

Attachment B to Agenda File No. 2018-0444

EXISTING AND PROPOSED LEASE SUMMARY

	EXISTING	EXISTING	PROPOSED
Lessee:	Bartell Hotels, dba Best Western Island Palms	Bartell Hotels, dba Island Palms West	Bartell Hotels, dba Best Western Island Palms and Island Palms West
Location:	2051 Shelter Island Drive, San Diego, CA 92106	1901 Shelter Island Drive, San Diego, CA 92106	1901 and 2051 Shelter Island Drive, San Diego, CA 92106
Area:	128,009 square feet of land area and 467,650 square feet of water area	148,867 square feet of land area	Approximately 595,659 square feet of tideland and water area located at 2051 Shelter Island Drive, in the City of San Diego, California (Parcel 1), and approximately 148,867 square feet of land area located at 1901 Shelter Island Drive in the City of San Diego, California (Parcel 2).
New Uses:	Same	Same	Boat and breakfast operations with no more than six (6) guests per boat, the guest stays limited to seven (7) days in duration, no cooking on open flames permitted on said boats, the number of marina slips devoted to the boat and breakfast operations shall not exceed four percent (4%) of the total marina slips, and Lessee shall submit monthly written documentation to Lessor of the waste pump-out of said boats;
Term:	50 years December 1, 1998 – November 30, 2048	50 years May 1, 2008 – April 30, 2058	40 Years May 1, 2018 – April 30, 2058

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Minimum Annual Rent	\$672,060.00	\$319,978.00	\$1,042,231
Updated Percentage Rent Categories:	Same	Same	<p><u>Percentage Rent for Rooms:</u></p> <p>7.25% (5/01/2018-4/30/2028)</p> <p>7.50% (5/01/2028-4/30/2038)</p> <p>7.75% (5/01/2038-4/30/2048)</p> <p>8.00% (5/01/2048-4/30/2058)</p> <p><u>Percentage Rent for Food:</u></p> <p>3.0% (5/01/2018-4/30/2038)</p> <p>3.5% (5/01/2038-4/30/2058)</p> <p><u>Percentage Rent for Beverage:</u></p> <p>5.0% (5/01/2018-4/30/2038)</p> <p>5.5% (5/01/2038-4/30/2035)</p> <p><u>Percentage Rent for Conference and Banquet Rooms:</u></p> <p>7.5% (5/01/2028-4/30/2058)</p> <p><u>Percentage Rent for Parking:</u></p> <p>15% (5/01/2028-4/30/2058)</p>

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CPI Adjustments:	December 1, 2013 December 1, 2023 December 1, 2033 December 1, 2043	May 1, 2013 May 1, 2023 May 1, 2033 May 1, 2043 May 1, 2053	See Below
Rent Review	At least two hundred seventy (270) days prior to the beginning of the Rental Period December 1, 1998 - November 30, 2008 December 1, 2008 - November 30, 2018 December 1, 2018 - November 30, 2028 December 1, 2028 - November 30, 2038 December 1, 2038 - November 30, 2048	At least two hundred seventy (270) days prior to the beginning of the Rental Period May 1, 2008- April 30, 2018 May 1, 2018- April 30, 2028 May 1, 2028 - April 30, 2038 May 1, 2038 - April 30, 2048 May 1, 2048 - April 30, 2058	Adjustments to MAR at beginning of each rental period, to be the higher of the Minimum Rent CPI Adjustments (5.4.1) or the MAR Lookback Adjustments (5.4.2) for each rental period. Minimum Rent CPI Adjustments – no floor or ceiling MAR Lookback Adjustments – 75% of previous 5 years Rental Periods: May 1, 2018 – April 30, 2023 May 1, 2023 – April 30, 2028 May 1, 2028 – April 30, 2033 May 1, 2033 – April 30, 2038 May 1, 2038 – April 30, 2043 May 1, 2043 – April 30, 2048 May 1, 2048 – April 30, 2053 May 1, 2053 – April 30,

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	EXISTING	EXISTING	PROPOSED
			2058
Participation on Refinance Proceeds:	None	None	2.5%
Participation on Sale:	None	None	2.5%