



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

JADE T. BUTAY
DIRECTOR

Deputy Directors
LYNN A.S. ARAKI-REGAN
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IN REPLY REFER TO:

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

AMENDMENT NO. 10 TO CONCESSION LEASE NO. DOT-A-92-0014
FOR ADDITIONAL FOOD AND BEVERAGE PREMISES
HOST INTERNATIONAL, INC.
RESTAURANT AND LOUNGE CONCESSION
KAHULUI AIRPORT
TAX MAP KEY: (2) 3-8-001:263 AND (2)-3-8-001-019 (Portion)

MAUI

PURPOSE:

To amend the existing Restaurant and Lounge Concession Lease No. DOT-A-92-0014 at Kahului Airport to add a new food and beverage premises. 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.

APPLICANT:

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

LEGAL REFERENCE:

Chapters 102 and Section 261-7, Hawai'i Revised Statutes, as amended. Act 46, Session Laws of Hawai'i 2012, as amended by Act 126 Session Laws.

LOCATION AND TAX MAP KEY:

Portion of Kahului Airport, Terminal Complex, Island of Maui, Hawai'i
Tax Map Key: 2nd Division, 3-8-001:263 and 3-8-001-019 (Portion).

ZONING:

State: Urban
County: Airport

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LAND TITLE STATUS:

Section 5(a) and 5(b) lands of the Hawai'i Admission Act: Non-Ceded
DHHL 30% entitlement lands: No

TERM:

Concession Lease No. DOT-A-92-0014 commenced on October 1, 1992, and continues through September 30, 2022.

ADDITIONAL PREMISES:

Area/Space No. 354-115, containing an area of approximately 795 sq. ft. (Exhibit K).
Building No. 111, containing an area of approximately 700 sq. ft. (Exhibit L).

IMPROVEMENTS:

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

RENTAL:

All revenue generated from Building 111 will be included with the gross receipts of the concession lease, and rental for Space No. 354-115 will be \$30,051.00 annually.

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' 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.

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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 Department of Transportation Airports Division reviewed and determined that the additional food and beverage premises will allow Lessor to better serve the traveling public.

RECOMMENDATION:

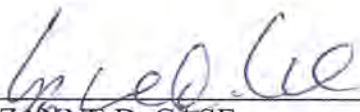
That the Board approve and authorize: (1) the Department of Transportation to amend Article III. (Premises) of the subject Lease as herein outlined, which are by reference incorporated herein; (2) such other terms and conditions as may be prescribed by the Director of Transportation to best serve the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

Respectfully submitted,



JADE T. BUTAY
Director of Transportation

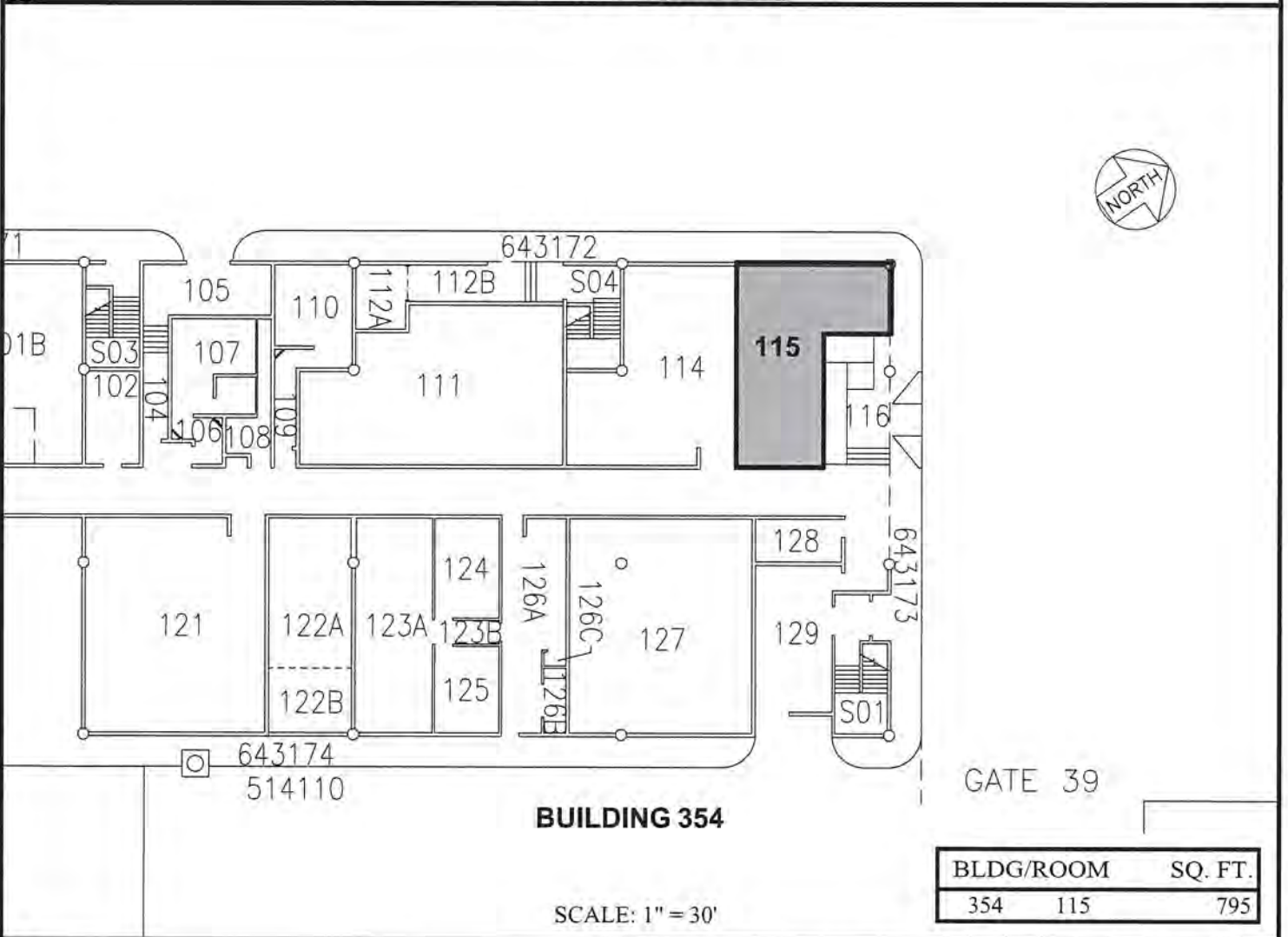
APPROVAL FOR SUBMITTAL:



SUZANNE D. CASE
Chairperson and Member



LOCATION PLAN




BUILDING 354

SCALE: 1" = 30'

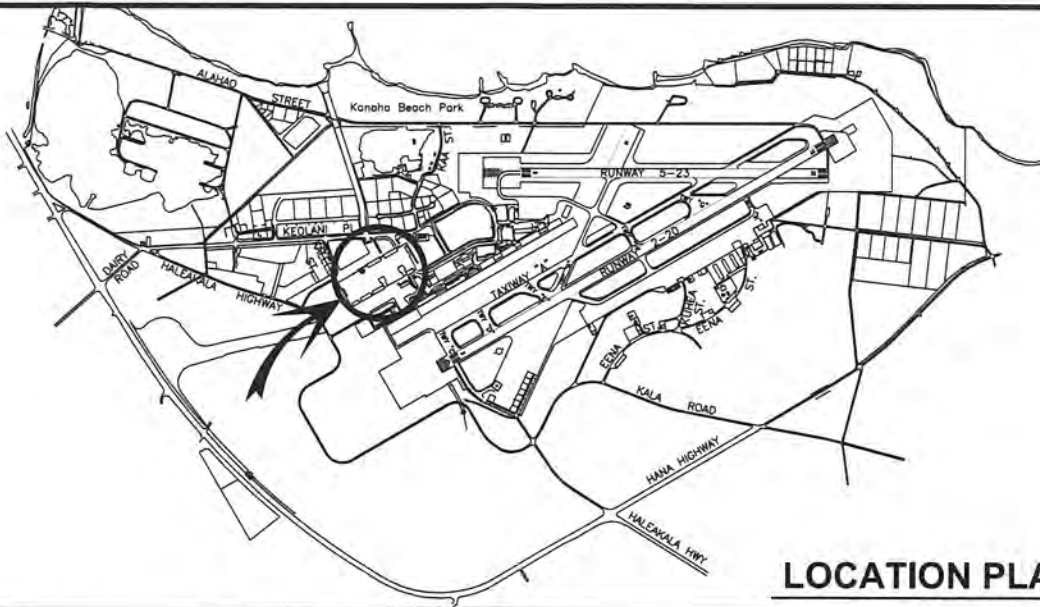
BLDG/ROOM	SQ. FT.
354 115	795

GATE 39

DOTA 92-0014	DATE : OCTOBER 2019	EXHIBIT: K
 Airports Division	HOST INTERNATIONAL, INC.	BUILDING 354 HOLDING ROOMS F SECOND LEVEL
		354115 PLAT B1, 36

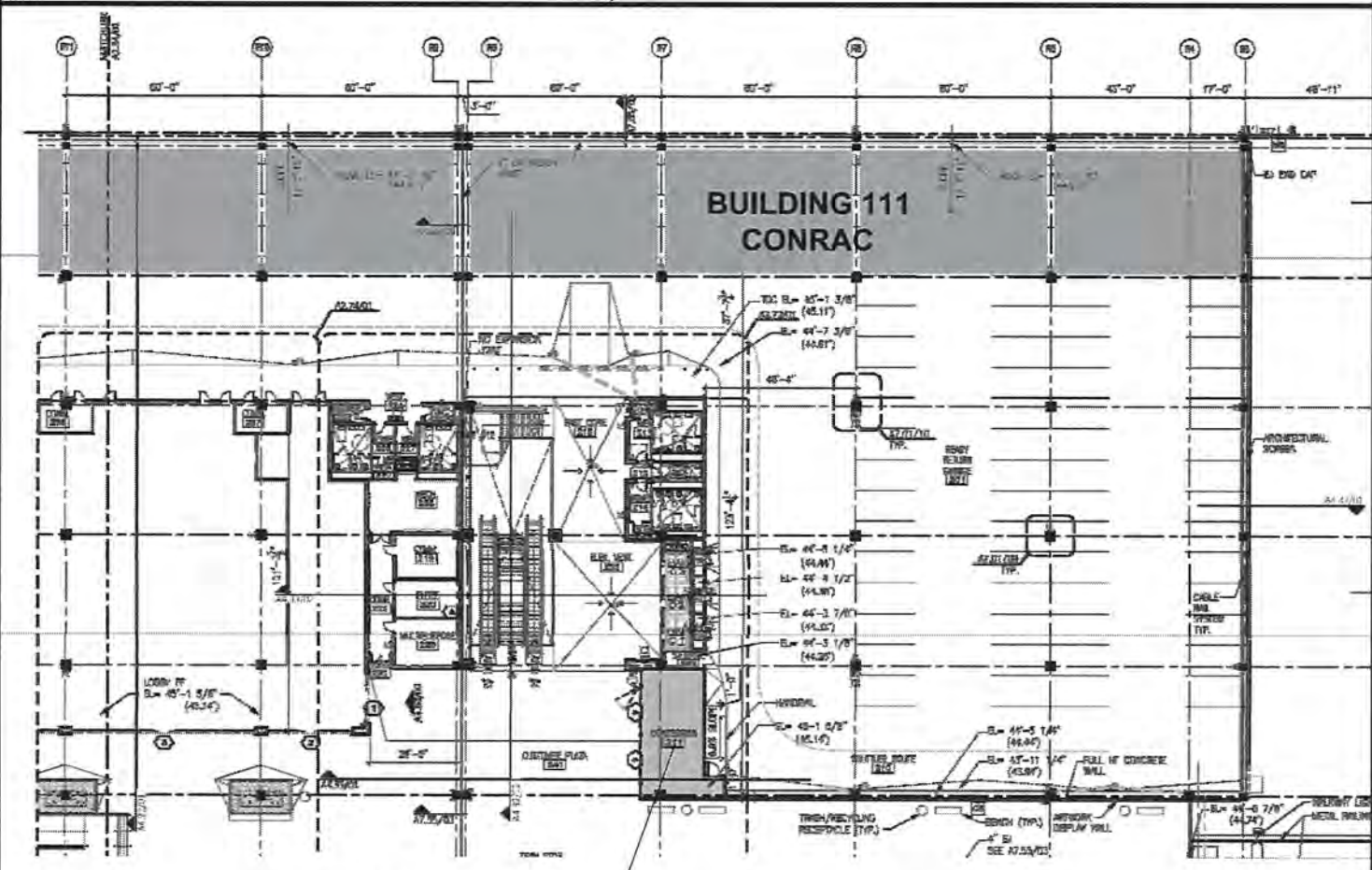
KAHULUI AIRPORT

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LOCATION PLAN

3000:1



CONCESSION SPACE FOR HOST

DOTA 92-0014 DRAFT

DATE : OCTOBER 2019

EXHIBIT: **L**



HOST INTERNATIONAL, INC.

BUILDING 111 CONRAC PASSENGER SERVICE LEVEL

PLAT