

Attachment B to Agenda File 2019-0358
Marina Tower and Bay Tower Lease Information Summary

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Lessee:	Host San Diego Hotel, LLC dba Sheraton San Diego Hotel and Marina (Marina Tower) AND Host San Diego Hotel, LLC dba Sheraton San Diego Harbor Island (Bay Tower)
Location:	1380 Harbor Island Drive, San Diego, California, 92101 (Marina Tower) 1590 Harbor Island Drive, San Diego, California, 92101 (Bay Tower)
Area:	<u>Marina Tower</u> 948,352 sq. ft. – land; 168,291 sq. ft. – water <u>Bay Tower</u> 233,001 sq. ft. – land; 103,070 sq. ft. – water
Use:	Hotel, including related facilities and amenities, full and limited service restaurants, tourism/visitor-serving businesses, recreational facilities, marina, specialty shops, rental of equipment's, and boat sales
Term:	<u>Marina Tower:</u> 11/01/2012-10/31/2078 (50 years with option to extend an additional 16 years, for a total potential term of 66 years.) <u>Bay Tower:</u> 11/01/2012-10/31/2078 (50 years with option to extend an additional 16 years, for a total potential term of 66 years.)
Minimum Rent:	<u>Marina Tower:</u> Minimum annual rent of \$1,637,520 versus percentage rents listed below <u>Bay Tower:</u> Minimum annual rent of \$558,467 versus percentage rents listed below
CPI Adj of Minimum Rent:	Every 10 years, commencing 11/01/2027
Rent Reviews:	Every 10 years, commencing 11/01/2022, with minimum annual rent subject to mid-term CPI adjustments.

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Percentage Rent:		
	<u>Rent Category</u>	<u>Percentage Rates</u>
	Banquet/Convention and Guest Rooms	7%
	Barber/Beauty Services	5%
	Beverage Off-Sale and Food	3%
	Beverage On-Sale, Coin Machines, Sundries	5%
	Boat Charter/Excursion	6%
	Boat Rent< 20ft	10%
	Boat Rent>20 ft	6%
	Boat Slips/Storage	20%
	Coin Machine Commission	25%
	Entertainment/Cover Charge	5%
	Health/Physical Condition Service	10%
	Miscellaneous/Other	10%
	Unauthorized uses	20%
	Parking & Vehicle Rental	10%
	Recreation Facilities, Rentals, Lessons	10%
	Telecommunications	50%