



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

FORD N. FUCHIGAMI
DIRECTOR

Deputy Directors
JADE T. BUTAY
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IN REPLY REFER TO:

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

AMENDMENT NO. 29 TO INCLUDE ADDITION OF SEATING AREA
CONCESSION AGREEMENT NO. DOT-A-92-0018
RESTAURANT AND LOUNGE CONCESSION
HOST INTERNATIONAL, INC.
DANIEL K. INOUE INTERNATIONAL AIRPORT
TAX MAP KEY: (1) 1-1-03: 73 (PORTION)

O'AHU

PURPOSE:

To amend the existing Restaurant and Lounge Concession Lease No. DOT-A-92-0018 at Daniel K. Inouye International Airport for the addition of a food and beverage seating area. 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:

Daniel K. Inouye International Airport (HNL), 1st Division, 1-1-03: 73 (Portion)

ZONING:

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

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 concession agreement that expires on April 30, 2029.

ADDITIONAL PREMISES:

Building 310-204H, containing an area of approximately 1,170 square feet as delineated on the attached map labeled Exhibit B-54 dated September 2017.

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 for the additional area. Currently, HOST pays the greater of the annual percentage rental on its gross receipts, as provided in Article VI.A.2.b.; or the Minimum Annual Guaranteed Rental Fee of \$4,807,600.00.

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. The DOTA consulted with the U.S. Federal Aviation Administration as to the appropriateness of the citation of the Environmental Exemption Class from the Comprehensive list for the Department of Transportation dated November 15, 2000. The FAA concurred on the appropriateness.

REMARKS:

The DOTA and HOST entered into that certain Concession Agreement No. DOT-A-92-0018 dated March 2, 1993, for the Restaurant and Lounge Concession at the Daniel K. Inouye International Airport. Including the seating area in the concession agreement allows the concessionaire to limit the use to its customers.

RECOMMENDATION:


That the Board approve and 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,

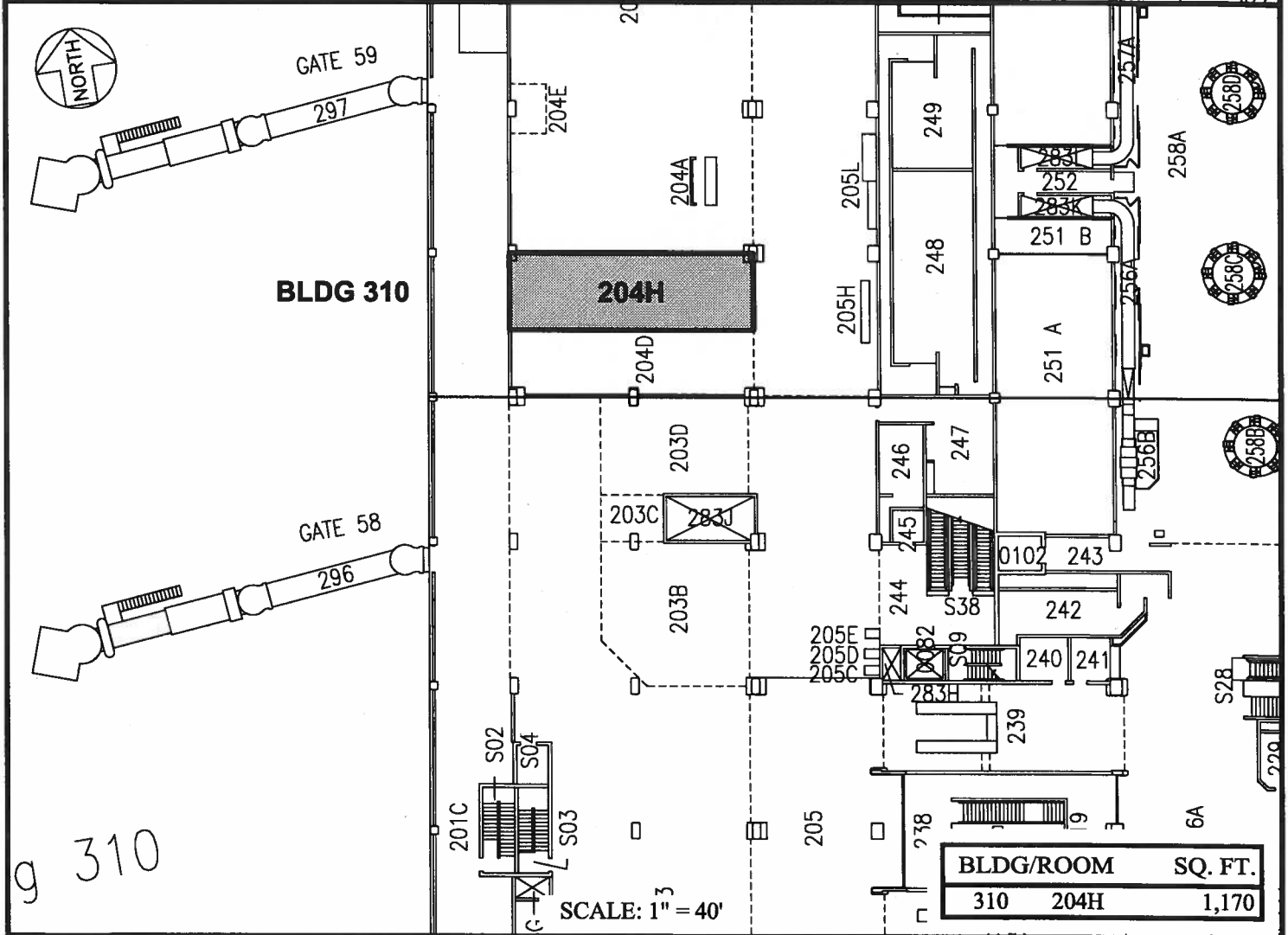
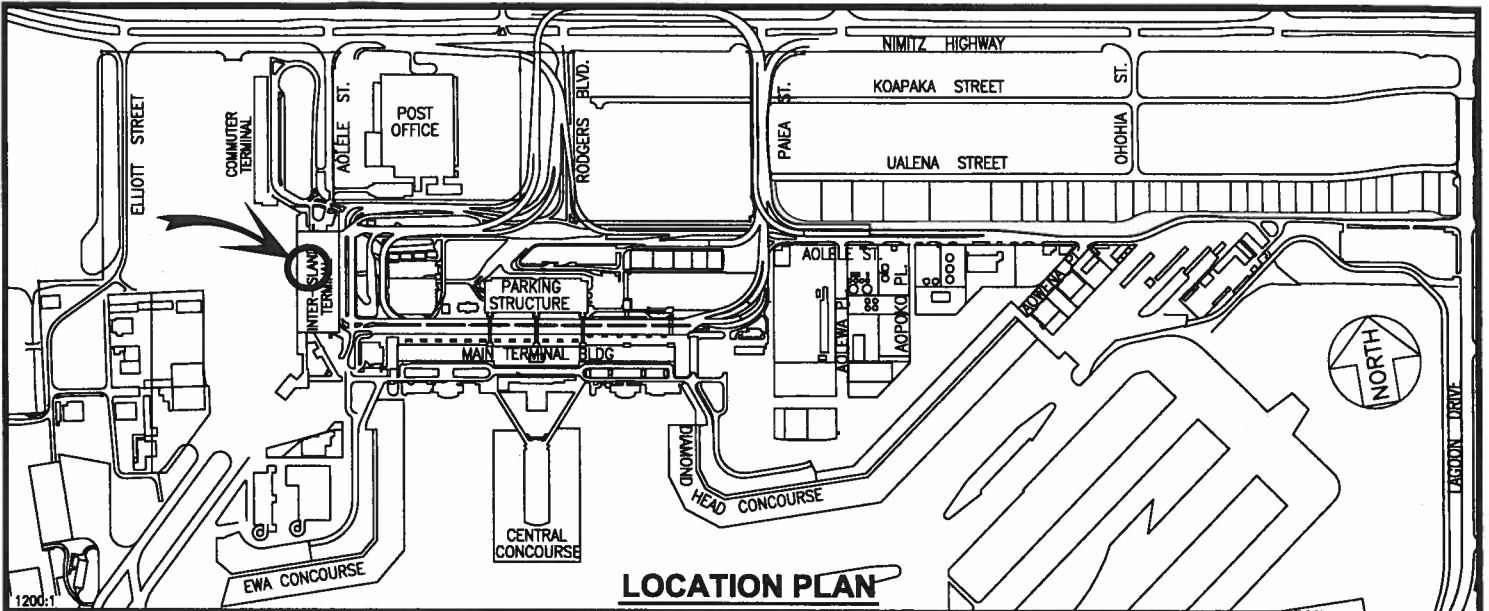


FORD N. FUCHIGAMI
Director of Transportation

APPROVAL FOR SUBMITTAL:



SUZANNE D. CASE
Chairperson and Member



DOTA -92-0018 Amendment #29

DATE : SEPTEMBER 2017

EXHIBIT: **B-54**



Airports Division

HOST INTERNATIONAL, INC.

BUILDING 310
INTER-ISLAND TERMINAL
SECOND LEVEL

310204H

PLAT E2