

NEIL ABERCROMBIE  
GOVERNOR



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

GLENN M. OKIMOTO  
DIRECTOR

Deputy Directors  
JADE T. BUTAY  
FORD N. FUCHIGAMI  
RANDY GRUNE  
JADINE URASAKI

IN REPLY REFER TO:

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

AMENDMENT NO. 5 TO LEASE NO. DOT-A-92-0014  
RESTAURANT AND LOUNGE CONCESSION, ADDITIONAL PREMISES  
HOST INTERNATIONAL, INC., KAHULUI AIRPORT  
TMK: (2) 3-8-01:19 (PORTION)

MAUI

APPLICANT:

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

PURPOSE:

To amend the existing Lease at the Kahului Airport for allowance of additional spaces for storage space and to facilitate four grease interceptors. 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.

LOCATION AND TAX MAP KEY:

Kahului Airport, Tax Map Key: 2-3-8-01: 19 (Portion)

ZONING:

State Land Use District: Urban  
County of Maui: Airport

**ITEM M-4**

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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

LEASE COMMENCEMENT DATE:

October 1, 1992 thru September 30, 2007 (Original Term)  
thru September 30, 2013 (Extension by Act 128, Amendment #1)  
thru September 30, 2019 (Extension by Act 33, Amendment #3)

PREMISES:

A. ADDITIONAL SPACES REQUESTED BY HOST:

1. Passenger Terminal Building 346, Space No. 114, containing an area of approximately 1,755 square feet, for storage, as shown on the attached Exhibit D dated July 2013.
2. Grease Interceptor Locations:
  - a. Space No. 620-147B, containing an area of approximately 60 square feet, as shown on the attached Exhibit E, dated July 2013.
  - b. Space No. 340-120C, containing an area of approximately 137 square feet, as shown on the attached Exhibit F, dated July 2013.
  - c. Space No. 348-101B, containing an area of approximately 48 square feet, as shown on the attached Exhibit G dated July 2013.
  - d. Space No. 346-112B, containing an area of approximately 140 square feet, as shown on the attached Exhibit H dated July 2013.

B. ADDITIONAL GROUND RENT:

HOST shall pay ground rent for the additional spaces, the annual sum of TWENTY THOUSAND FIVE HUNDRED FORTY-FOUR DOLLARS (\$20,544.00), based on the rental rate of NINE and 60/100 DOLLARS per square foot per annum (\$9.60 psfpa), which is to be paid concurrent with payment of the quarterly Minimum Annual Guaranteed Fee.

D. IMPROVEMENTS:

HOST shall construct, install, maintain and cover all costs of improvements to the additional spaces, including the automatic grease control equipment in accordance with manufacturer's specifications. HOST shall submit annually proof of inspections to the STATE. HOST is solely responsible for all costs and expenses associated with the interception, collection and appropriate disposal of fats, oils and grease generated by its operations. HOST shall abide by all Federal, State, and County regulations relative to its operations. At such time as the STATE implements a recycling program; HOST shall fully comply and participate in such recycling program.

E. Relocation Costs:

All relocation costs relating to such improvements shall be borne by HOST.

F. 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.

REMARKS:

The DOT and HOST entered into that certain concession lease, Lease No. DOT-A-92-14, dated October 1, 1992, for the Restaurant and Lounge Concession at the Kahului Airport. For documentation purposes, the grease interceptors have been identified with exhibits. The additional spaces requested are integral to HOST's Restaurant and Lounge Concession at the Airport.

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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,

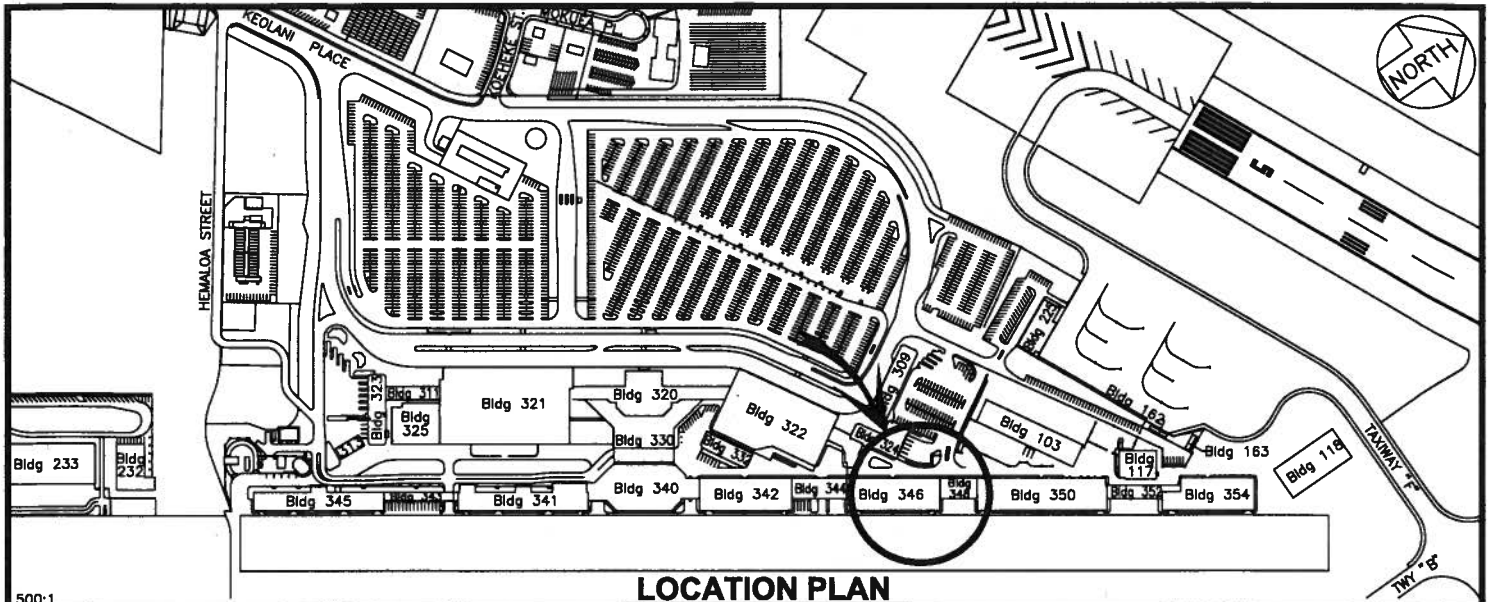


GLENN M. OKIMOTO, Ph.D.  
Director of Transportation

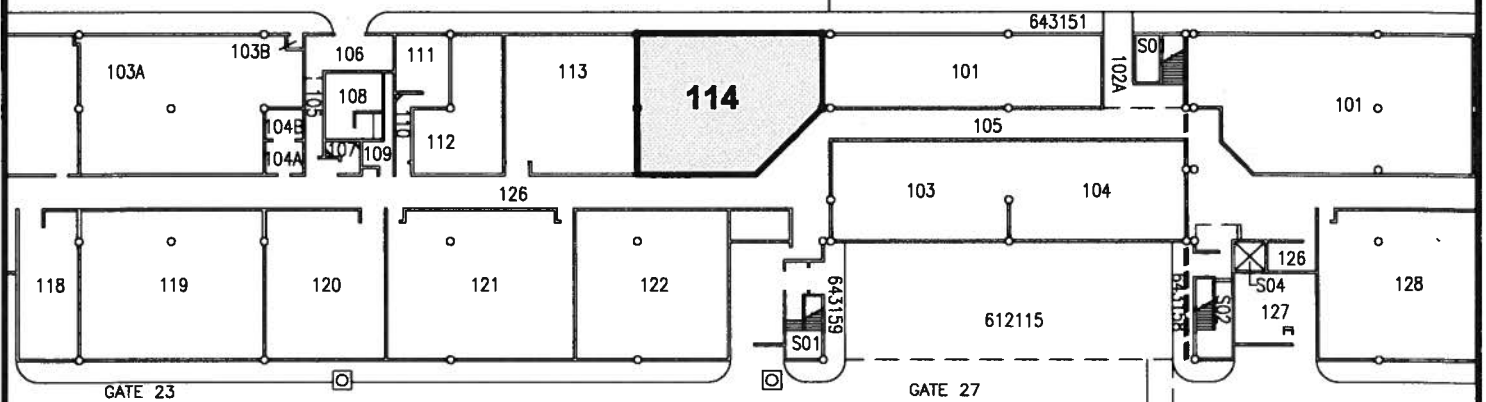
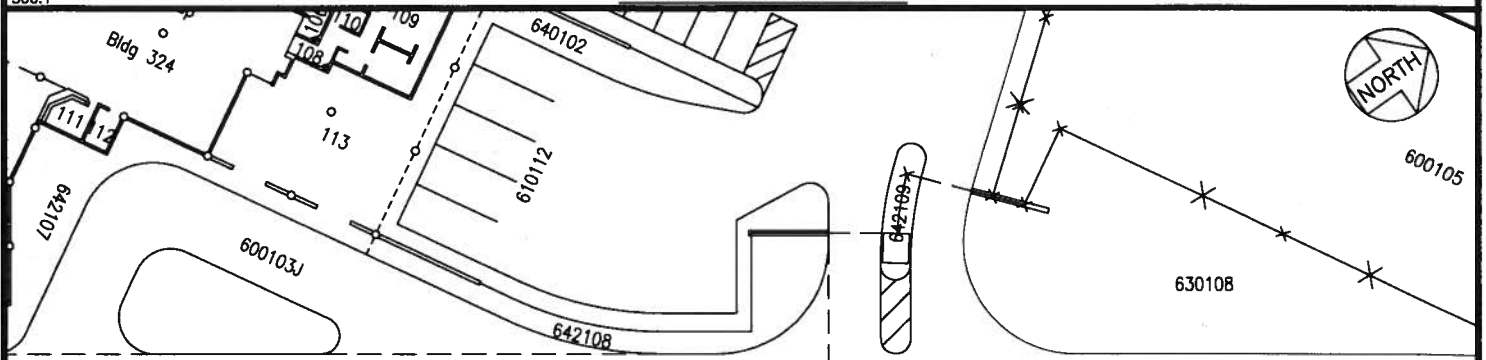
APPROVED FOR SUBMITTAL:



WILLIAM J. AILA, JR.  
Chairperson and Member

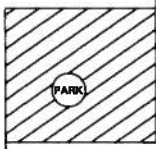


**LOCATION PLAN**



**BLDG 346**

Concourse  
Bldg 348



BLDG/ROOM	SQ. FT.
346 114	1,755

SCALE: 1" = 50'

DOTA-92-0014 (AMENDMENT #5)

DATE : JULY 2013

EXHIBIT: **D**

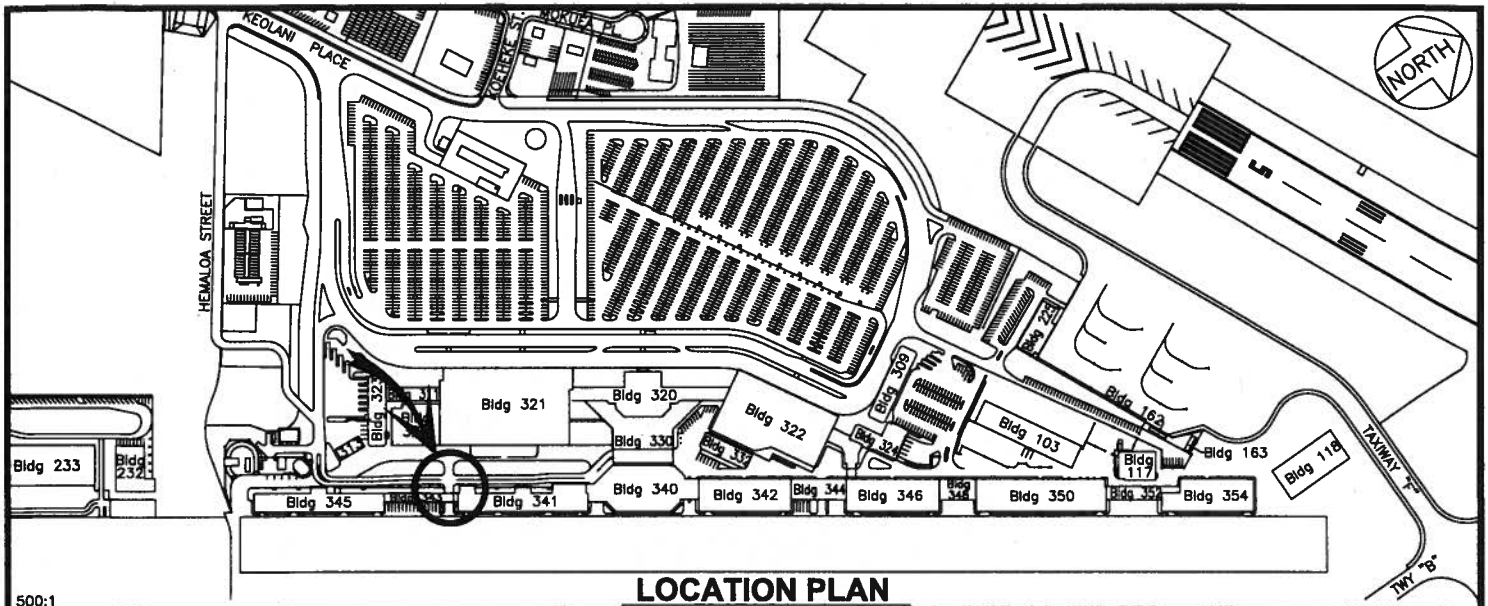


Airports Division

HOST INTERNATIONAL, INC.

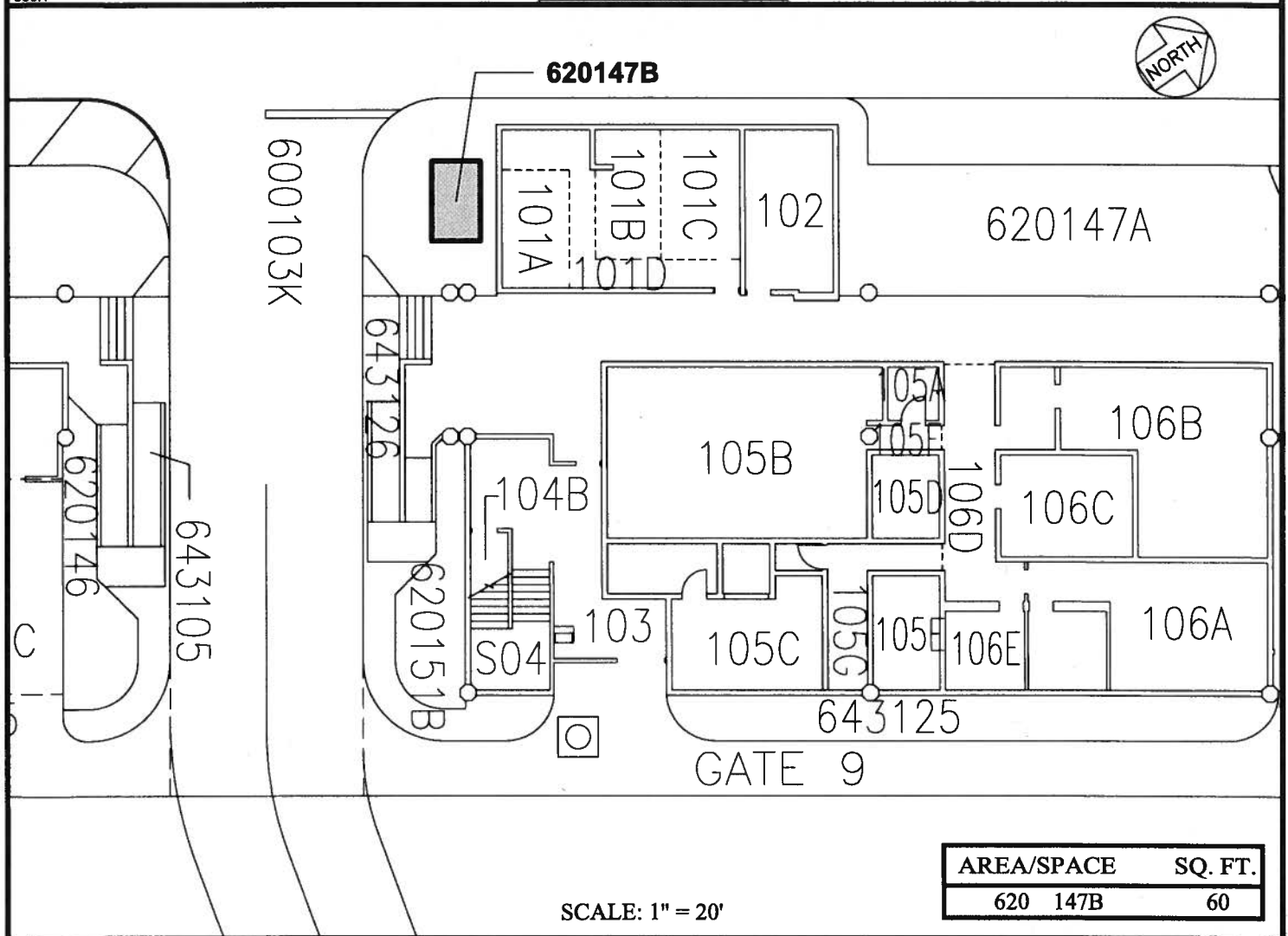
**BUILDING 346  
HOLDING ROOMS D  
GROUND LEVEL**

346114  
PLATS A1, 35



**LOCATION PLAN**

500:1



SCALE: 1" = 20'

AREA/SPACE	SQ. FT.
620 147B	60

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DATE : JULY 2013

EXHIBIT: **E**

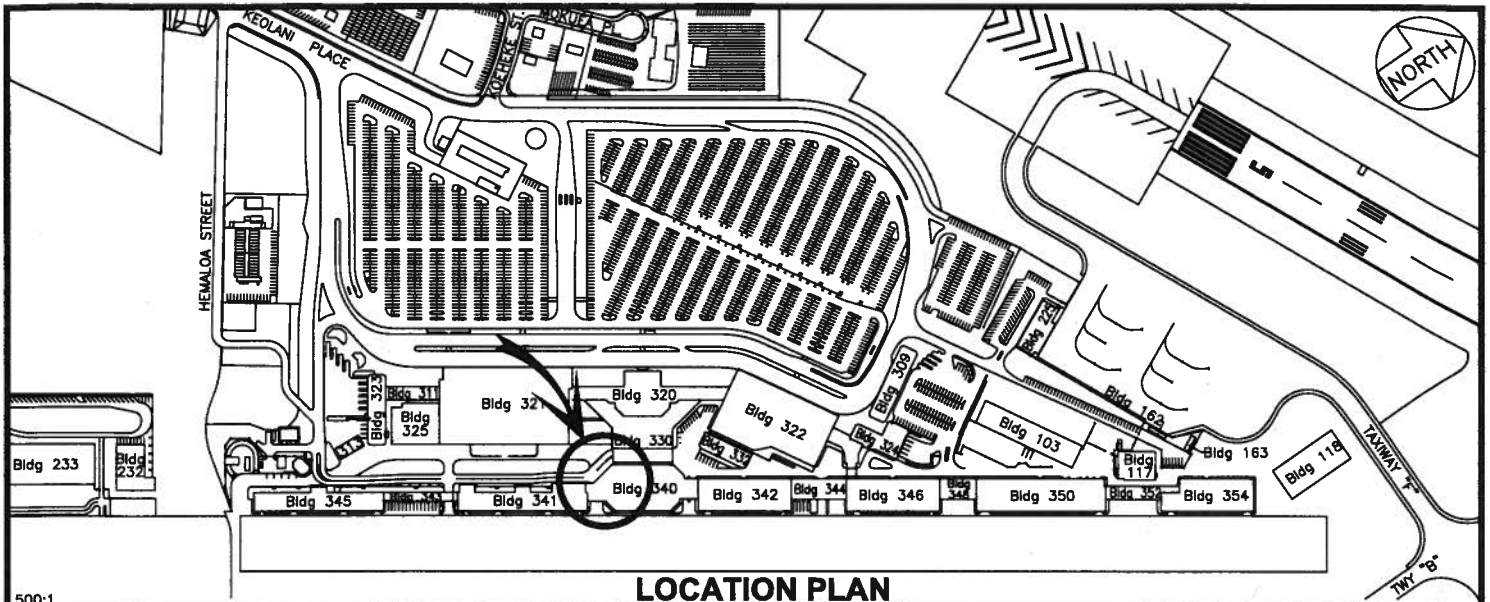


Airports Division

**HOST INTERNATIONAL, INC.  
GREASE INTERCEPTOR**

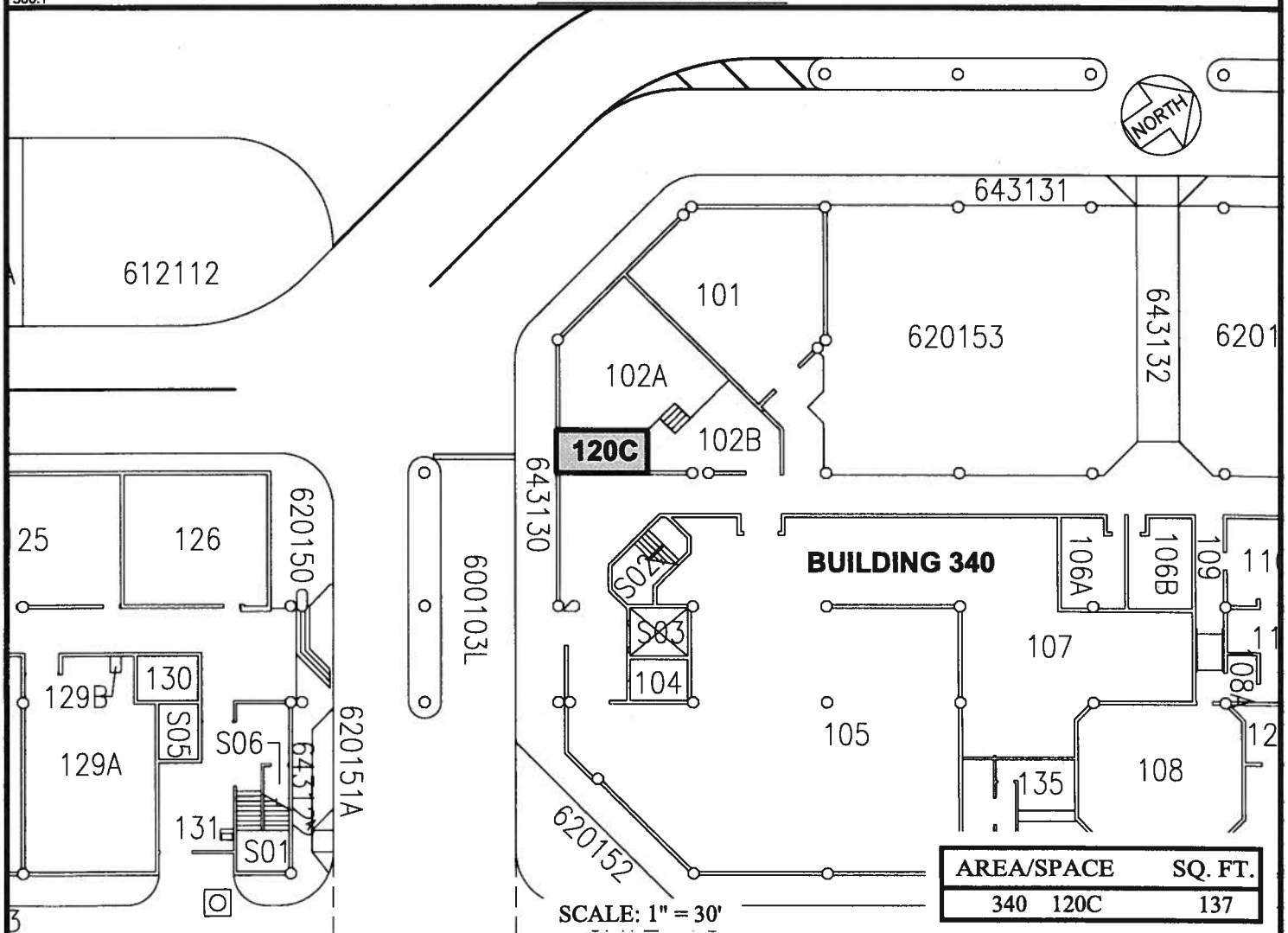
**BUILDING 341  
HOLDING ROOMS B  
GROUND LEVEL**

**620147B  
PLAT A1, 35**



**LOCATION PLAN**

500:1



DOTA-92-0014 (AMENDMENT #5)

DATE : JULY 2013

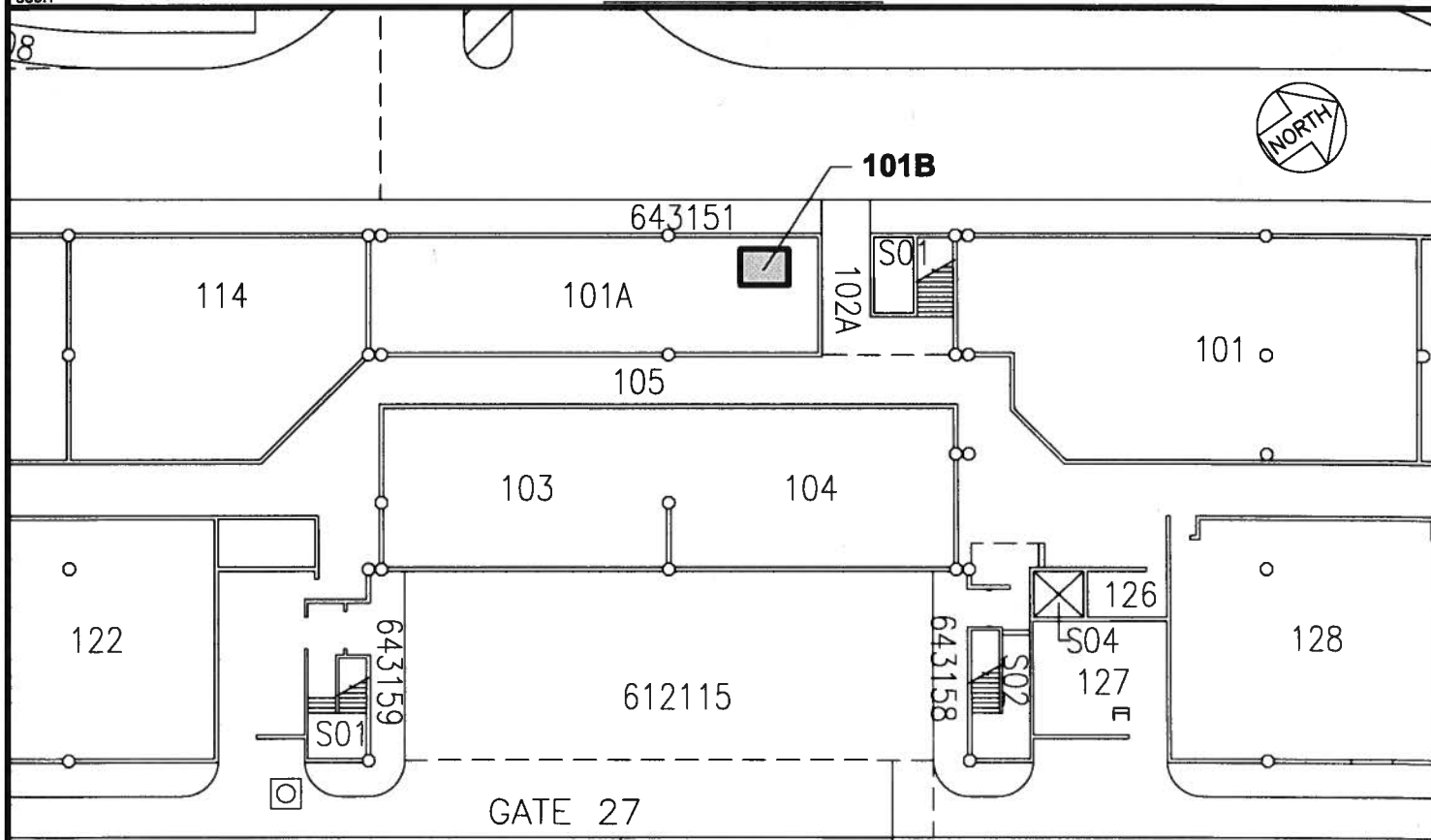
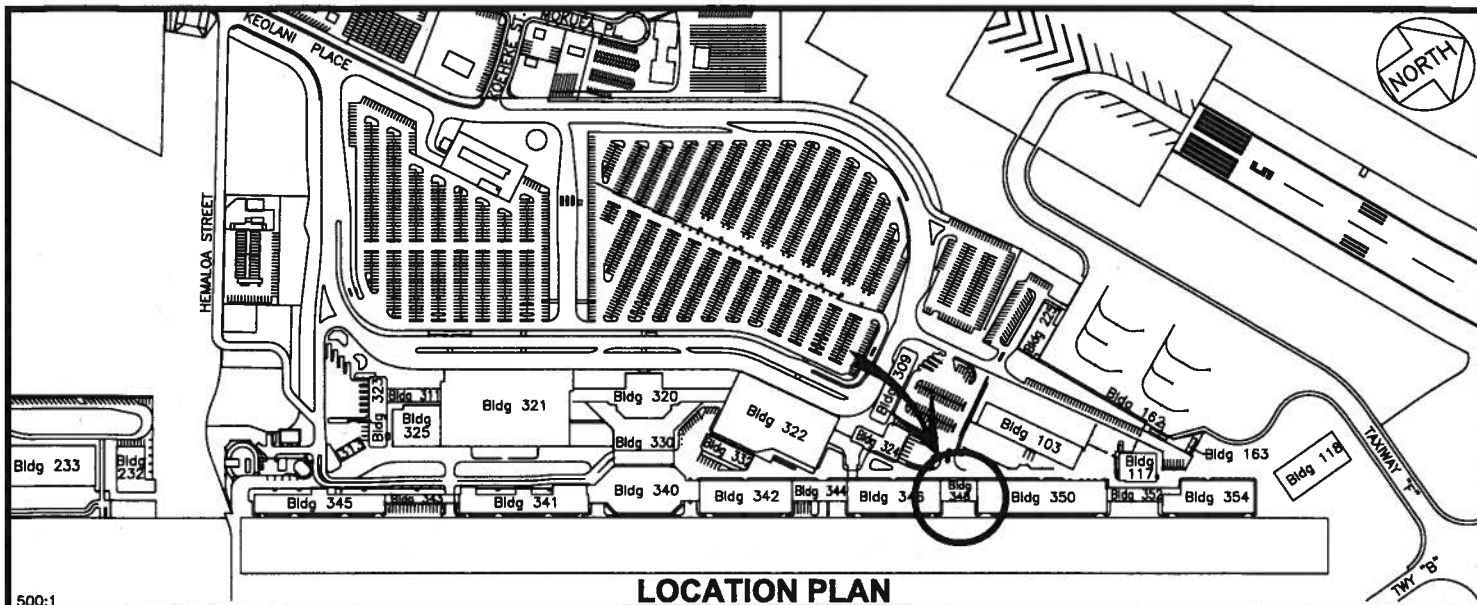
EXHIBIT: **F**



**HOST INTERNATIONAL, INC.**  
GREASE INTERCEPTOR

**BUILDING 340**  
CENTRAL  
GROUND LEVEL

**340120C**  
PLAT A1, 35



**BUILDING 348 CONCOURSE**

SCALE: 1" = 30'

AREA/SPACE	SQ. FT.
348 101B	48

DOTA-92-0014 (AMENDMENT #5)      DATE : JULY 2013      EXHIBIT: **G**



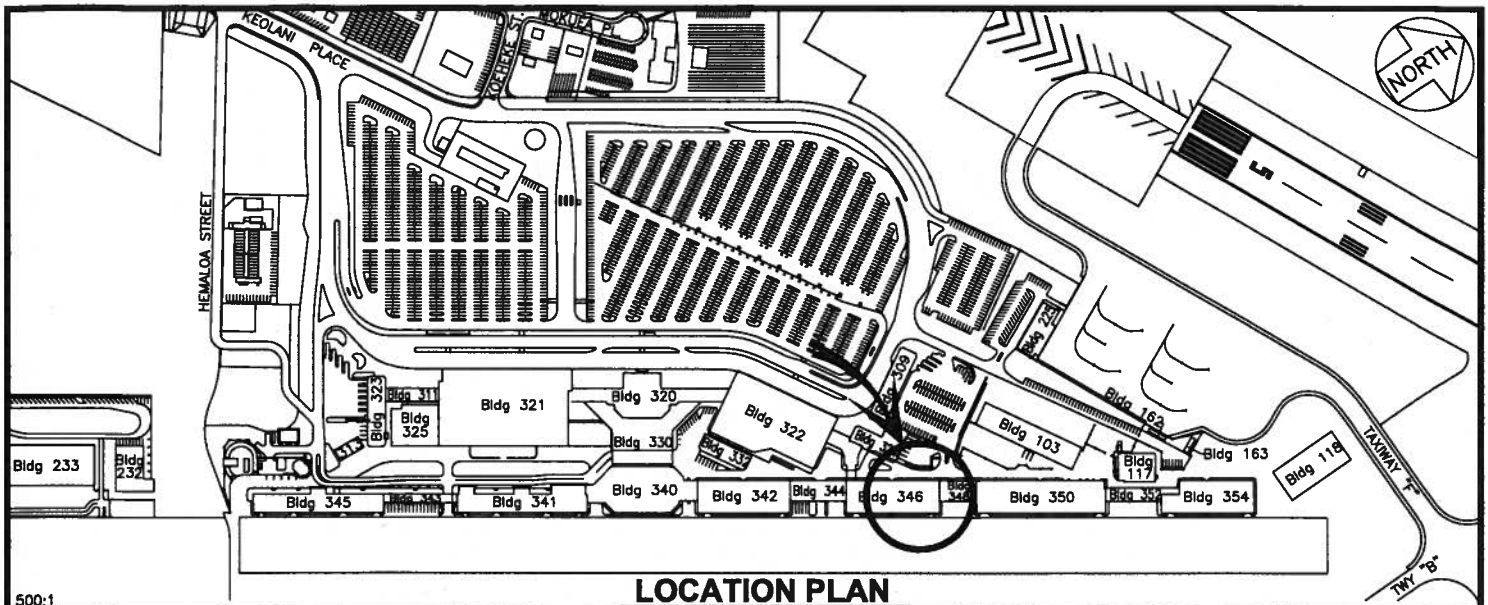
**HOST INTERNATIONAL, INC.**  
GREASE INTERCEPTOR

**BUILDING 348 CONCOURSE**  
GROUND LEVEL

**348101B**  
PLAT A1, 35

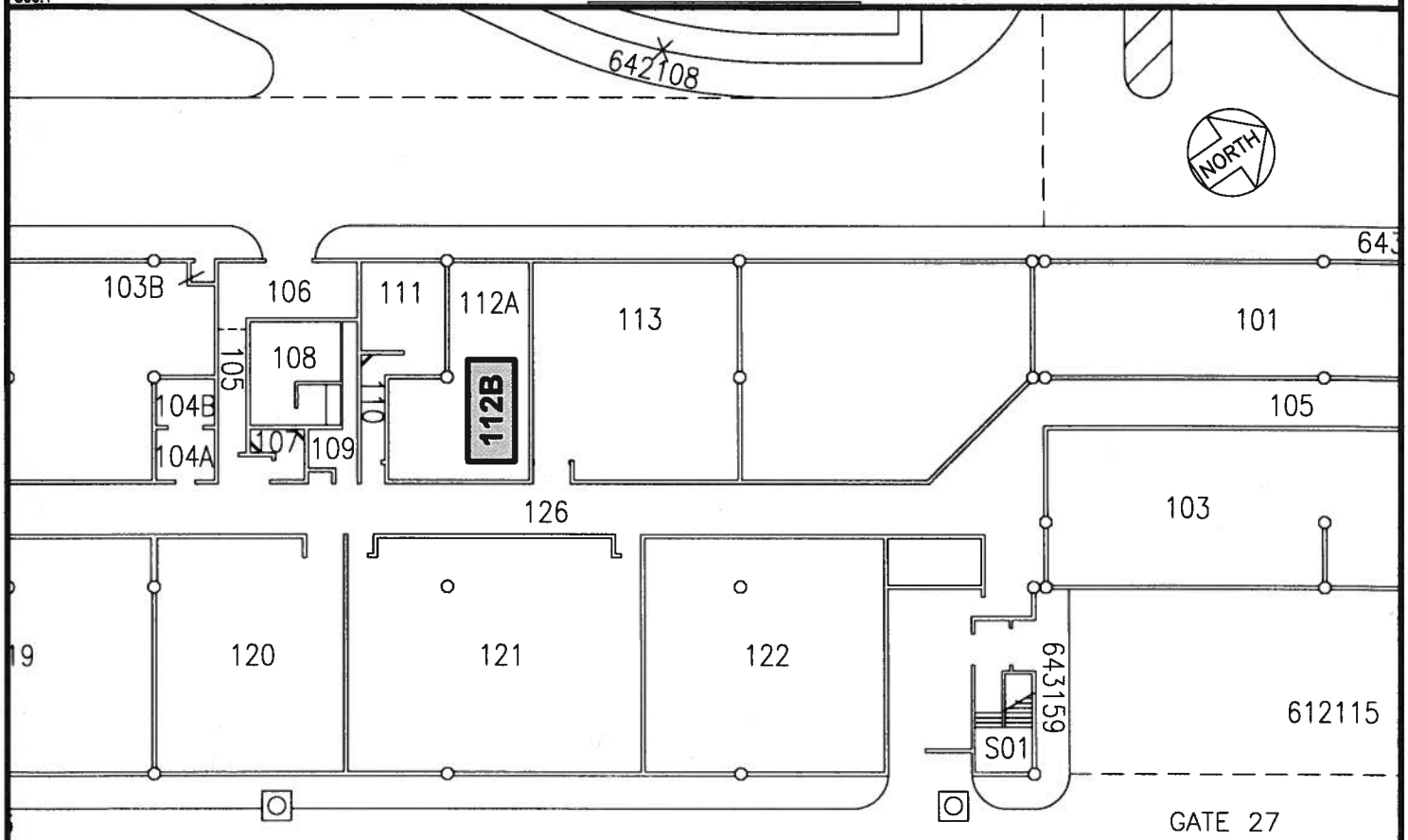
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500:1

**LOCATION PLAN**



**BLDG 346**

SCALE: 1" = 30'

BLDG/ROOM	SQ. FT.
346 112B	140

DOTA-92-0014 (AMENDMENT #5)

DATE : JULY 2013

EXHIBIT: **H**



**HOST INTERNATIONAL, INC.  
GREASE INTERCEPTOR**

**BUILDING 346  
HOLDING ROOMS D  
GROUND LEVEL**

**346112B  
PLATS A1, 35**

**KAHULUI AIRPORT**

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