



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

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

CONSENT TO SUBLEASE OF STATE LEASE NO. DOT-A-90-0026
GATE GOURMET, INC. TO DUTY FREE WORLD, INC.
HONOLULU INTERNATIONAL AIRPORT

OAHU

LEGAL REFERENCE:

Subsection 171-36 (a) (6), Hawaii Revised Statutes.

LESSEE:

Gate Gourmet, Inc., a Delaware Corporation

SUBLESSEE:

Duty Free World, Inc., a Florida Corporation

LOCATION AND TAX MAP KEY:

Portion of Honolulu International Airport, Honolulu, Island of Oahu, identified by
Tax Map Key: 1st Division, 1-1-72: 56

LEASE AREA:

Area/Space No. 009-191, containing a land area of approximately 149,859 square feet, as
shown and delineated on the attached map labeled Exhibit A.

LEASE TERM:

Thirty (30) years and six (6) months; Lease commenced on September 1, 1990 through
February 28, 2021.

SUBLEASE AREA:

Storage Room containing approximately 340 square feet.

SUBLEASE TERM:

Three (3) years.

SUBLEASE RENT:

\$800.00 per month

CHAPTER 343, HRS – ENVIRONMENTAL ASSESSMENT:

In accordance with the Comprehensive Exemption List approved by the Environmental Council and dated May 22, 2001, the subject request qualifies under Exemption Class 1, "Operations, repairs, and maintenance of existing structures, facilities, equipment or topographical features, involving negligible or no expansion or change of use beyond that previously existing."

ZONING:

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

LAND TITLE STATUS:

Section 5(e) Public Law 88-223 (ceded lands) of the Hawaii Admission Act
DHHL 30% entitlement lands pursuant to the Hawaii State Constitution: YES NO

CHARACTER OF USE:

In-flight Kitchen – Sublessee intends to rent a customs authorized storage room to store international travel merchandise and duty free carts.

REMARKS:

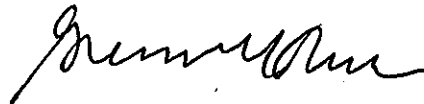
By way of a Consent to Assignment of Lease dated May 12, 2010, the Department of Transportation, Airports Division (DOTA) and Gate Gourmet, Inc. entered into Special Facilities Lease No. DOT-A-90-0026 dated December 1, 1990, to operate an in-flight kitchen. Gate Gourmet, Inc. is requesting to sublease a portion of the premises to Duty

Free World, Inc. for a term of three (3) years at \$800.00 per month. DOTA has reviewed the sublease and sublease rent and has determined that the sublessee's obligation is reasonable with no excess sublease profit to be gained by the lessee/sublessor.

RECOMMENDATION:

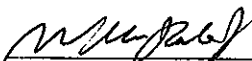
That the Board authorize DOTA to approve the Consent to Sublease between Gate Gourmet, Inc., as Sublessor and Duty Free World, Inc., as Sublessee, as hereinabove outlined, subject to: (1) terms and conditions hereinabove outlined, which are by reference incorporated herein; (2) such terms and conditions 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 Consent to Sublease form and content.

Respectfully submitted,

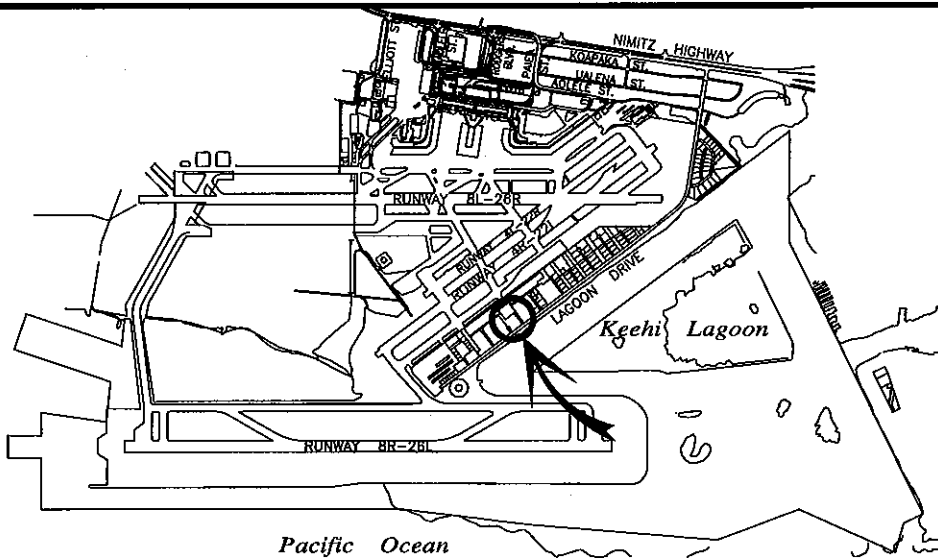


GLENN M. OKIMOTO, Ph.D.
Director of Transportation

APPROVED FOR SUBMITTAL:

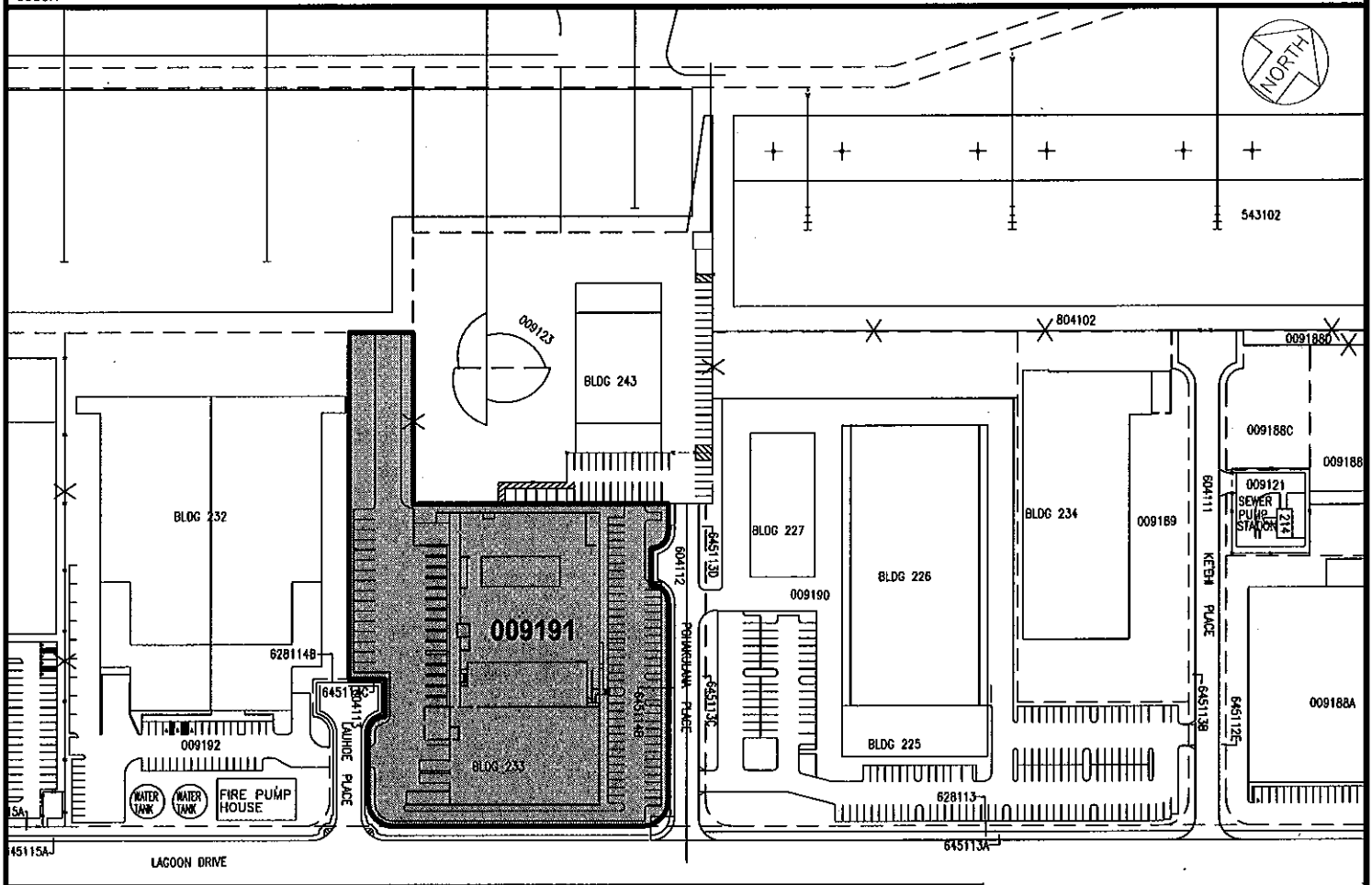


WILLIAM J. AILA, JR.
Chairperson and Member



LOCATION PLAN

5000:1



AREA/SPACE	SQ. FT.
009 191	149,859

SCALE: 1" = 200'

DATE : AUGUST 2009

EXHIBIT: **A**



Airports Division

SKY CHEFS, INC.

LOTS
SOUTH RAMP

009191
PLAT 36

HONOLULU INTERNATIONAL AIRPORT

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