

CITY OF SANTA BARBARA WATERFRONT DEPARTMENT

MEMORANDUM

Date: August 13, 2015
To: Harbor Commission
From: Scott Riedman, Waterfront Director
Subject: **Office Lease with Brophy & Sons, Inc.**

RECOMMENDATION:

That Harbor Commission review and recommend to the City Council approval of a five-year lease agreement with Brophy & Sons, Inc., for administrative and accounting office space at 125 Harbor Way, at an initial base rent of \$1,177 per month.

DISCUSSION:

Brophy & Sons Inc. (Brophy's) has leased office space in the Marine Center Building at 125 Harbor Way since 1996. The current lease for Suites 14, 15 and 22 (490 square feet) expires on September 30, 2015. Brophy's has continued to occupy the offices on a holdover status, with the Department's permission, since that time. The lease is separate from the Brophy Brothers Restaurant lease.

The basic lease terms of the proposed lease are as follows:

- **Term:** Five years
- **Rent:** \$1,177 per month (\$2.40 per square foot)
- **Annual Rent Adjustment:** Cost of Living increases based on the Consumer Price Index (CPI)
- **Utilities:** Tenant pays a fixed electrical surcharge in addition to the monthly rent equivalent to \$0.15 per square foot.

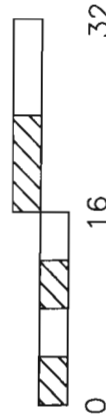
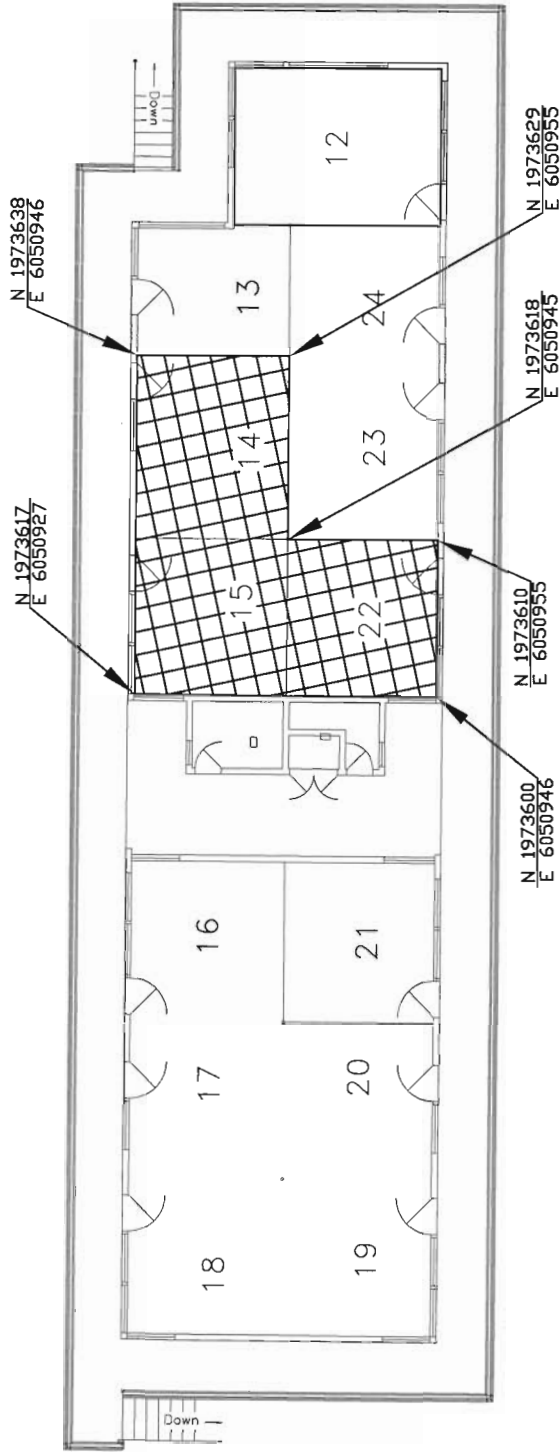
The offices are used as accounting and management offices for Brophy Brothers' restaurant operations in Santa Barbara and Ventura.

Since the lease is with a corporation, Susan Bennett signed the City's personal guarantee. There are no significant changes to the business terms of the lease. A copy of the lease is available for review at the Waterfront Department administration office.

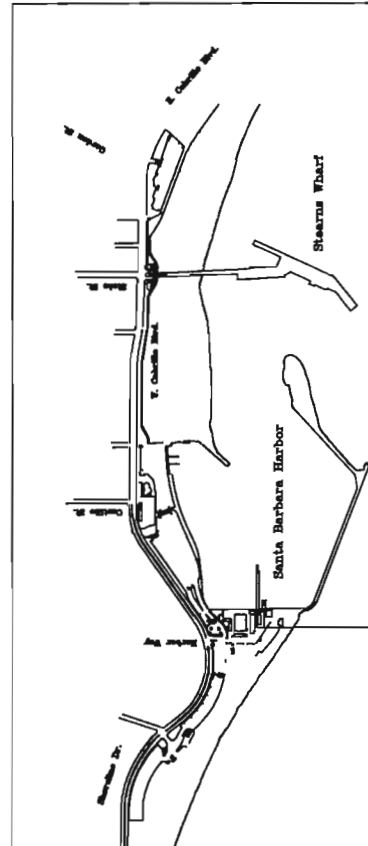
Attachment: Site Plan

Prepared by: Brian J. Bosse, Waterfront Business Manager

Second Floor Plan
 125 Harbor Way #14, #15 & #22
 Brophy & Sons, Inc
 Lease Area - 490 S.F.



Scale (Feet)



Project Area
HARBOR VICINITY

NTS

August 13, 2015
Report #7

Lease Area
 Exhibit A

REVISIONS	DATE	5/12/05	APPROVED BY:	L. NELSON
	ADDRESS	125 Harbor Way #14, #15 & #22		
		City of Santa Barbara		
		Waterfront Department		
			SHEET NO.	1 of 1
			DRAWING NO.	1250-034

Attachment