

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

IN REPLY REFER TO:

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

AMENDMENT 18 TO CONCESSION AGREEMENT NO. DOT-A-92-18  
HOST INTERNATIONAL, INC., HONOLULU INTERNATIONAL AIRPORT  
TAX MAP KEY (TMK): (1) 1-1-03: PORTION OF 1

OAHU

PURPOSE:

To amend the existing "Article III. Premises" of the Restaurant and Lounge Concession Agreement at the Honolulu International Airport.

LEGAL REFERENCE:

Chapter 102, Hawaii Revised Statutes, as amended.

APPLICANT:

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

LOCATION AND TAX MAP KEY:

Honolulu International Airport, TMK: (1) 1-1-03: Portion of 1

ZONING:

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

LAND TITLE STATUS:

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

**ITEM M-4**

LEASE COMMENCEMENT DATE:

May 1, 1993

ADDITIONAL PREMISES:

New Food/Beverage sales space and seating:

Building 336, Space No. 227, containing an area of approximately 1,435 square feet, as shown on the attached Exhibit B-41, dated May 2012

TERM:

To run for the balance of the term of the existing Concession Agreement that expires April 30, 2020.

IMPROVEMENTS:

Applicant will construct and install and cover all costs of improvements to the additional premises.

RENTAL:

All gross receipts generated from the additional space will be included with the gross receipts of the concession. Currently, the Applicant pays the greater of the annual percentage rental on its gross receipts, as provided in Article VI.A.2.b.; or the Minimum Annual Guaranteed Rental Fee of \$4,807,600.00.

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 (Docket 92-EX-01). Exemption Class #3 covers 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 (c) Stores, offices and

restaurants designed for total occupant load of twenty persons or less, if not in conjunction with the building of two or more such structures; and (d) Water, sewage, electrical, gas, telephone and other essential public utility service extensions to serve such structures or facilities.

REMARKS:

The DOT and the Applicant entered into that certain Concession Agreement No. DOT-A-92-18 dated October 1, 1992, for the Restaurant and Lounge Concession at the Honolulu International Airport. The additional pre-security food and beverage offering will provide our airport travelers and general public an opportunity to relax and enjoy refreshments.


RECOMMENDATION:

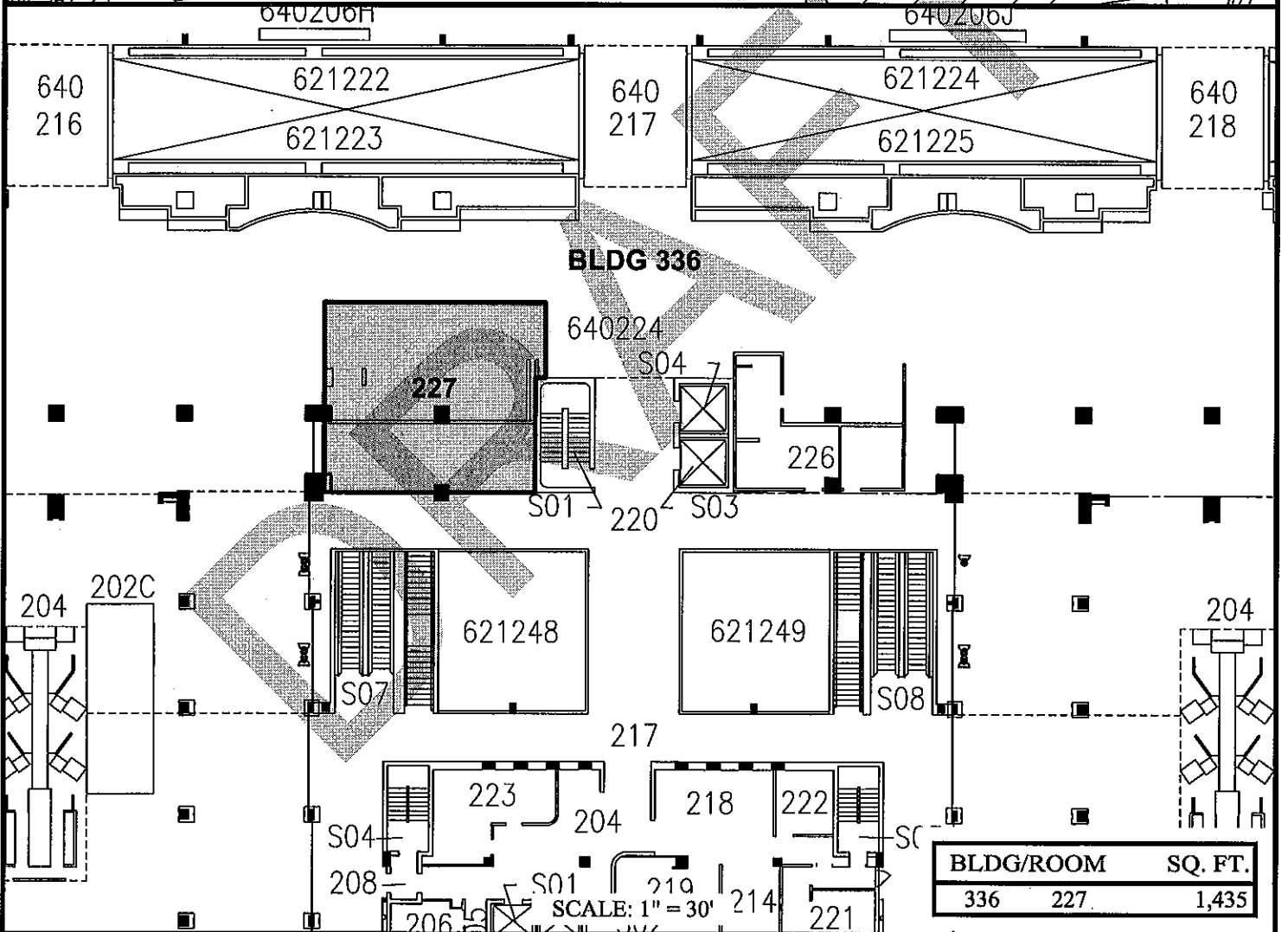
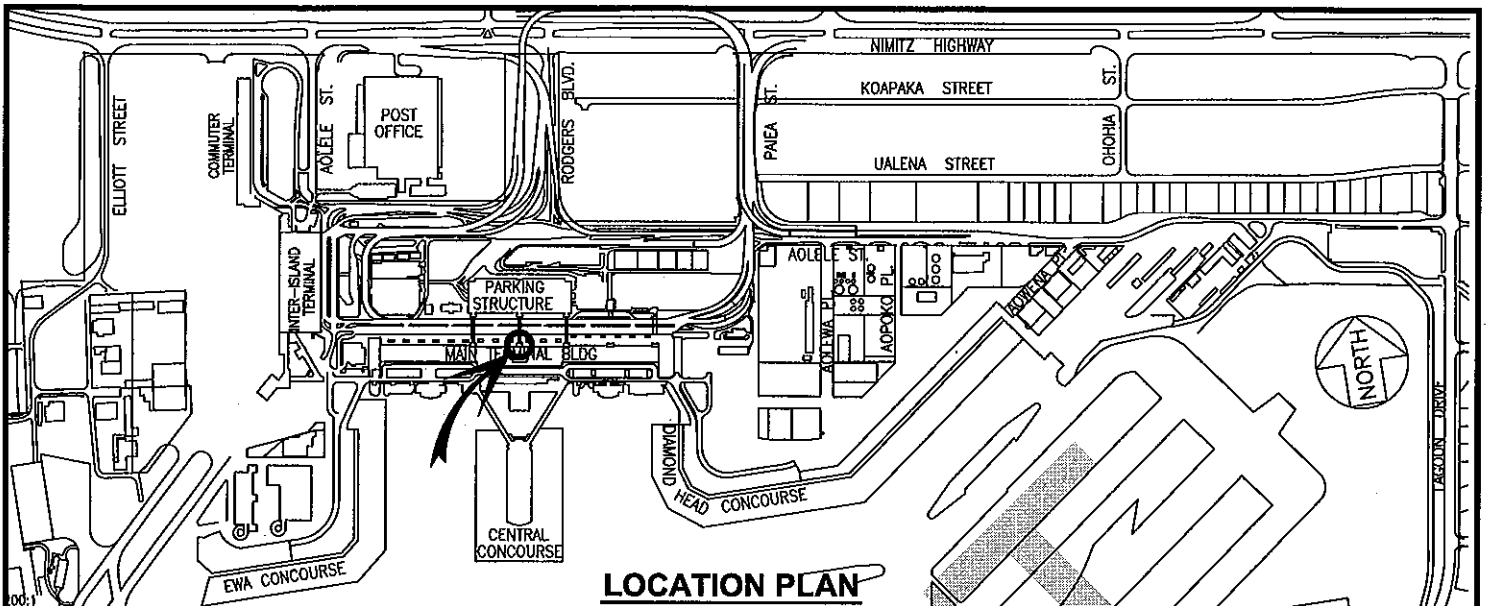
The Board authorize 1) the Department of Transportation to amend Article III. Premises of the subject Agreement as herein outlined, which are by reference incorporated herein; 2) such other terms and conditions as may be prescribed by the Director of Transportation to best serve the interests of the 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



DOT-A-92-0018 (Amendment No. 18)

DATE : MAY 2012

EXHIBIT: **B-41**



Airports Division

HOST INTERNATIONAL, INC.

**BUILDING 336**  
**ADMIN. BUILDING AREA**  
**SECOND LEVEL**

336227

PLAT A2

**HONOLULU INTERNATIONAL AIRPORT**