

DAVID Y. IGE  
GOVERNOR



STATE OF HAWAII  
DEPARTMENT OF TRANSPORTATION  
869 PUNCHBOWL STREET  
HONOLULU, HAWAII 96813-5097

FORD N. FUCHIGAMI  
DIRECTOR

Deputy Directors  
JADE T. BUTAY  
ROSS M. HIGASHI  
EDWIN H. SNIFFEN  
DARRELL T. YOUNG

IN REPLY REFER TO:

Board of Land and  
Natural Resources  
State of Hawaii  
Honolulu, Hawaii

AMENDMENT NO. 27 TO CONCESSION LEASE NO. DOT-A-92-0018  
FOR THE PURPOSE OF ADDING NEW FOOD AND BEVERAGE SPACE  
RESTAURANT AND LOUNGE CONCESSION  
HOST INTERNATIONAL, INC.  
HONOLULU INTERNATIONAL AIRPORT  
TAX MAP KEY: (1) 1-1-03: 66 (PORTION)

OAHU

PURPOSE:

To amend the existing Restaurant and Lounge Concession Lease No. DOT-A-92-0018 (Lease) at Honolulu International Airport to add a new food and beverage space. Under Article III. (Premises) of the Lease, the specific areas assigned or provided for the concession activity may be changed at the discretion of the Director of Transportation.

LEGAL REFERENCE:

Chapter 102 and Section 261-7, Hawaii Revised Statutes, as amended.

APPLICANT:

Host International, Inc. (HOST), whose business address is 6905 Rockledge Drive, Bethesda, Maryland 20817.

LOCATION AND TAX MAP KEY:

Honolulu International Airport (HNL), 1<sup>st</sup> Division, 1-1-03: 66 (Portion)

ZONING:

State Land Use District:  
County of Honolulu

Urban  
Industrial (I-2)

**ITEM M-2**

LAND TITLE STATUS:

Section 5(a) lands of the Hawaii Admissions Act: Non-Ceded  
DHHL 30% entitlement lands pursuant to the Hawaii State Constitution: No

TERM:

To run for the balance of the term of the existing lease that expires on April 30, 2029.

ADDITIONAL PREMISES:

Building 360-235, containing an area of approximately 3,134 square feet as delineated on the attached map labeled Exhibit B-52 dated December 2016.

IMPROVEMENTS:

Applicant at its own cost and expense shall be responsible for any renovation, upgrade, remodeling and improvements to the additional space.

RENTAL:

No additional square footage floor rent will be charged. All gross receipts generated from the additional space will be included with the gross receipts of the concession. The concession pays the greater of minimum annual guaranteed rental or a percentage rental of gross receipts as provided in Article VI. (Rental).

DCCA VERIFICATION:

Place of business registration confirmed:	YES <u>X</u>	NO _____
Registered business name confirmed:	YES <u>X</u>	NO _____
Good standing confirmed:	YES <u>X</u>	NO _____

CHAPTER 343, HRS – ENVIRONMENTAL ASSESSMENT:

Pursuant to Section 11-200-8 (a), Environmental Impact Statement Rules of the Department of Health, State of Hawaii, this disposition is exempt from requirements regarding preparation of an environmental assessment, negative declaration, or environmental impact statement as required by Chapter 343, Hawaii Revised Statutes, as amended, relating to Environmental Impact Statements because the proposed action falls within Exemption Class #1, Comprehensive Exemption List for the State of Hawaii, Department of Transportation Amended November 15, 2000, as approved by the Environmental Quality Council. Exemption Class #1 covers operations, repairs, or maintenance of existing structures, facilities, equipment, or topographical features involving negligible or no expansion or change of use beyond that previously existing.

REMARKS:

The Department of Transportation and Host International, Inc. entered into that certain Concession Lease No. DOT-A-92-0018, dated March 2, 1993, for the Restaurant and Lounge Concession at Honolulu International Airport. The new food and beverage space requested is an integral to HOST's Restaurant and Lounge Concession at the Airport.

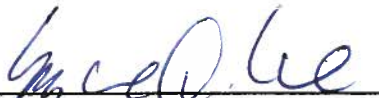
RECOMMENDATION:

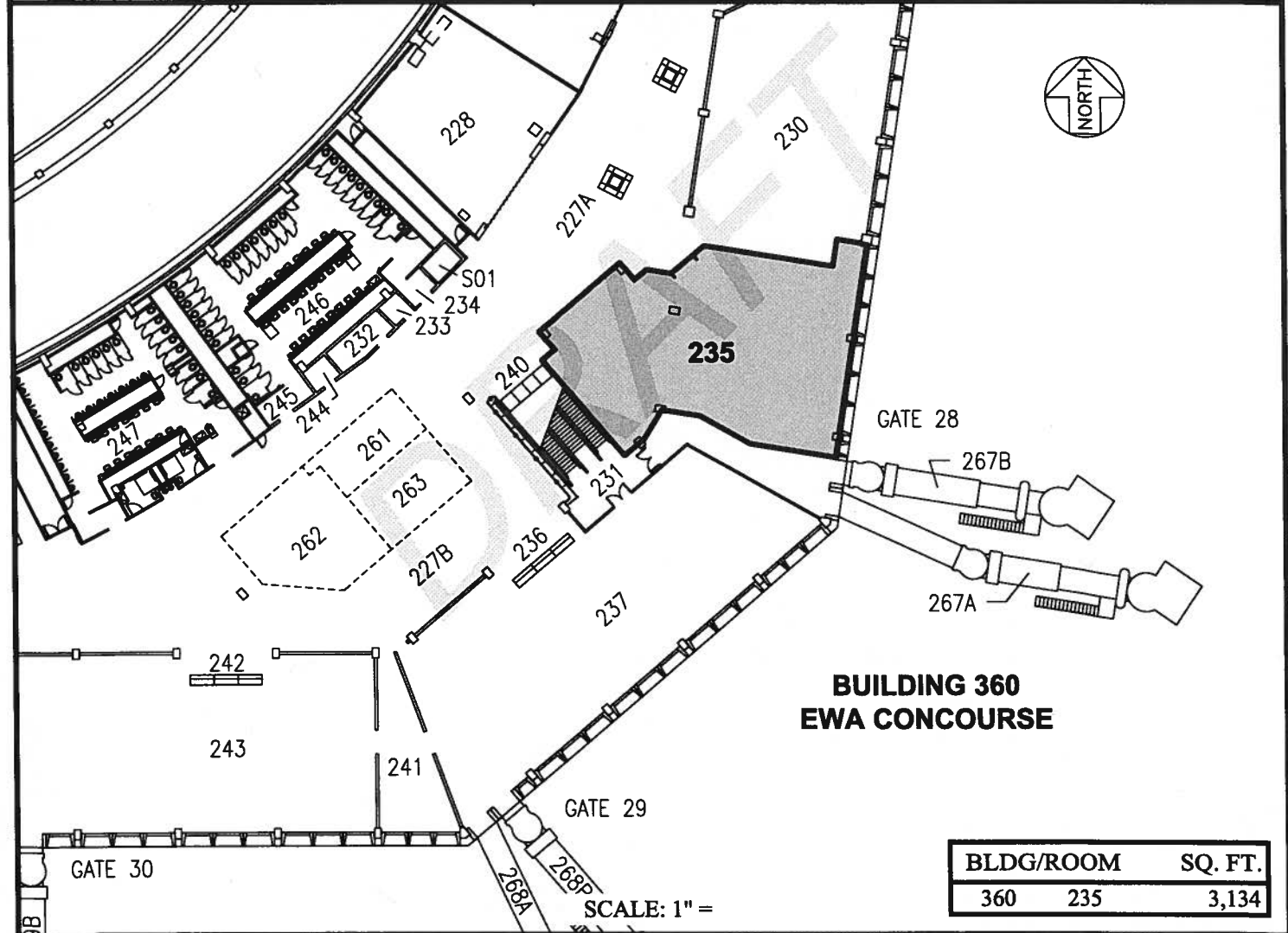
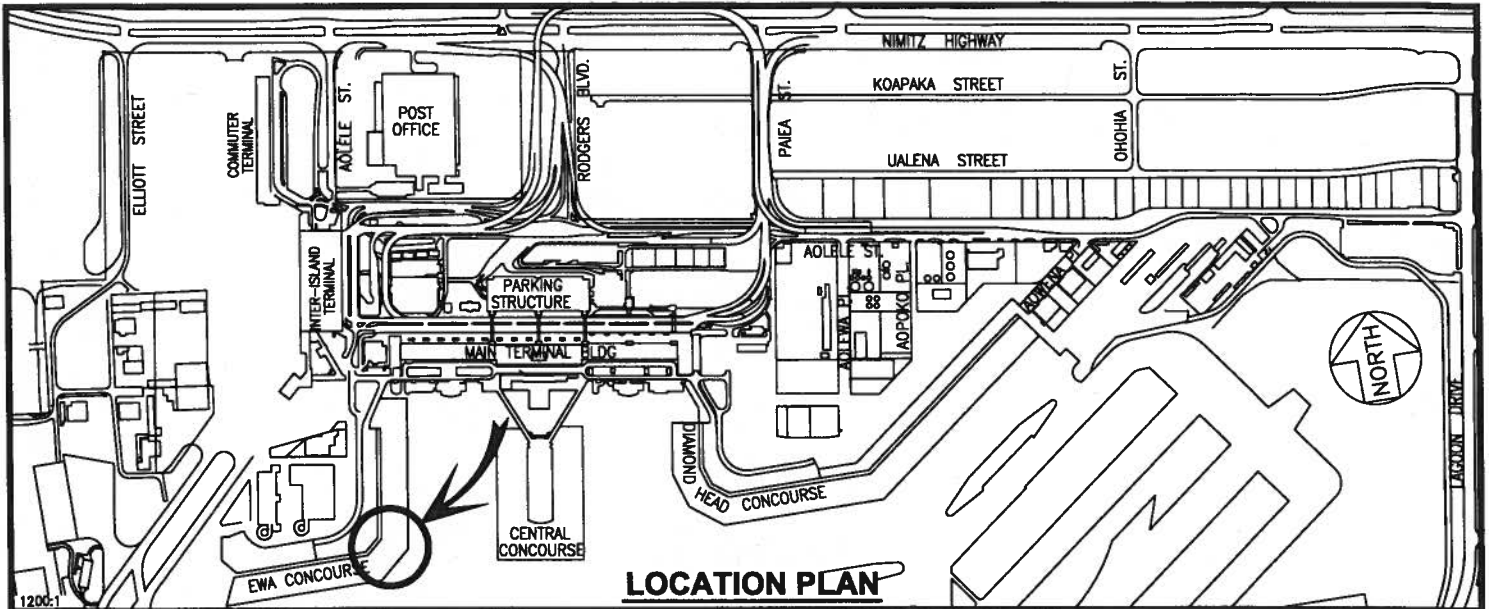
The Board authorize: (1) the Department of Transportation to amend Article III. (Premises) of the subject Lease as herein outlined, which are by reference incorporated herein; (2) such other terms and conditions as may be prescribed by the Director of Transportation to best serve the interests of the State; and (3) review and approval by the Department of the Attorney General.

Respectfully submitted,

  
FORD N. FUCHIGAMI  
Director of Transportation

APPROVAL FOR SUBMITTAL:

  
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SUZANNE D. CASE  
Chairperson and Member



DOTA-92-0018, AMENDMENT # 27

DATE : DECEMBER 2016

EXHIBIT: **B-52**



HOST INTERNATIONAL, INC.

**BUILDING 360  
EWA CONCOURSE  
SECOND LEVEL**

360235  
PLAT A2

**HONOLULU INTERNATIONAL AIRPORT**

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