

CITY OF ALAMEDA ORDINANCE NO. _____
New Series

AUTHORIZING THE CITY MANAGER TO EXECUTE A 66-MONTH LEASE WITH ONE OPTION TO EXTEND THE TERM FOR FIVE YEARS WITH PARK STREET WINE CELLARS, INC. FOR 2315 CENTRAL AVENUE, SUITE 122 (HISTORIC ALAMEDA THEATRE BUILDING)

WHEREAS, Park Street Wine Cellars, Inc., is a wine retailer; and

WHEREAS, 2315 Central Avenue, Suite 122 consists of approximately 700 square feet of rentable square feet; and

WHEREAS, the Premises will be used for a retail wine shop; and

WHEREAS, the base rent is \$0.00 for months 1-6, \$2,765.00 for months 7-18, \$2,847.95 for months 19-30, \$2,933.39 for months 31-42, \$3,021.39 for months 43-54, and \$3,112.03 for months 55-66, with months 1-6 subject to abatement pursuant to Section 4.1(b) of the Lease; and

WHEREAS, the proposed lease contains one option to extend the Lease for five years; and

WHEREAS, Park Street Wine Cellars, Inc. will be required to provide a security deposit in the amount of \$3,112.03.

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

Section 1. The City Manager of the City of Alameda or his designee is hereby authorized to negotiate, execute, for and on behalf of the City of Alameda, a lease with Park Street Wine Cellars, Inc., a California corporation, for 2315 Central Avenue, Suite 122 for 66 months with one five-year option to renew, subject to such technical or clarifying revisions as are reasonably determined necessary by the City Manager and approved by the City Attorney, and the City Clerk is hereby authorized and directed to attest to the same.

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 the ____ day of _____, 2019, by the following vote to wit:

AYES:

NOES:

ABSENT:

ABSECTIONS:

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