

November 14, 2007

ITEM IV-A: ORDINANCE OF THE BOARD OF PORT COMMISSIONERS OF THE CITY OF REDWOOD CITY APPROVING AND AUTHORIZING EXECUTION OF LEASE AGREEMENT WITH DIVERSIFIED COMPUTER CONSULTANTS OF CALIFORNIA (aka Seaport Conference Center) - INTRODUCTION

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center, other major improvements made to the building by DCC include a new roof, HVAC units, new outside deck, and other improvements.

The building has been operated successfully as a Conference Center attracting a wide range of companies from throughout the U.S. for training purposes. DCC has no plans to change the use of the leased premises. However, the new lease retains some of the provisions of the old lease, which restrict certain possible uses and do not allow any uses that are a public nuisance, in particular nude dancing or adult entertainment. Other provisions in the new lease agreement include a security fee of \$150.00 per month subject to increase from time to time.

DCC, under Mr. Ferrari's management, has been an exceptional and reliable tenant, and shares the Port's interest in maintaining this building as a valuable Port asset. Port Staff looks forward to working with him over the term of the proposed lease agreement and recommends its adoption.

Executive Director's Approval *MJ* *11-9-07*
Date

ORDINANCE NO. P-_____

ORDINANCE OF THE BOARD OF PORT COMMISSIONERS OF
THE CITY OF REDWOOD CITY APPROVING AND
AUTHORIZING EXECUTION OF LEASE AGREEMENT WITH
DIVERSIFIED COMPUTER CONSULTANTS OF CALIFORNIA
LLC

BE IT ORDAINED BY THE BOARD OF PORT COMMISSIONERS OF
THE CITY OF REDWOOD CITY, AS FOLLOWS:

Section 1. Public hearing having been duly noticed for, and held on _____, 2007, on the question of approval of lease agreement hereinafter described, and pursuant to the provisions of Section 48 the Charter of the City of Redwood City, the Board of Port Commissioners of the City of Redwood City does hereby approve that certain lease agreement entitled "Lease Agreement - Diversified Computer Consultants of California, LLC (the "Lease") by and between the City of Redwood City, acting by and through its Board of Port Commissioners ("Port") and Diversified Computer Consultants of California ("Tenant"), which Lease provides for a term of Five (5) years starting November 1, 2007, an option to renew and extend the term for an additional Five (5) years (the "Renewal term") and for rent in the sum of (1) Eleven Thousand One Hundred and No/100 Dollars (\$11,100) per month subject to yearly CPI increases or (2) 10% of the gross sales of Tenant, whichever is greater. Rent during the Renewal Term shall be (1) Thirteen Thousand Two Hundred and No/100 Dollars (\$13,200) per month (subject to yearly CPI increases) or (2) 10% of the gross sales generated by Tenant, whichever is greater.

Section 2. The President and Secretary of the Board of Port Commissioners of the City of Redwood City are hereby authorized and directed to execute the aforesaid Lease Agreement for and on behalf of the City of Redwood City, acting by and through its Board of Port Commissioners.

Section 3. This ordinance shall be effective 30 days after its adoption.

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