



STATE OF HAWAII | KA MOKU'ĀINA 'O HAWAII'
DEPARTMENT OF TRANSPORTATION | KA 'OIHANA ALAKAU
869 PUNCHBOWL STREET
HONOLULU, HAWAII 96813-5097

June 28, 2024

Board of Land and
Natural Resources
State of Hawaii
Honolulu, Hawaii

AMEND CONCESSION LEASE NO. DOT-A-92-0018
FOR ADDITIONAL FOOD AND BEVERAGE SPACE
RESTAURANT AND LOUNGE CONCESSION
HOST INTERNATIONAL, INC.
DANIEL K. INOUE INTERNATIONAL AIRPORT
TAX MAP KEY: (1) 1-1-003:050 AND 060 (PORTION)

OAHU

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 space. Under Article III. (Premises) of the Lease, the specific area 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, Hawaii 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 Oahu, State of Hawaii, identified by Tax Map Key: 1st Division, 1-1-003: 050 and 060 (Portion).

ITEM M-6

ZONING:

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

LAND TITLE STATUS:

Section 5(a) lands of the Hawaii Admissions Act: Non-Ceded
DHHL 30% entitlement lands pursuant to the Hawaii State Constitution: No

TERM:

To run for the balance of the term of the existing Concession Lease that expires on April 30, 2031.

ADDITIONAL PREMISES:

Building/Room No. 350-205G, containing an area of approximately 469 square feet as shown and delineated on the attached map labeled Exhibits B-64, dated April 2024.

Building/Room No. 373-212C, containing an area of approximately 530 square feet as shown and delineated on the attached map labeled Exhibits B-65, dated April 2024.

IMPROVEMENTS:

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

RENTAL:

All revenue generated by the additional premises shall be reported as gross receipts under the Lease. The rental provisions of Article VI (Rental) of the Lease shall not be changed by any increase in the total area occupied by the Lessee caused by the inclusion of the additional premises.

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:

The HDOT, has determined the environmental impacts of the subject land area and use is covered by the Final Environmental Assessment (EA) for the Propose Airport Modernization Program, Honolulu International Airport, State Project No. AO1011-03. The EA is a joint State and Federal document, dated January 2013 and published in the

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 premises will provide travelers with more satisfaction and comfort to enjoy their food and beverage items.

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,



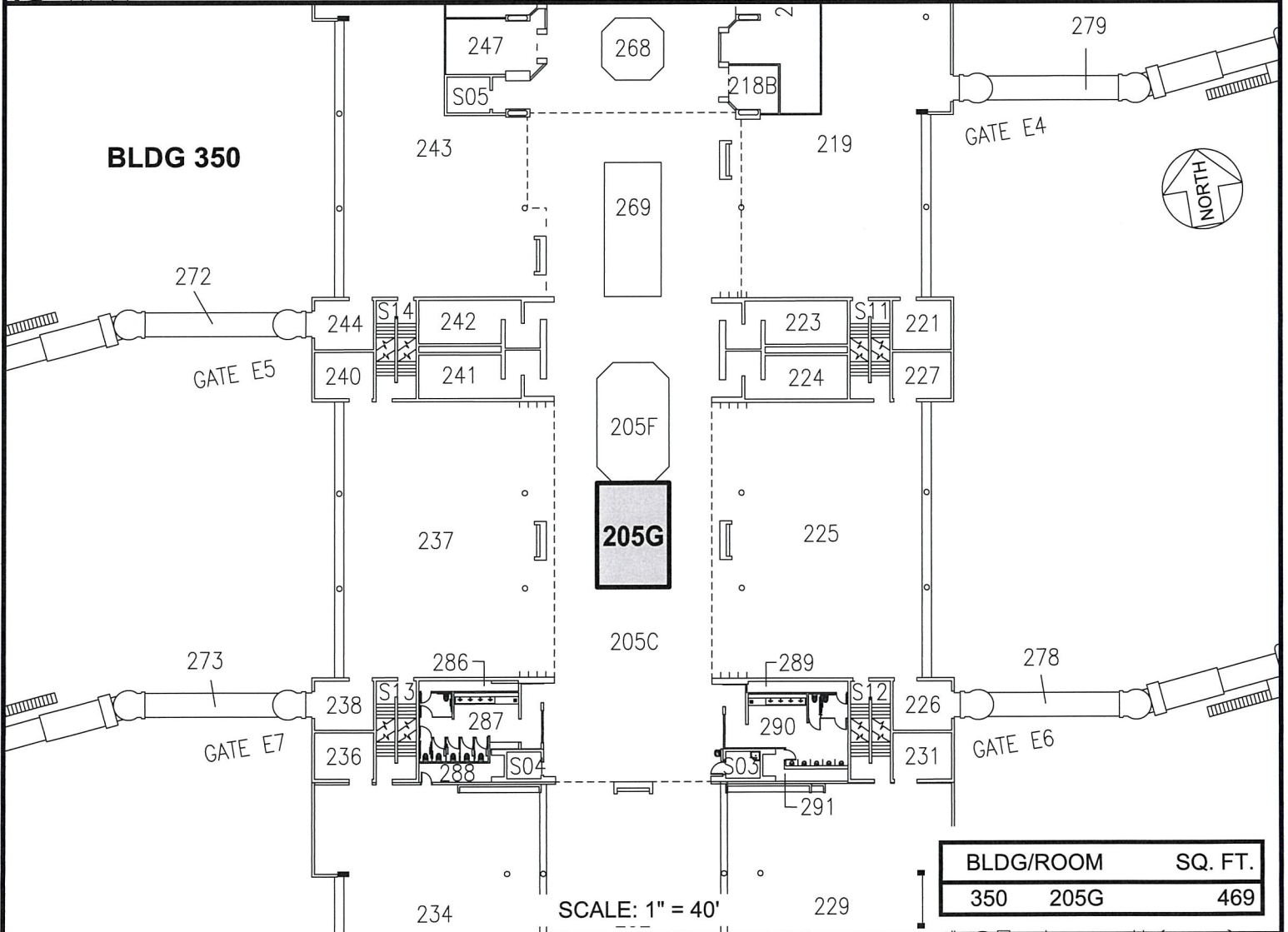
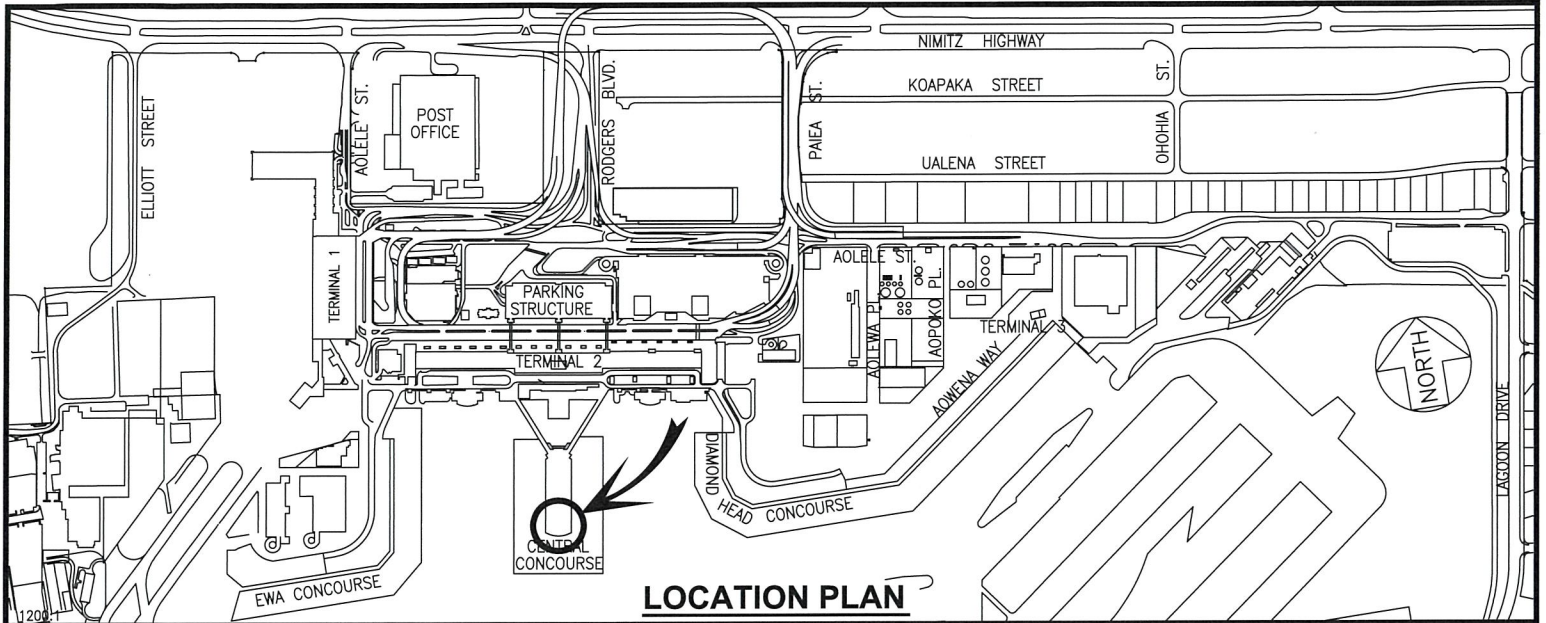
EDWIN H. SNIFFEN
Director of Transportation

APPROVED FOR SUBMITTAL:



DAWN N. S. CHANG
Chairperson
Board of Land and Natural Resources

Attachments



DOTA-92-0018

DATE : APRIL 2024

EXHIBIT: **B-64**



AIRPORTS

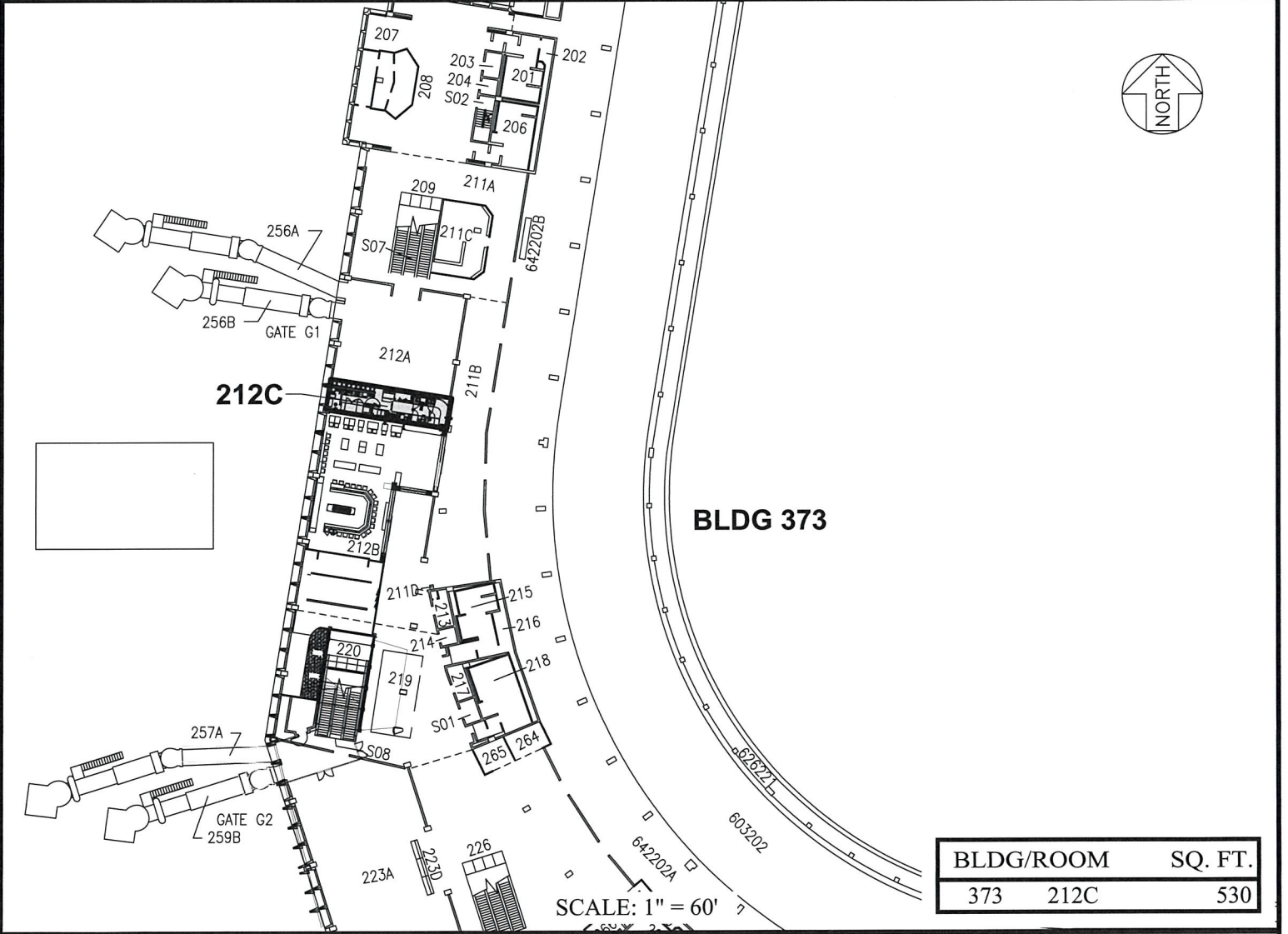
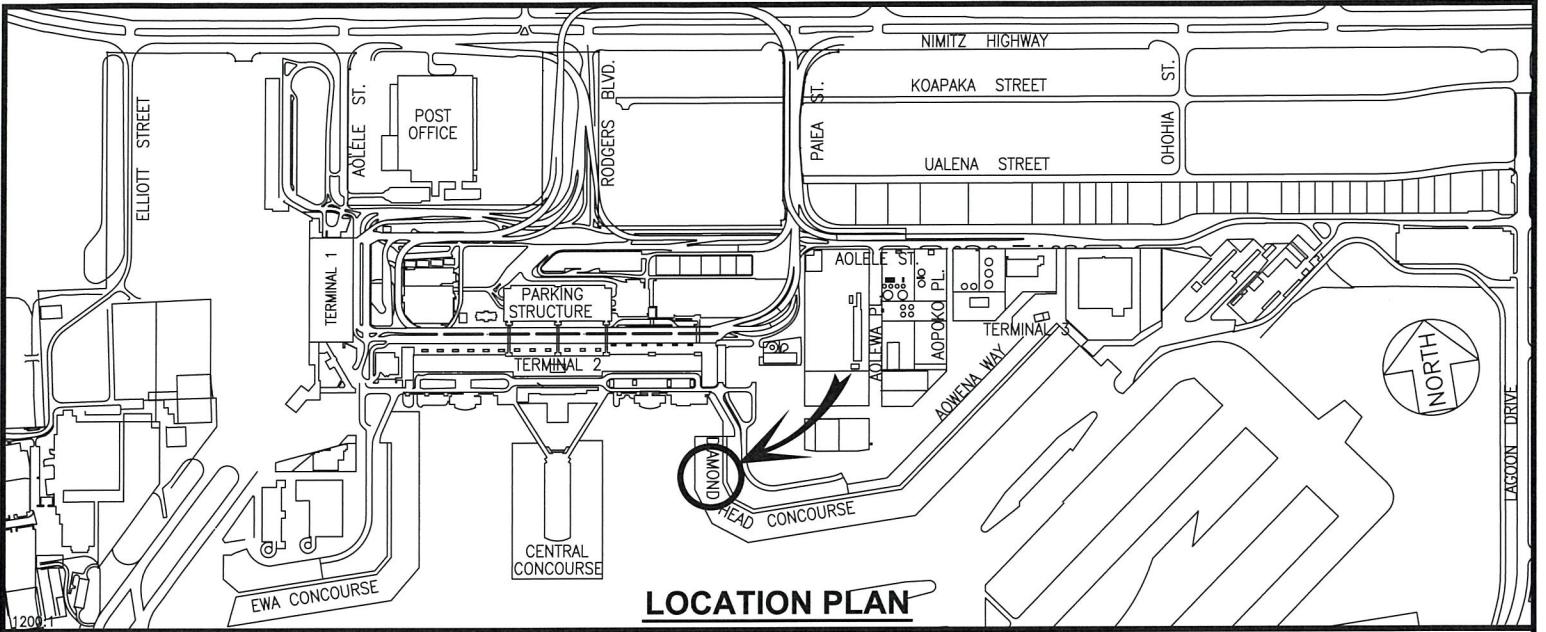
HOST INTERNATIONAL, INC.

**BUILDING 350
CENTRAL CONCOURSE
SECOND LEVEL**

350205G

DANIEL K. INOUE INTERNATIONAL AIRPORT

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DOTA-92-0018

DATE : April 2024

EXHIBIT: B-65



HOST INTERNATIONAL, INC.

BUILDING 373
D.H. CONCOURSE
SECOND LEVEL

373212C
PLAT M2