

**Attachment B to Agenda File No. 2017-0430****PROPOSED LEASE INFORMATION SUMMARY**

Tenant:	The Brigantine, Inc., a California corporation dba Portside Pier
Location:	1360 North Harbor Drive
Leased Area:	Water – 45,220 SF Easement Land – 1,080 SF
Use:	Two-story restaurants with four dining concepts, cocktail lounge, dock and dine, public perimeter walkway and public viewing deck
Term:	April 1, 2018 to March 31, 2058 (40 years)
Minimum Investment:	\$13 million
Initial Period:	Lease commencement through demolition
Minimum Annual Rent: (Rental Period)	Year 1: \$366,666 Year 2: \$733,333 Years 3-10: \$1,100,000
Percentage Rent:	Food sales – 5% Beverage sales on site – 5% Sundries – 5% Admission, entertainment charges – 5% Parking services (gross) sales – 10% Coin machine gross sales – 5% Coin machine commission sales - 25% Telecommunication rental – 50% Other permitted use – 10% Unpermitted use – 20%
Revenue Sharing:	5.5% to 6% of gross sales above 110% and 120% of natural breakpoint (natural breakpoint = \$22M+)
Next CPI Adjustment:	April 1, 2023
Next Rent Review:	April 1, 2028
Sales Participation:	2.5%
Refinance Participation:	2.5%
Marina Audit:	April 1, 2038, every 5 years thereafter
Public Features:	Dock and dine; perimeter walkway and viewing deck on second floor