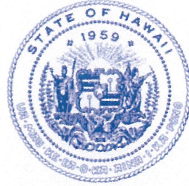


DAVID Y. IGE
GOVERNOR



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

JADE T. BUTAY
DIRECTOR

Deputy Directors
LYNN A.S. ARAKI-REGAN
DEREK J. CHOW
ROSS M. HIGASHI
EDWIN H. SNIFFEN

IN REPLY REFER TO:

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

AMENDMENT NO. 2 TO LOUNGE LEASE NO. DOT-A-14-0004
REQUESTING ADDITIONAL SPACE FOR AN OFFICE
HAWAII HIS CORPORATION DBA H.I.S. HAWAII
DANIEL K. INOUE INTERNATIONAL AIRPORT
TAX MAP KEY: (1) 1-1-003: 050 (PORTION)

O'AHU

REQUEST:

Hawaii HIS Corporation dba H.I.S. Hawaii (HIS Hawaii) was issued a lease for the operation of an airport lounge, State Lease No. DOT-A-14-0004 (Lease) at Daniel K. Inouye International Airport (Airport). HIS Hawaii is now requesting to amend the Lease to add office space in support of their lounge operation.

APPLICANT / LESSEE:

Hawaii HIS Corporation dba H.I.S. Hawaii, a Hawaii corporation, whose business and post office address is 2250 Kalakaua Avenue, Suite 406, Honolulu, Hawai'i 96815.

LEGAL REFERENCE:

Subsection 171-59 (b), Hawai'i Revised Statutes, as amended.

LOCATION AND TAX MAP KEY:

Portion of the Airport, Island of O'ahu, State of Hawai'i, identified by Tax Map Key: 1st Division, 1-1-003: 050 (portion).

AREA:

Additional Premises:

Building/Room No. 350-152C, containing an area of approximately 488 square feet, as shown and delineated on the attached map labeled Exhibit "C".

ITEM M-1

BLNR – AMENDMENT NO. 2 TO LOUNGE LEASE NO. DOT-A-14-0004
REQUESTING ADDITIONAL SPACE FOR AN OFFICE
HAWAII HIS CORPORATION DBA H.I.S. HAWAII
Page 2

ZONING:

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

LAND TITLE STATUS:

Non-Ceded - Section 5(a) lands of the Hawai'i Admission Act
DHHL 30% entitlement lands pursuant to Hawai'i Admission Act YES ___ NO X

CURRENT USE STATUS:

Land presently encumbered by Governor's Executive Order No. 3201, dated June 8, 1983, setting aside 3,152.177 acres designated as Daniel K. Inouye International Airport under the control and management of the State of Hawai'i, Department of Transportation, Airports Division (DOTA) for Airport Purposes.

CHARACTER OF USE:

HIS Hawaii will use the additional premises for office space in support of their lounge operation.

TERM OF LEASE:

Five (5) years (08/01/2019 – 07/31/2024)

COMMENCEMENT DATE:

Upon execution of Amendment No. 2 to the Lease.

LEASE RENTAL:

Original Lease Rental: \$74,700.00 per annum

Amended Lease Rental: \$96,750.00 per annum

PERFORMANCE BOND:

Sum equal to the annual rental amount in effect.

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:

In accordance with Section 11-200.1-15 (General types of actions eligible for exemption) of the 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, HRS, dated December 18, 2018.

The proposed action falls within the following Exemption:

Section 11-200.1-15 (c) (1) Operations, repairs, or maintenance of existing structures, facilities, equipment, or topographical features, involving minor expansion or minor change of use beyond that previously existing.

This request would qualify under the above exemption because HIS Hawaii would be using existing terminal space as an office, which does not require any changes beyond what is currently existing.

The DOTA consulted with the U.S. Federal Aviation Administration (FAA) as to the appropriateness of the citation from Chapter 11-200.1 entitled "Environmental Impact Statement Rules", dated December 18, 2018. The FAA concurred on the appropriateness.

REMARKS:

The Department of Transportation (DOT), and HIS Hawaii entered into the Lease, dated July 25, 2014, together with all amendments, modifications, assignments, consents, and extensions subsequent thereto, to operate a lounge at the Airport. HIS Hawaii is now requesting to amend the Lease to include the Additional Premises adjacent to its lounge as office space in support of their lounge operation. The DOT has no objection to the request and will amend the Lease to include the Additional Premises.

BLNR – AMENDMENT NO. 2 TO LOUNGE LEASE NO. DOT-A-14-0004
REQUESTING ADDITIONAL SPACE FOR AN OFFICE
HAWAII HIS CORPORATION DBA H.I.S. HAWAII
Page 4

RECOMMENDATION:

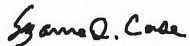
That the Board approves Amendment No. 2 to the Lease to include the Additional Premises, subject to: (1) terms and conditions herein outlined, which are by reference incorporated herein; (2) such other terms and conditions as may be prescribed by the Director of Transportation to best serve the interests of the State; and (3) review and approval of the Department of the Attorney General as to the lease form and content.

Respectfully submitted,

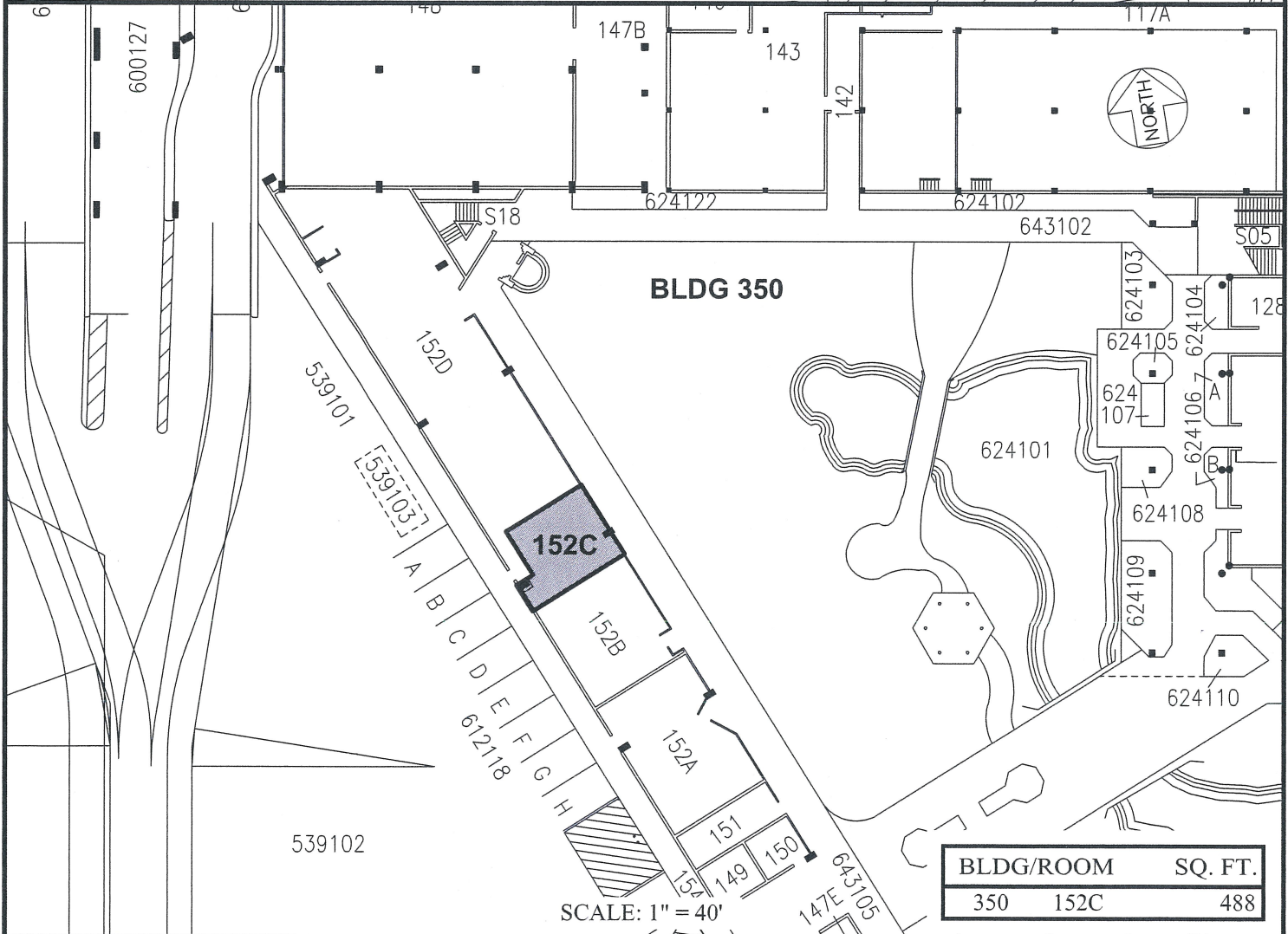
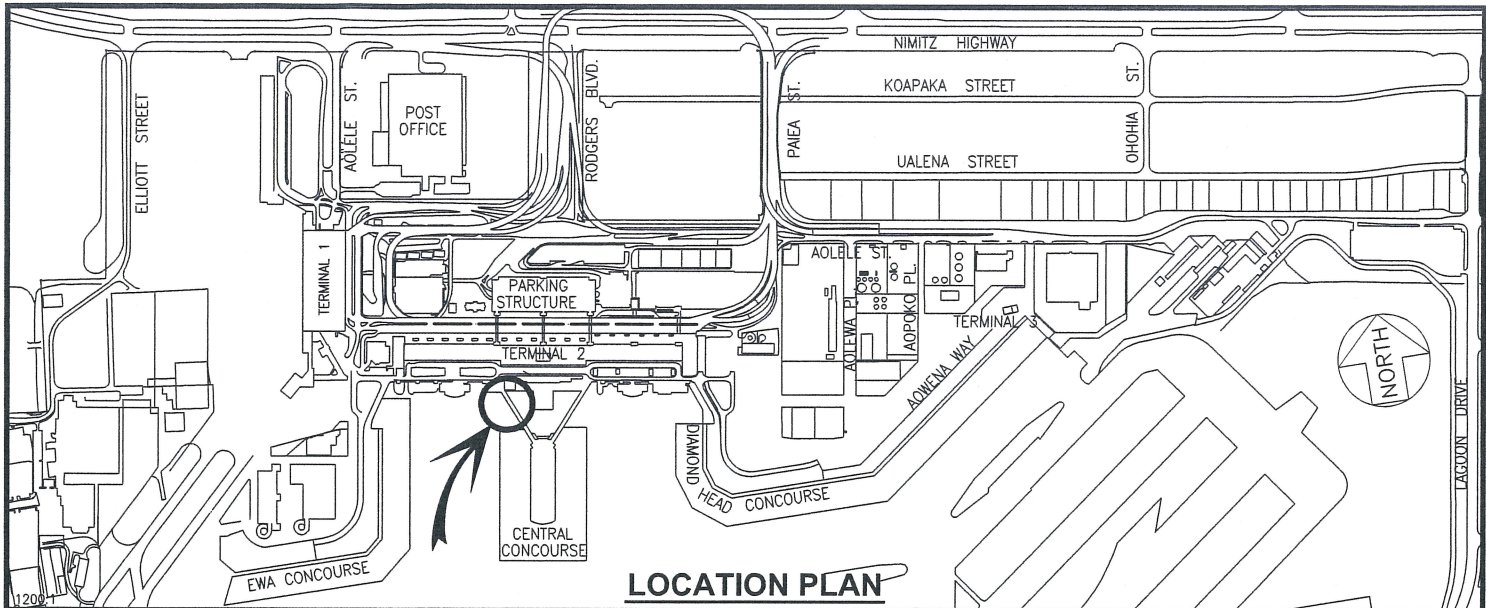


JADE T. BUTAY
Director of Transportation

APPROVED FOR SUBMITTAL:



SUZANNE D. CASE
Chairperson and Member



Amendment No. 2 to State Lease No. DOT-A-14-0004

DATE : APRIL 2020

EXHIBIT: **C**



Airports Division

HAWAII HIS CORPORATION
DBA H.I.S. HAWAII

BUILDING 350
CENTRAL CONCOURSE
GROUND LEVEL

350152C
PLAT A1