

NEIL ABERCROMBIE
GOVERNOR



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

GLENN M. OKIMOTO
DIRECTOR

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IN REPLY REFER TO:

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

AMENDMENT NO. 6 TO LEASE NO. DOT-A-92-0014
RESTAURANT AND LOUNGE CONCESSION
HOST INTERNATIONAL, INC.
KAHULUI AIRPORT
TAX MAP KEY: (2) 3-8-01:19 (PORTION)

MAUI

PURPOSE:

To amend the existing Concession Lease DOT-A-92-0014 at Kahului Airport to allow for additional floor space to offer food and beverage services to travelers. Under Article III 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, Hawaii Revised Statutes, as amended.

APPLICANT:

HOST INTERNATIONAL, INC. (HOST), its mailing address is 6905 Rockledge Drive, Bethesda, Maryland 20817.

LOCATION AND TAX MAP KEY:

Kahului Airport, Island of Maui, Hawaii
2nd Division, 3-8-001-019

ZONING:

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

ITEM M-7

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LAND TITLE STATUS:

Section 5(a) and 5(b) Hawaii Admissions Act: Ceded:___ Non-Ceded: X
DHHL 30% entitlement lands: Yes:_____ No: X

LEASE COMMENCEMENT DATE:

To run for the balance of the term of the existing lease that expires on September 30, 2019.

ADDITIONAL PREMISES:

Building 354, Space No. 211, containing an area of approximately 1,415 square feet as shown on the attached Exhibit I, dated February 2014.

RENTAL:

No additional square footage floor rent will be charged. All gross receipts generated from the additional space will be included with the gross receipts of the concession. The concession pays the greater of minimum annual guaranteed fee or a percentage fee of gross receipts as provided in Article VI. Rental.

IMPROVEMENTS:

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

CHAPTER 343, HRS - ENVIRONMENTAL ASSESSMENT:

Pursuant to Section 11-200-8 (a), Environmental Impact Statement Rules of the Department of Health, State of Hawaii, this disposition is exempt from requirements regarding preparation of an environmental assessment, negative declaration, or environmental impact statement as required by Chapter 343, Hawaii Revised Statutes, as amended, relating to Environmental Impact Statements because the proposed action falls within Exemption Class #3, Comprehensive Exemption List for the State of Hawaii, Department of Transportation Amended November 15, 2000, as approved by the Environmental Quality Council. Exemption Class #3 covers the construction and location of single, new, small facilities or structures and the alteration and modification of same and installation of new, small equipment and facilities and the alteration and modification of same including, but not limited to: (d) Water, sewage, electrical, gas, telephone and other essential public utility services extensions to serve such structures or facilities and (e) Accessory or appurtenant structures.

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REMARKS:

The DOT and HOST entered into that certain Concession Lease No. DOT-A-92-0014, dated October 1, 1992, for the Restaurant and Lounge Concession at the Kahului Airport. The applicant finds that the additional food and beverage space on the north end of the departure terminal hold room will allow the applicant to better serve the traveling public.

RECOMMENDATION:

The Board authorizes the Department of Transportation to (1) 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,



GLENN M. OKIMOTO, Ph.D.
Director of Transportation

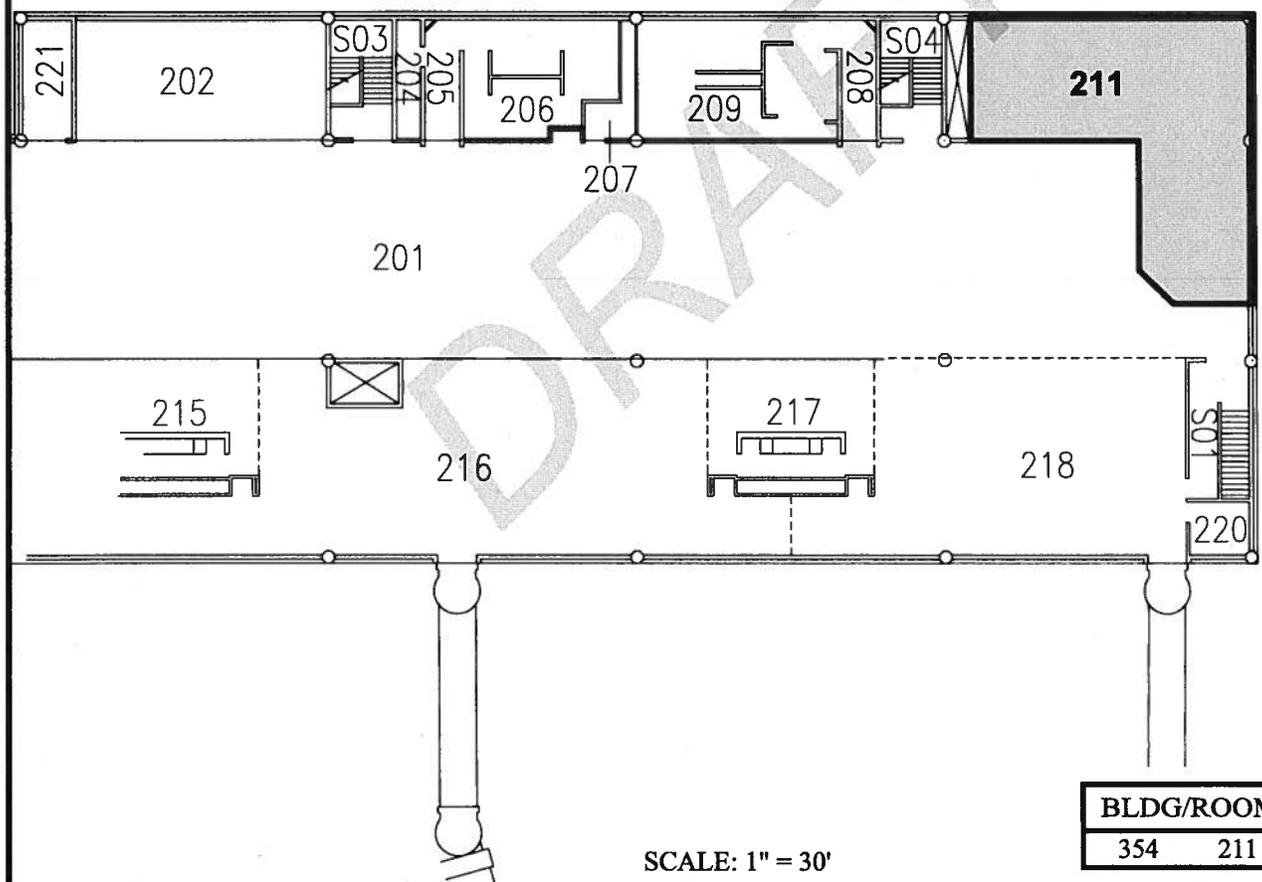
APPROVED FOR SUBMITTAL:


WILLIAM J. AILA, JR.
Chairperson and Member



LOCATION PLAN

**HOLDING ROOMS F
BUILDING 354**



SCALE: 1" = 30'

BLDG/ROOM	SQ. FT.
354 211	1,415

DOTA-92-0014 AMEND #6 - DRAFT

DATE : FEBRUARY 2014

EXHIBIT: |



Airports Division

HOST INTERNATIONAL, INC.

**BUILDING 354
HOLDING ROOMS F
SECOND LEVEL**

354211
PLAT A2