

Attachment B to Agenda File No. 2019-0019

EXISTING AND PROPOSED LEASE INFORMATION SUMMARY

	Existing Lease	Proposed Lease
Tenant:	Bartell Hotels, dba Hilton San Diego Airport	Same
Location:	1960 Harbor Island Drive, San Diego, CA	Same
Area:	112,548 sf-land 59,117 sf-water	Same
Use:	211-room hotel	Same
Term:	1/01/1999 – 12/31/2048 (50 years)	Same
Rent:	Rental of Guest Rooms.....7% Rental of conference/banquet rooms.....7% Food Sales.....3% Beverage On-Sale Sales.....5% Beverage Off-Sale Sales.....3% Sundries & Merchandise Sales.....5% Admission, Cover Charge sales.....5% Rental of Automobiles.....10% Parking Services and Spaces.....10% California State Lottery Tickets.....0.5% Coin Machine Commission Sales.....25% Telecommunications Sales.....50% Miscellaneous & Other Sales.....10% Non-Permitted Uses or Services.....20%	Rental of Guest Rooms.....7.25% (effective January 1, 2024) Rental of Conference/Banquet rooms.....7.5% Parking Services and Spaces.....15%
Minimum Annual Rent:	\$719,425	\$764,690
Rent Review:	Next rent review due 1/1/2029	Same
CPI Adjustment:	Next CPI adjustment due 1/1/2023	Same