

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
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IN REPLY REFER TO:

Board of Land and
Natural Resources
State of Hawai'i
Honolulu, Hawai'i

AMENDMENT NO. 28 TO CONCESSION LEASE NO. DOT-A-92-0018
FOR THE PURPOSE OF ADDING NEW FOOD AND BEVERAGE SPACES
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 new food and beverage spaces. 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, Hawai'i 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), 1st Division, 1-1-03: 66 (Portion)

ZONING:

State Land Use District:	Urban
County of Honolulu	Industrial (I-2)

ITEM M-5

LAND TITLE STATUS:

Section 5(a) lands of the Hawai‘i Admissions Act: Non-Ceded
DHHL 30% entitlement lands pursuant to the Hawai‘i 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 360-223B, 230A, 230B, 230C and 240, containing a total area of approximately 4,759 square feet as delineated on the attached map labeled Exhibit B-53 dated April 2017.

IMPROVEMENTS:

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

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 Hawai‘i, this disposition is exempt from requirements regarding preparation of an environmental assessment, negative declaration, or environmental impact statement as required by Chapter 343, Hawai‘i 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 Hawai‘i, 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 spaces requested are 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.

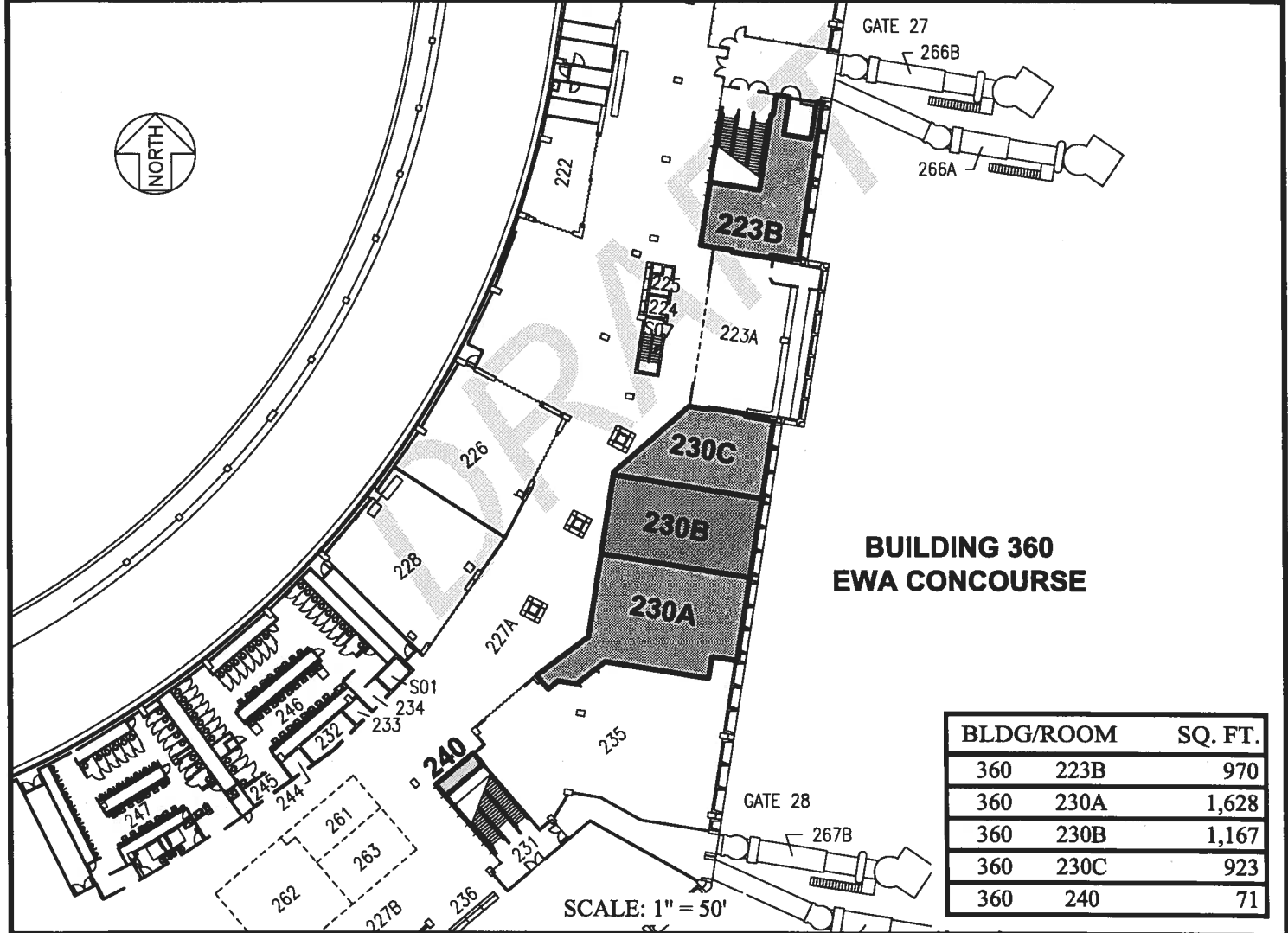
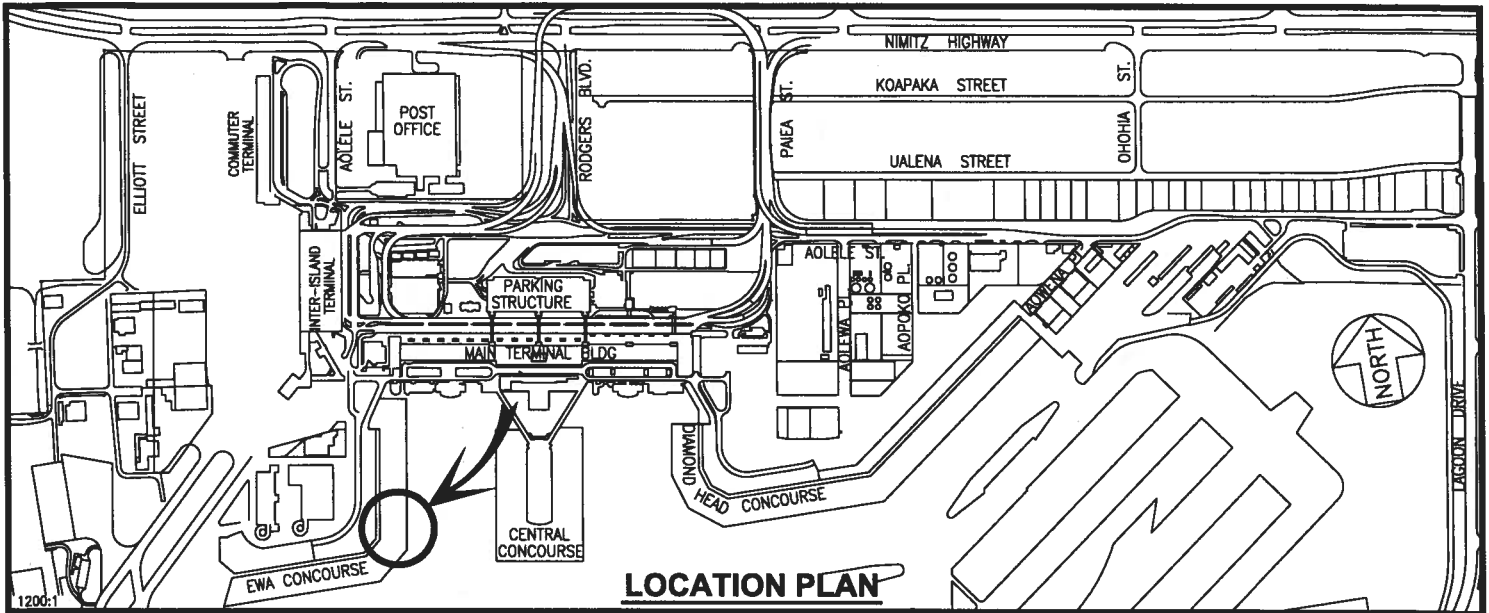
Respectfully submitted,


FORD N. FUCHIGAMI
Director of Transportation

APPROVAL FOR SUBMITTAL:



SUZANNE D. CASE
Chairperson and Member



DOTA-92-0018 AMENDMENT 28 (DRAFT)

DATE : APRIL 2017

EXHIBIT: **B-53**



Airports Division

HOST INTERNATIONAL, INC.

**BUILDING 360
EWA CONCOURSE
SECOND LEVEL**

360223B
360230A-C
360240
PLAT F2