

**CITY OF SANTA BARBARA WATERFRONT DEPARTMENT**

**MEMORANDUM**

**Date:** August 19, 2010  
**To:** Harbor Commission  
**From:** John N. Bridley, Waterfront Director  
**Subject:** **Office Lease with Brophy & Sons, Inc.**

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**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) expired on December 1, 2009, and Brophy's has continued to occupy the offices on a holdover status, with the Department's permission, since that time. The current rent is \$1,177 per month (\$2.40 per square foot), subject to annual adjustment. 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 (no change)
- **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

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 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: Scott Riedman, Waterfront Business Manager