

CITY OF ALAMEDA ORDINANCE NO. _____
New Series

APPROVING A FIRST AMENDMENT TO A LEASE AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE FIRST AMENDED LEASE AGREEMENT WITH KAI CONCEPTS, LLC FOR BUILDING 168, SUITE 300, LOCATED AT 1651 VIKING STREET AT ALAMEDA POINT

WHEREAS, Kai Concepts, LLC (Kai) is the home of the Kiteboat Project where a team of marine architects, sailors, and software developers are building and testing kites for large-scale propulsion in waterborne transportation; and

WHEREAS, Kai has been a tenant in a portion of Building 168 at 1651 Viking Street, Suite 300, at Alameda Point since May 2013 and occupies approximately 28,636 square feet of interior space, and approximately 17,270 square feet of land; and

WHEREAS, Kai occupies a portion of Building 168 pursuant to a Lease which expires on July 31, 2019; and

WHEREAS, this First Amendment extends the Lease for thirty-six months; and

WHEREAS, the monthly Base Rent under the First Amendment is \$16,609.00 during the first year, \$17,181.60 during the second year, and \$17,754.32 during the third year; and

WHEREAS, Alameda City Charter Section 3-10 requires an affirmative vote of four (4) members of the City Council to approve a lease for a term over one year.

NOW THEREFORE, BE IT ORDAINED by the City Council of the City of Alameda that by four (4) affirmative votes that:

Section 1. The First Amendment to Kai's Lease is hereby approved and the City Manager of the City of Alameda or his designee is hereby authorized to execute for and on behalf of the City of Alameda, a First Amendment to the Lease with Kai for Building 168 located at 1651 Viking Street, Suite 300 at Alameda Point extending the Lease term for thirty-six months, and including such other terms and conditions contained in said First Amendment.

Section 2. If any section, subsection, sentence, clause or phrase of this Ordinance if, for any reason, held to be invalid or unconstitutional, such decision shall not affect the validity or constitutionality of the remaining portions of this ordinance. The City Council of the City of Alameda hereby declares that it would have passed this ordinance, and each section, subsections, clause, or phrase hereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases are declared to be invalid and unconstitutional.

Section 3. This Ordinance shall be in full force and effect from and after the expiration of thirty (30) days from the date of its final passage.

Presiding Officer of the City Council

Attest:

Lara Weisiger, City Clerk

* * * * *

I, the undersigned, hereby certify that the foregoing Ordinance was duly and regularly adopted and passed by the Council of the City of Alameda in a regular meeting assembled on this ____ day of _____, 2019, by the following vote to wit:

AYES:

NOES:

ABSENT:

ABSENTIONS:

IN WITNESS, WHEREOF, I have hereunto set my hand and affixed the official seal of said City this ____ day of _____, 2019.

Lara Weisiger, City Clerk
City of Alameda

APPROVED AS TO FORM:

Yibin Shen, City Attorney
City of Alameda