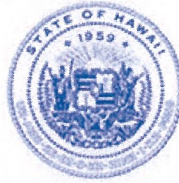


DAVID Y. IGE
GOVERNOR



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

TO AMEND CONCESSION LEASE NO. DOT-A-92-0018
FOR ADDITIONAL FOOD AND BEVERAGE AND STORAGE SPACE
RESTAURANT AND LOUNGE CONCESSION
HOST INTERNATIONAL, INC.
DANIEL K. INOUE INTERNATIONAL AIRPORT
TAX MAP KEY: (1) 1-1-003: 001 (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 additional food and beverage operations and storage in the new Mauka Concourse. 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:

A portion of Daniel K. Inouye International Airport, Island of O'ahu, State of Hawai'i, identified by Tax Map Key: 1st Division, 1-1-003: 001 (PORTION).

ZONING:

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

ITEM M-5

BLNR – TO AMEND CONCESSION LEASE NO. DOT-A-92-0018 FOR ADDITIONAL
FOOD AND BEVERAGE AND STORAGE SPACE RESTAURANT AND LOUNGE
CONCESSION, HOST INTERNATIONAL, INC.

Page 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 Lease that expires on
April 30, 2029.

ADDITIONAL PREMISES:

As delineated on the attached map labeled Exhibits B-61, B-62 and B-63 dated
June 2021:

Food and Beverage Operations:

Building/Room No. 305-219, containing an area of approximately 3,470 square feet.
Building/Room No. 305-222, containing an area of approximately 1,150 square feet.
Building/Room No. 305-216A, containing an area of approximately 430 square feet.
Building/Room No. 305-216B, containing an area of approximately 200 square feet.
Building/Room No. 305-217, containing an area of approximately 692 square feet.

Storage:

Building/Room No. 305-142, containing an area of approximately 889 square feet.

IMPROVEMENTS:

HOST 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 spaces allocated to food
and beverage operations but will charge for utilities. All gross receipts generated from
the additional food and beverage spaces will be included with the gross receipts of the
Concession Lease as provided in Article VI. (Rental).

\$13,868.40 annually for the storage plus utilities(based upon the minimum rental rate of
\$15.60 per square feet per annum, as determined from the Schedule of Rates and Charges
established by appraisal of Airports' property statewide).

DCCA VERIFICATION:

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

BLNR – TO AMEND CONCESSION LEASE NO. DOT-A-92-0018 FOR ADDITIONAL FOOD AND BEVERAGE AND STORAGE SPACE RESTAURANT AND LOUNGE CONCESSION, HOST INTERNATIONAL, INC.

Page 3

CHAPTER 343, HRS – ENVIRONMENTAL ASSESSMENT:

The environmental impacts of the proposed action to the subject land area is covered by the Honolulu International airport Master Plan Update and Noise Compatibility Program Environmental Assessment (EA), State Project No. AO1011-033. The EA is a joint State and Federal document, dated September 1989 and published in the October 23, 1989 issue of the OEQC Bulletin. Accordingly, relevant mitigation from the EA and DOTA environmental best management practice will address minimal impacts from this action.

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 Daniel K. Inouye International Airport. The additional space will provide travelers more locations convenient to airline gates to purchase food and beverage items at the new Mauka Concourse.

RECOMMENDATION:

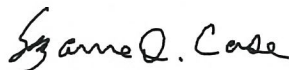
That the Board approve and authorize: (1) the Department of Transportation to amend Article III. (Premises) of the subject Lease as herein outlined, which are by reference incorporated herein; (2) such other terms and conditions as may be prescribed by the Director of Transportation to best serve the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

Respectfully submitted,

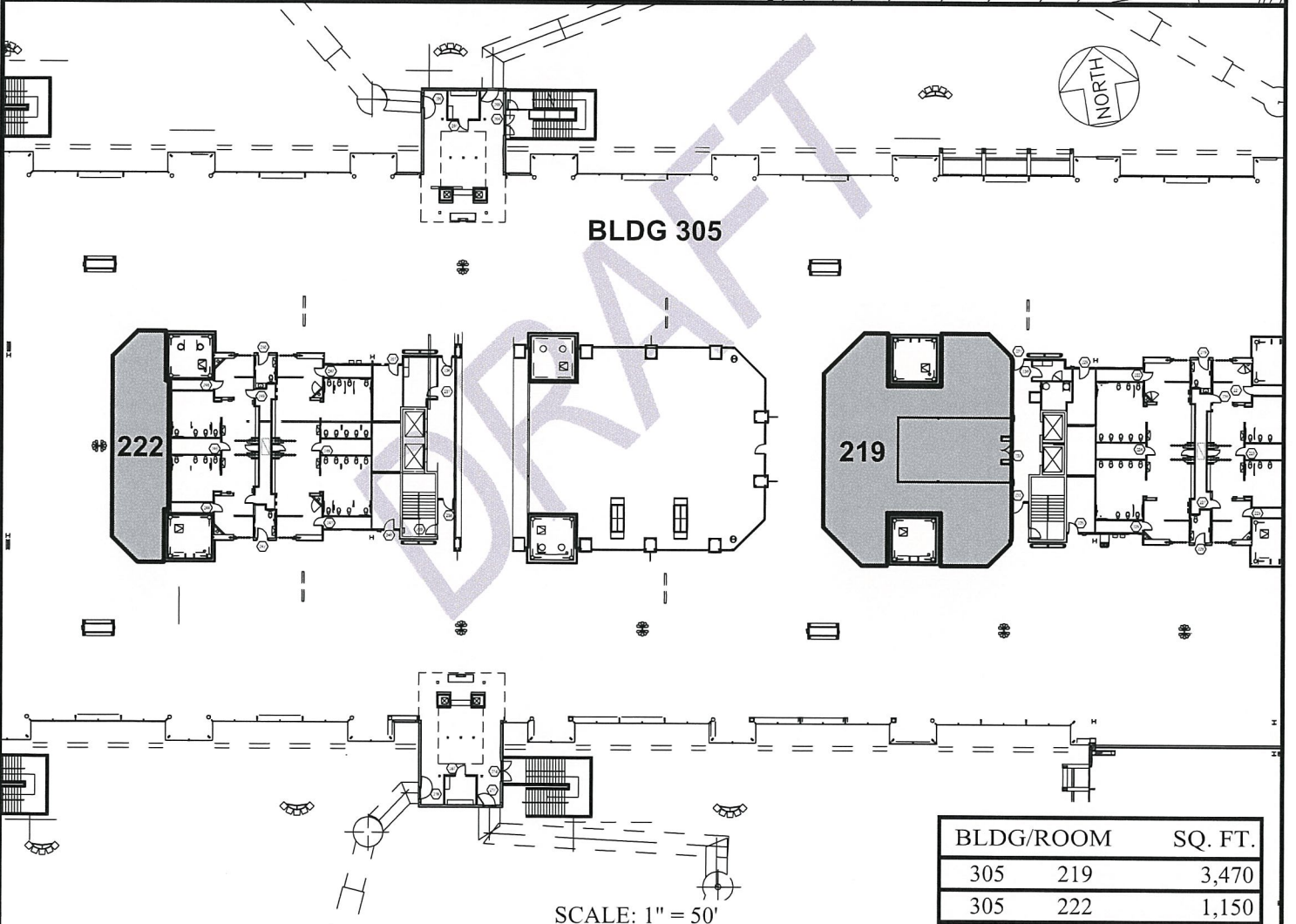
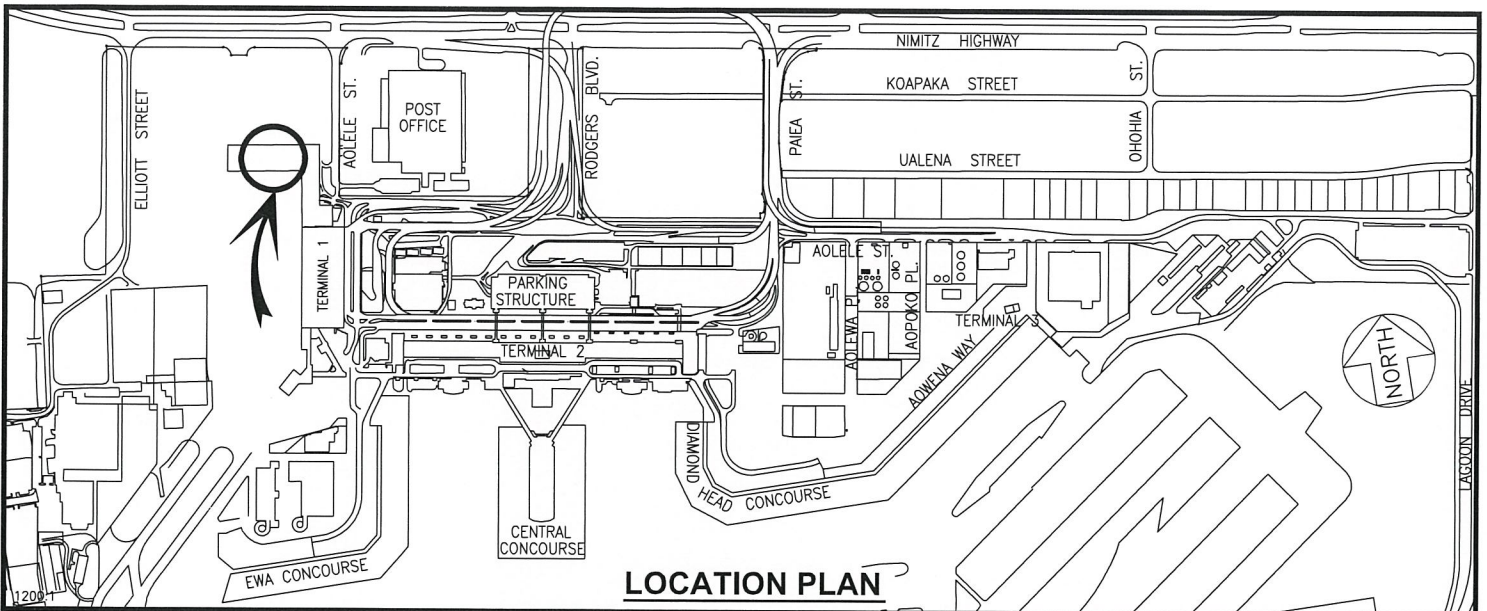


JADE T. BUTAY
Director of Transportation

APPROVAL FOR SUBMITTAL:



SUZANNE D. CASE
Chairperson and Member



DOTA-92-0018

DATE : JUNE 2021

EXHIBIT: **B-61**



Airports Division

HOST INTERNATIONAL, INC.

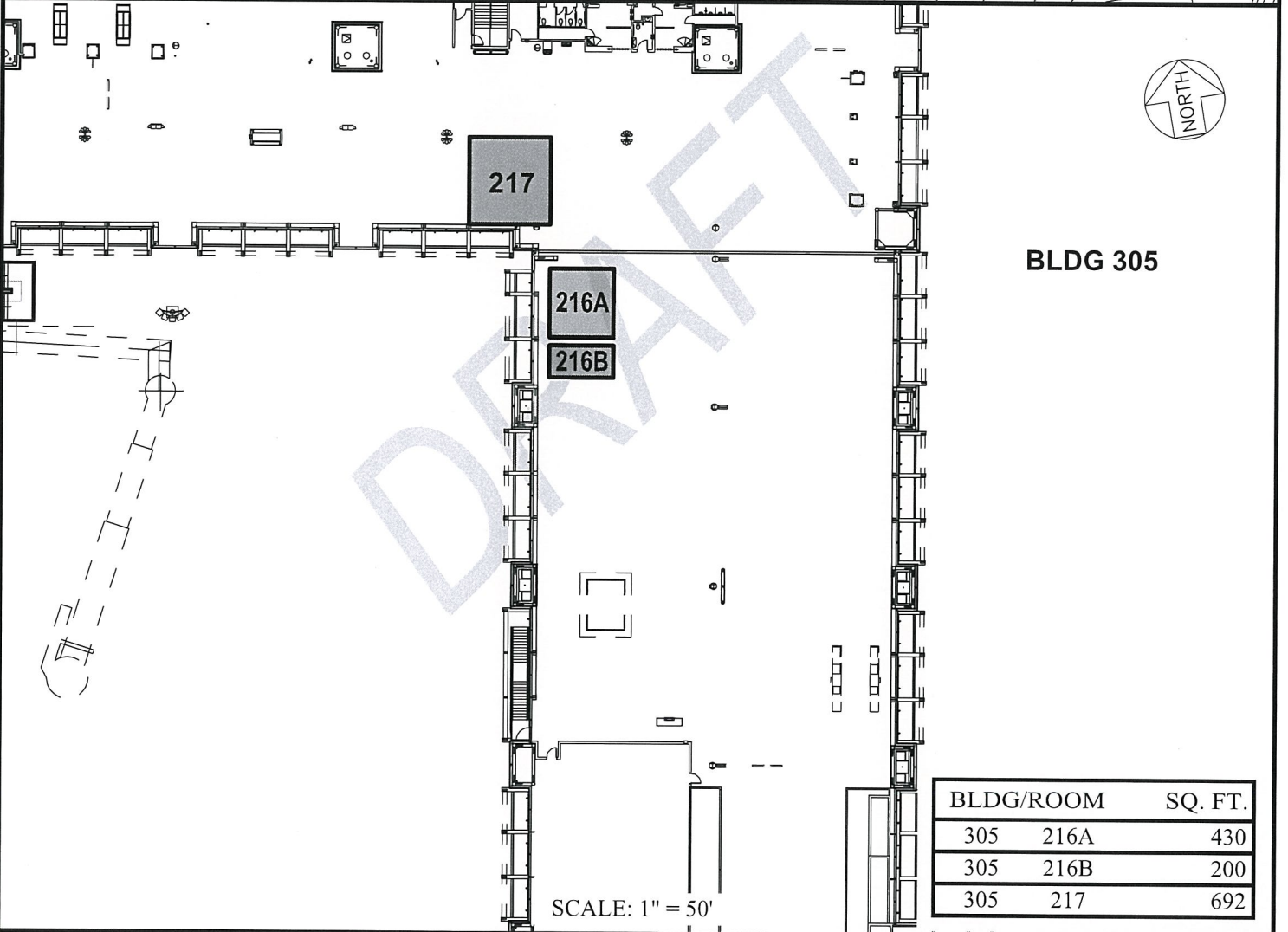
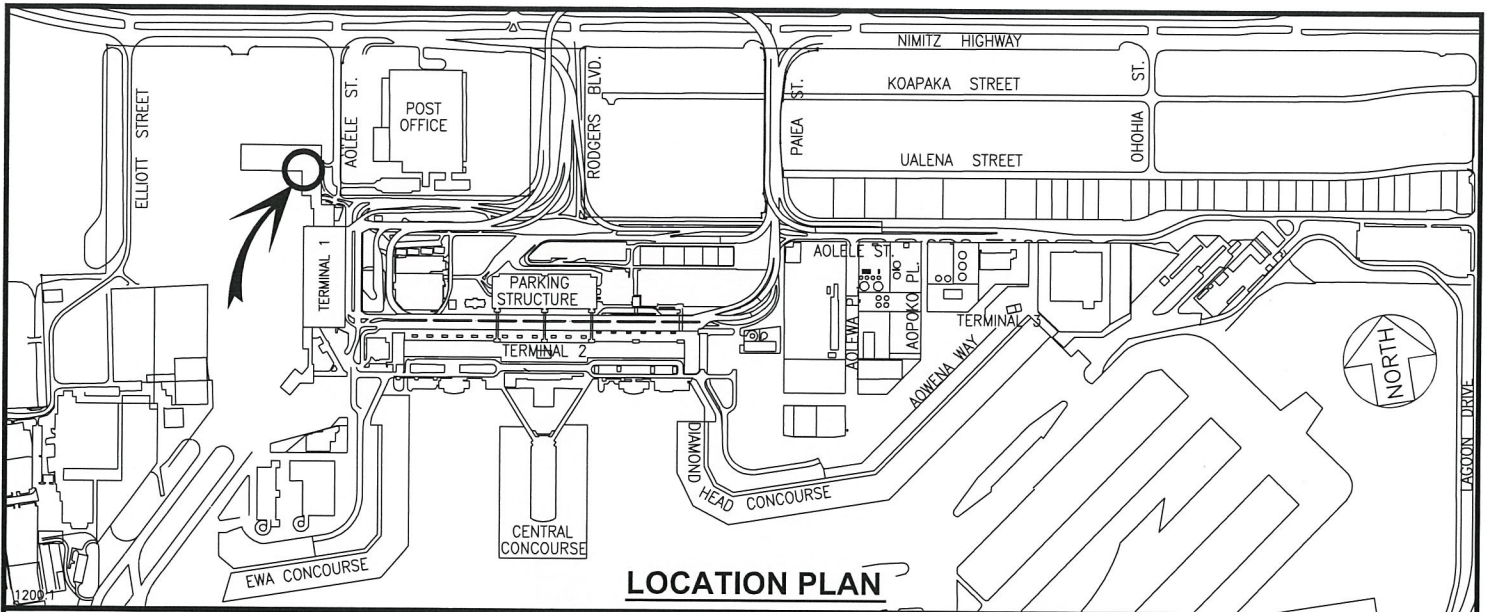
**BUILDING 305
IIT MAUKA EXTENSION
SECOND LEVEL**

305219
305222

PLAT A1

DANIEL K. INOUE INTERNATIONAL AIRPORT

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BLDG/ROOM	SQ. FT.
305 216A	430
305 216B	200
305 217	692

DOTA-92-0018

DATE : JUNE 2021

EXHIBIT: **B-62**



Airports Division

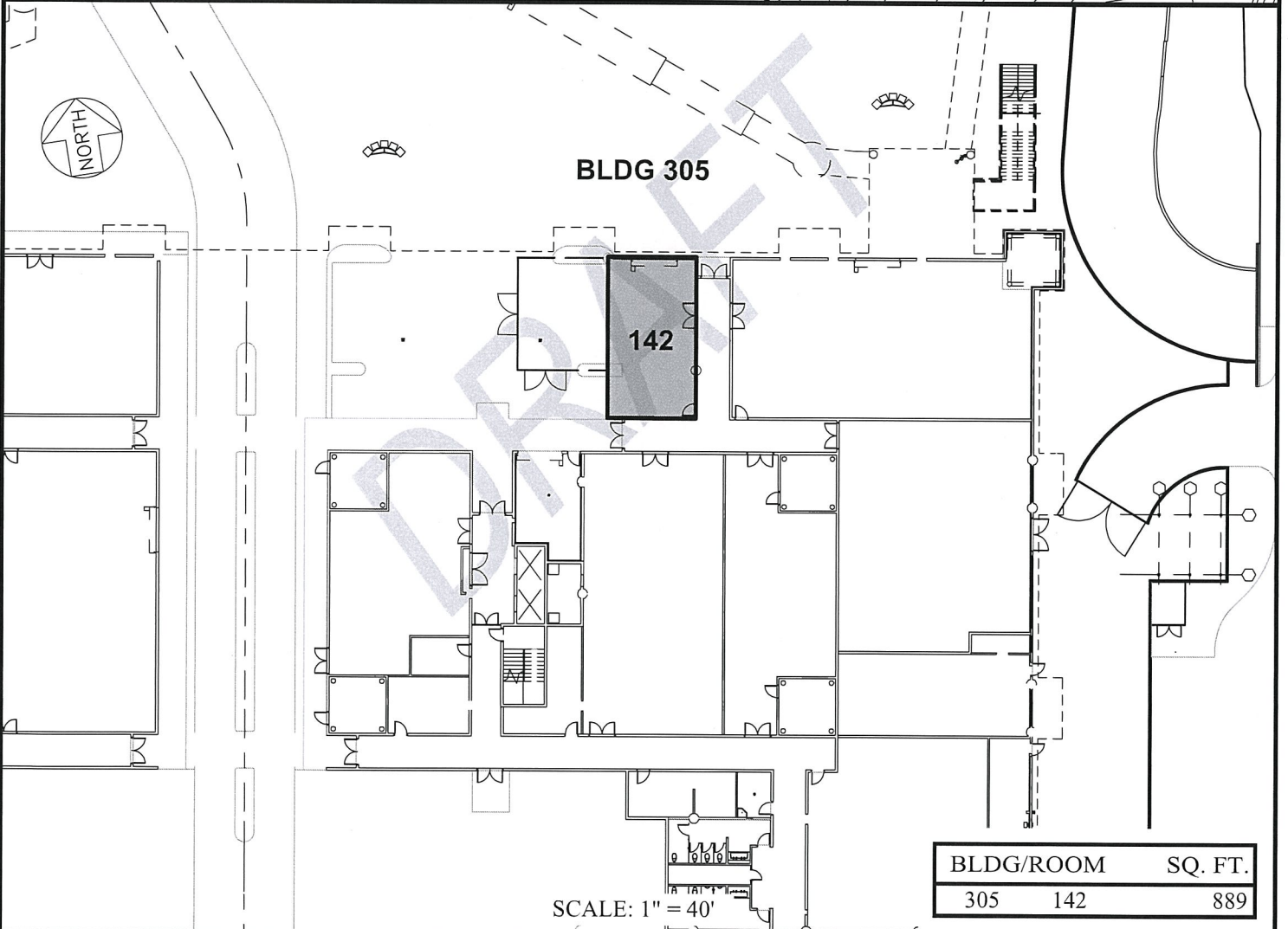
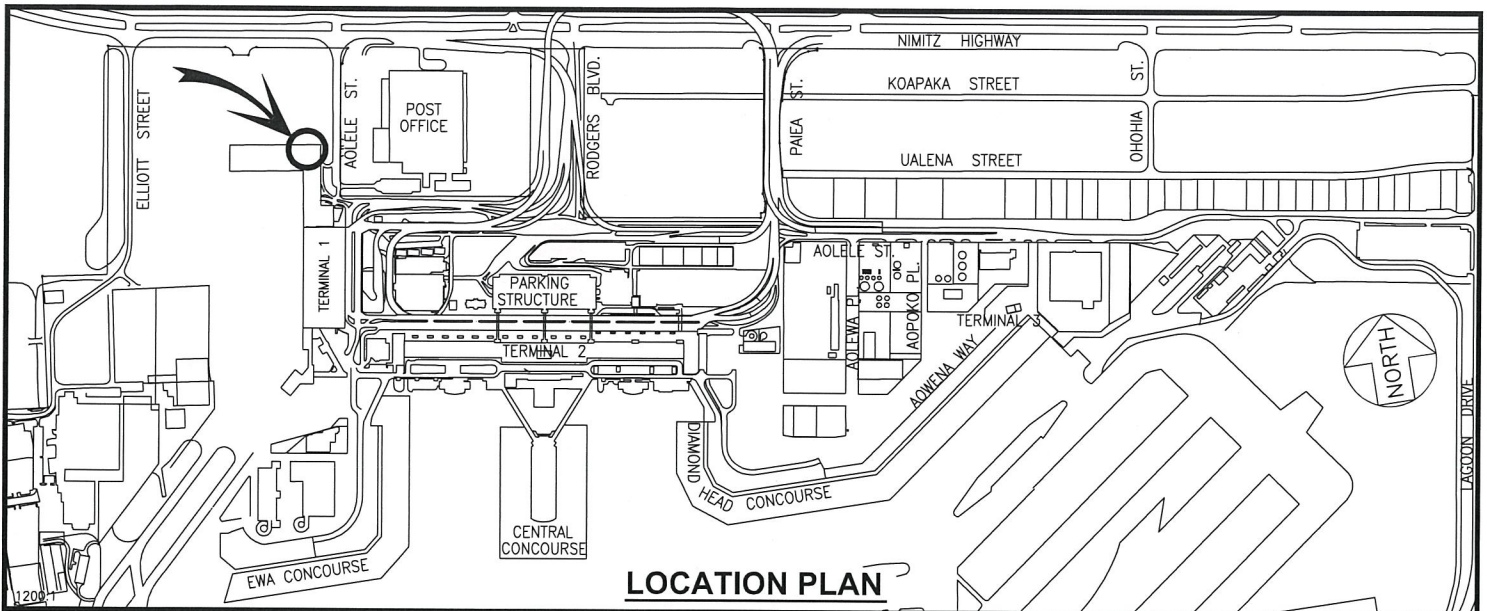
HOST INTERNATIONAL, INC.

**BUILDING 305
IIT MAUKA EXTENSION
SECOND LEVEL**

**305216A
305216B
305217
PLAT A1**

DANIEL K. INOUE INTERNATIONAL AIRPORT

N:\AIRPORTS\HNL_HONOLULU\CAD\PM\HNL_305216A-02DRAFT.DWG



DOTA-92-0018

DATE : JUNE 2021

EXHIBIT: **B-63**



Airports Division

HOST INTERNATIONAL, INC.
STORAGE SPACE

BUILDING 305
IIT MAUKA EXTENSION
GROUND LEVEL

305142

PLAT A1

Address Sign Transaction Number: CB-ICHBCAABA9y0WJIDUW74mwl5dE44g2B1o7F5uAsy

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DANIEL K. INOUE INTERNATIONAL AIRPORT