consent of CITY. LESSEE, its agents, servants and employees, invitees, licensees, or visitors shall not permit the operation of any musical or sound producing instruments or device which may be heard outside the leased premises, building, or garage facility, or which may emit electrical waves which will impair radio or television broadcast or reception from or into the building.

10. LESSEE shall not store or use in any leased premises any (a) either, naphtha, phosphorous, benzol, gasoline, benzine, petroleum, crude or refined earth or coal oils, flashlight power, kerosene or camphene, (b) any other flammable, combustible, explosive or illuminating fluid, gas or material of any kind, and (c) any other fluid, gas or material of any kind having an offensive odor, without the prior written consent of CITY.
11. No canvassing, soliciting, distribution of hand bills or other written material, or peddling shall be permitted in the building, and LESSEE shall cooperate with CITY in presentation and elimination of same.
12. LESSEE shall give CITY prompt notice of all accidents to or defects in air conditioning equipment, plumbing, electrical facilities or any part or appurtenances of the leased premises.
13. If any leased premises become infested with vermin, the LESSEE, at its sole cost and expense, shall cause its premises to be exterminated from time to time to the satisfaction of the CITY and shall employ such exterminators as shall be approved by CITY.
14. No curtains, blinds, shades, screens, awnings or other coverings or projections of any nature shall be attached to or hung in, or used in connection with any door, window or wall of the premises of the building without the prior written consent of CITY.
15. LESSEE shall not place a load upon any floor of the leased premises which exceeds the load per square foot which such floor was designated to carry and which is allowed by law. CITY shall have right to prescribe weight, size and position of all equipment, materials, furniture or other property brought into the building. Heavy objects shall, if considered necessary by CITY, stand on such platform as determined by CITY to be necessary to properly distribute the weight, which platform shall be provided at LESSEE's expense. Business machines and mechanical equipment belonging to LESSEE, which cause noise or vibration that may be transmitted to the structure of the building or to any space therein to such a degree as to be objectionable

to CITY or to any LESSEE in the building, shall be placed and maintained by LESSEE, at LESSEE's expense, on vibration eliminators or other devices sufficient to eliminate noise or vibration. CITY will not be responsible for loss of, or damage to, any such equipment or other property for any cause, and all damage done to the building by maintaining or moving such equipment or other property shall be repaired at the expense of LESSEE.

16. Intentionally Deleted.
17. CITY shall have the right to prohibit any advertising by LESSEE which, in CITY's opinion, tends to impair the reputation of CITY, or of the building, or its desirability as a building for an existing or prospective lessee who requires the highest standards of integrity and respectability, and upon written notice from CITY, LESSEE shall immediately refrain from or discontinue such advertising.
18. Whenever the word "LESSEE" occurs, it is understood and agreed that it shall also mean LESSEE's associates, employees, agents and any other person entering the building or the leased premises under the express or implied invitation of LESSEE. LESSEE shall cooperate with CITY to assure compliance by all such parties with rules and regulations.
19. CITY reserves the right to make reasonable amendments, modifications and additions to the rules and regulations heretofore set forth, and to make additional reasonable rules and regulations, as in CITY's sole judgement may from time to time be needed for the safety, care, cleanliness and preservation or good order of the building.
20. Intentionally Deleted.
21. CITY shall have the right, exercisable without notice and without liability to LESSEE, to change the name and the street address of the building of which the premises are a part. CITY will pay for all reasonable cost incurred by LESSEE as a result of changing the street address of the building unless the change is requested by an authorized governmental agency.

22. Intentionally Deleted.

23. CITY may waive any one or more of these Rules and Regulations for the benefit of any LESSEE, but no such waiver by CITY shall be construed as a waiver of such Rules and Regulations in favor of LESSEE or any other LESSEE nor prevent CITY from thereafter enforcing any such Rules and Regulations against any or all of the LESSEE of the building.

24. LESSEE assumes any and all responsibility for protecting its leased premises from theft, robbery and pilferage, which includes keeping doors locked and other means of entry to the leased premises secured. LESSEE shall comply with all safety and fire protection evacuation procedures and regulations established by CITY or any governmental agency.

25. Intentionally Deleted.

ORDINANCE NUMBER 19064 (SERIES)

ADOPTED ON MAY 14 2002

AN ORDINANCE AUTHORIZING THE CITY MANAGER TO
EXECUTE A LEASE AGREEMENT WITH
MAGDY ATHNATHIOUS AND NELI ATHNATHIOUS
d..b.a. SABRINA'S DELI

WHEREAS, the City of San Diego and Magdy Athnathious and Neli Athnathious d.b.a. Sabrina's Deli (Sabrina's Deli) have negotiated a lease for retail space in the Park It on Market North Building, located at the northeast corner of Sixth Avenue and Market Street known as 625 Sixth Avenue. The space to be leased by Sabrina's Deli consists of approximately 459 square feet of retail space and is to be used as a coffeehouse/delicatessen. The initial base rent is \$918.00 per month, or approximately \$2.00 per square foot. Sabrina's Deli shall also have the right to lease up to 500 square feet of storage space in the basement at a monthly rate of \$.50 per square foot; and

WHEREAS, the lease shall be for a term of five (5) years, commencing on March 1, 2002, and terminating on February 28, 2007, and shall include the option to extend the lease for one (1) additional five (5) year period providing that Sabrina's Deli is not in default; and

WHEREAS, the rent shall be adjusted annually by a fixed four percent (4%) increase, during both the initial term of the lease and the option period, if exercised; and

WHEREAS, the basic tenant improvements will be installed and paid for by the Centre City Development Corporation under Fund 99075, AC #2200147; 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, a Lease Agreement with Magdy Athnathious and Neli Athnathious d.b.a. Sabrina's Deli located at 625 Sixth Avenue. The space to be leased consists of approximately 459 square feet of retail space. The initial rent is \$918.00 per month, commencing March 1, 2002, and terminating February 28, 2007, under the terms and conditions set forth in that Lease Agreement on file in the office of the City Clerk as Document No. OO- 19064.

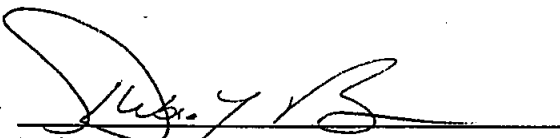
Section 2. That rent paid during FY02, in the amount of \$3,672.00, will be deposited into Fund 75606.

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. This Ordinance shall take effect and be in force on the thirtieth day from and after its passage.

APPROVED: CASEY GWINN, City Attorney

By


Debra J. Bevier

Deputy City Attorney

DJB:mm

10/12/01

Or.Dept:READ

Job:223186

O-2002-129

Form=leaseord.frm

Passed and adopted by the Council of The City of San Diego on May 14, 2002 by the following vote:

YEAS: PETERS, WEAR, ATKINS, STEVENS, MAIENSCHIN, FRYE,
MADAFFER, INZUNZA, MAYOR MURPHY

NAYS: NONE.

NOT PRESENT: NONE.

AUTHENTICATED BY:

DICK MURPHY

Mayor of The City of San Diego, California

CHARLES G. ABDELNOUR

City Clerk of The City of San Diego, California

(Seal)

By: Manuel E. Kettner, Deputy

I HEREBY CERTIFY that the above and foregoing is a full, true and correct copy of
ORDINANCE NO. O-19064 (New Series) of The City of San Diego, California.

I FURTHER CERTIFY that said ordinance was not finally passed until twelve calendar days had
elapsed between the day of its introduction and the day of its final passage, to wit, on
April 29, 2002 and on May 14, 2002.

I FURTHER CERTIFY that said ordinance was read in full prior to its final passage, and that
there was available for the consideration of each member of the Council and the public prior to
the day of its passage a written or printed copy of said ordinance.

CHARLES G. ABDELNOUR

City Clerk of The City of San Diego, California

(Seal)

By: Manuel E. Kettner, Deputy

55
DIANA MONACO
MS-51A

(O-2002-129)

ORDINANCE NUMBER **19064** (SERIES)

ADOPTED ON **MAY 14 2002**

AN ORDINANCE AUTHORIZING THE CITY MANAGER TO
EXECUTE A LEASE AGREEMENT WITH
MAGDY ATHNATHIOUS AND NELI ATHNATHIOUS
d..b.a. SABRINA'S DELI

WHEREAS, the City of San Diego and Magdy Athnathious and Neli Athnathious d.b.a. Sabrina's Deli (Sabrina's Deli) have negotiated a lease for retail space in the Park It on Market North Building, located at the northeast corner of Sixth Avenue and Market Street known as 625 Sixth Avenue. The space to be leased by Sabrina's Deli consists of approximately 459 square feet of retail space and is to be used as a coffeehouse/delicatessen. The initial base rent is \$918.00 per month, or approximately \$2.00 per square foot. Sabrina's Deli shall also have the right to lease up to 500 square feet of storage space in the basement at a monthly rate of \$.50 per square foot; and

WHEREAS, the lease shall be for a term of five (5) years, commencing on March 1, 2002, and terminating on February 28, 2007, and shall include the option to extend the lease for one (1) additional five (5) year period providing that Sabrina's Deli is not in default; and

WHEREAS, the rent shall be adjusted annually by a fixed four percent (4%) increase, during both the initial term of the lease and the option period, if exercised; and

WHEREAS, the basic tenant improvements will be installed and paid for by the Centre City Development Corporation under Fund 99075, AC #2200147; 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, a Lease Agreement with Magdy Athnathious and Neli Athnathious d.b.a. Sabrina's Deli located at 625 Sixth Avenue. The space to be leased consists of approximately 459 square feet of retail space. The initial rent is \$918.00 per month, commencing March 1, 2002, and terminating February 28, 2007, under the terms and conditions set forth in that Lease Agreement on file in the office of the City Clerk as Document No. OO- 19064.

Section 2. That rent paid during FY02, in the amount of \$3,672.00, will be deposited into Fund 75606.

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. This Ordinance shall take effect and be in force on the thirtieth day from and after its passage.

APPROVED: CASEY GWINN, City Attorney

By 
Debra J. Bevier
Deputy City Attorney

DJB:mm
10/12/01
Or.Dept:READ
Job:223186
O-2002-129
Form=leaseord.frm

REQUEST FOR COUNCIL ACTION

CITY OF SAN DIEGO

1. CERTIFICATE NUMBER: READ#21

4-21-02
I-53 INTRO
Consent
5-14-02
I-55
Consent

TO: CITY ATTORNEY

2. FROM: (Originating Department)

REAL ESTATE ASSETS DEPARTMENT

3. DATE: November 21, 2001

4. SUBJECT:

Lease Agreement - Park It on Market North - Sabrina's Deli

0#19064

5. FOR INFORMATION CONTACT: (NAME & MAIL STA.)

GIBSON/Monaco 51A

6. TELEPHONE NO.

66727/66081

7. CHECK HERE IF BOX 1472A, "DOCKET SUPPORTING INFORMATION," HAS BEEN COMPLETED ON PAGE 2: ☒

8. COMPLETE FOR ACCOUNTING PURPOSES

FUND	DEPT	ORGANIZATION	OBJECT	JOB ORDER	C.I.P. NO.	AMOUNT

9. ADDITIONAL INFORMATION / ESTIMATED COST:

Cost: No cost to City
Fiscal Impact: \$3,672.00 will be deposited into Fund 75606 during FY02
Job: 223186
cc: Dept. Docket Clerk

Thomas Guide Page: 1289 B-3

10. ROUTING AND APPROVALS

ROUTE	APPROVING AUTHORITY	APPROVAL SIGNATURE	DATE SIGNED	ROUTE	APPROVING AUTHORITY	APPROVAL SIGNATURE	DATE SIGNED
X	Department Director		2/11/02	X	CITY MANAGER HERRING		4/2/02
X	DSD/EAS		3/29/02		AUDITOR		
X	EOCP		4/3/02	X	CITY ATTORNEY		4/15/02
X	FINANCIAL MGMT.		4/10/02	X	ORIGINATING DEPARTMENT		4/16/02
					MGR. DOCKET COORD. _____	COUNCIL REP. _____	
					RULES COMMITTEE	☐ CONSENT ☐ ADOPTION ☐ Refer to _____ ☐ Date _____	

11. PREPARATION OF:

☐ RESOLUTION(S) ☒ ORDINANCES(S) ☐ AGREEMENT(S) ☐ DEED(S)

1. Authorize the City Manager to execute a Lease Agreement between the City, on behalf of the Centre City Development Corporation (CCDC), and Magdy Athnathious and Neli Athnathious, d.b.a. Sabrina's Deli for five (5) years with one (1) five (5)-year option to extend the lease. The tenant is occupying approximately 459 square feet of retail space.
2. Rent paid during FY02, in the amount of \$3,672.00, will be deposited into Fund 75606.

11a. MANAGER'S RECOMMENDATION:

Introduce the Ordinance.

NOBISND 1110

52-8-01 11/27/02

RECEIVED

COUNCIL DISTRICT: 02

COMMUNITY AREA: CENTRE CITY

ACTION REQUESTED BY: Real Estate Assets Department Director.

DOCUMENT SUBMITTED: Agreement in triplicate for execution by the City Manager.

DESCRIPTIVE LOCATION: Park It on Market North, 625 Sixth Avenue, 1st floor, San Diego, CA 92101.

ENVIRONMENTAL ASSESSMENT: This activity is categorically exempt from CEQA pursuant to State CEQA Guidelines, Section 15301.

HANDLING: DO NOT RECORD. Return documents to Real Estate Assets Department, Attention: Diana Monaco, M.S. 51A, for further handling.

DOCKET SUPPORTING INFORMATION

CITY OF SAN DIEGO

DATE

November 21, 2001

SUBJECT

Lease Agreement - Park It on Market North - Sabrina's Deli

BACKGROUND:

Magdy Athnathious and Neli Athnathious d.b.a. Sabrina's Deli will be leasing space from the City in the Park It on Market North building located at the Northeast corner of Sixth Avenue and Market Street known as 625 Sixth Avenue. The space leased consists of approximately 459 square feet of retail space.

The tenant will be leasing the space under the following basic lease terms:

TERM - For five (5) years. The target commencement date is March 1, 2002 terminating on February 28, 2007. The tenant has the option to extend the lease for one (1) additional five (5)-year period provided the tenant is not in default.

RENT - \$918.00 per month or approximately \$2.00 per square foot. The rental rate is at market value compared to similar space in the downtown area. The base rent will be adjusted annually by a fixed 4% increase.

USE - Coffeehouse/Delicatessen

SIZE - Approximately 459 square feet.

OPTION TO LEASE STORAGE SPACE - Tenant shall have the right to lease up to 500 square feet of storage space in the basement at a monthly rate of \$.50 per square foot.

TENANT IMPROVEMENTS - The basic tenant improvements will be installed and paid for by the Centre City Development Corporation (CCDC) under Fund 99075, AC #2200147.

FISCAL IMPACT: \$3,672.00 will be deposited into CCDC's, Fund 75606 during FY02.

BYLINE: (DEPUTY CITY MGR/DEPT. HEAD/Author Initials)

HERRING:Griffith:DLM

Job: 223186

SIGNATURES:

ORIGINATING DEPT. HEAD

CITY MANAGER:

(FOR MANAGERIAL DEPARTMENTS ONLY)

SAN DIEGO CO.

SWAMP

SEE 1288 MAP



Park-it-on-Market Lease Comparables

	Tenant	Location	Size	Rent	TI Allowance	Free Rent	Commission	Net Effective Rent
1	Far East Trading Co	975 Fifth Avenue (Woolworth) Basement Area	4,000 4,000	\$ 1.50 \$ -	\$ 25,000	3 months	\$ 20,500.00	\$ 1.24 Free Blended Rate \$.62
2	Triple Crown	904 Fifth Avenue (5th & "E")	14,000	\$ 1.43	\$ 100,000	7 months	\$ 30,000.00	Blended Rate \$1.27
3	New Restaurant	Former Harmony on Fifth	4,000	\$ 2.65	\$ -	5 months	\$ 35,000.00	\$ 2.28
4	Maloney's	5th & "F" (Basement)	5,500	\$ 1.95	\$ 137,500	6 months	\$ 61,500.00	\$ 1.55
5	Buca di Beppo	6th "G" Street	8,241	\$ 2.25	\$ 206,000	6 months	\$ 127,000.00	\$ 1.80
6	Sing Sing	645 Fourth Avenue	7,500	\$ 2.15	\$ -	6 months	\$ 110,000.00	\$ 1.92
7	Seafood Buffet	6th & Market	8,600	\$ 2.42	\$ 103,000	7 months	\$ 140,000.00	\$ 2.13
8	Brazilian Buffet	955 Fourth (1st floor and Bsmt)	7,124	\$ 1.68	\$ -	4 months	\$ 40,000.00	Blended Rate \$1.48

ORDINANCE NUMBER _____ (SERIES)

ADOPTED ON _____

AN ORDINANCE AUTHORIZING THE CITY MANAGER TO
EXECUTE A LEASE AGREEMENT WITH
MAGDY ATHNATHIOUS AND NELI ATHNATHIOUS
d..b.a. SABRINA'S DELI

WHEREAS, the City of San Diego and Magdy Athnathious and Neli Athnathious d.b.a. Sabrina's Deli (Sabrina's Deli) have negotiated a lease for retail space in the Park It on Market North Building, located at the northeast corner of Sixth Avenue and Market Street known as 625 Sixth Avenue. The space to be leased by Sabrina's Deli consists of approximately 459 square feet of retail space and is to be used as a coffeehouse/delicatessen. The initial base rent is \$918.00 per month, or approximately \$2.00 per square foot. Sabrina's Deli shall also have the right to lease up to 500 square feet of storage space in the basement at a monthly rate of \$.50 per square foot; and

WHEREAS, the lease shall be for a term of five (5) years, commencing on March 1, 2002, and terminating on February 28, 2007, and shall include the option to extend the lease for one (1) additional five (5) year period providing that Sabrina's Deli is not in default; and

WHEREAS, the rent shall be adjusted annually by a fixed four percent (4%) increase, during both the initial term of the lease and the option period, if exercised; and

WHEREAS, the basic tenant improvements will be installed and paid for by the Centre City Development Corporation under Fund 99075, AC #2200147; 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, a Lease Agreement with Magdy Athnathious and Neli Athnathious d.b.a. Sabrina's Deli located at 625 Sixth Avenue. The space to be leased consists of approximately 459 square feet of retail space. The initial rent is \$918.00 per month, commencing March 1, 2002, and terminating February 28, 2007, under the terms and conditions set forth in that Lease Agreement on file in the office of the City Clerk as Document No. OO-_____.

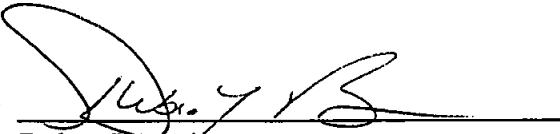
Section 2. That rent paid during FY02, in the amount of \$3,672.00, will be deposited into Fund 75606.

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. This Ordinance shall take effect and be in force on the thirtieth day from and after its passage.

APPROVED: CASEY GWINN, City Attorney

By



Debra J. Bevier
Deputy City Attorney

DJB:mm
10/12/01
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Job:223186
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Park-it-on-Market Lease Comparables

	Tenant	Location	Size	Rent	TI Allowance	Free Rent	Commission	Net Effective Rent
1	Far East Trading Co	975 Fifth Avenue (Woolworth) Basement Area	4,000 4,000	\$ 1.50 \$ -	\$ 25,000	3 months	\$ 20,500.00	\$ 1.24 Free Blended Rate \$.62
2	Triple Crown	904 Fifth Avenue (5th & "E")	14,000	\$ 1.43	\$ 100,000	7 months	\$ 30,000.00	Blended Rate \$1.27
3	New Restaurant	Former Harmony on Fifth	4,000	\$ 2.65	\$ -	5 months	\$ 35,000.00	\$ 2.28
4	Maloney's	5th & "F" (Basement)	5,500	\$ 1.95	\$ 137,500	6 months	\$ 61,500.00	\$ 1.55
5	Buca di Beppo	6th "G" Street	8,241	\$ 2.25	\$ 206,000	6 months	\$ 127,000.00	\$ 1.80
6	Sing Sing	645 Fourth Avenue	7,500	\$ 2.15	\$ -	6 months	\$ 110,000.00	\$ 1.92
7	Seafood Buffet	6th & Market	8,600	\$ 2.42	\$ 103,000	7 months	\$ 140,000.00	\$ 2.13
8	Brazilian Buffet	955 Fourth (1st floor and Bsmt)	7,124	\$ 1.68	\$ -	4 months	\$ 40,000.00	Blended Rate \$1.48