AMENDMENT NO. 2 TO LEASE NO. DOT-A-11-0006
RESTAURANT AND LOUNGE CONCESSION, ADDITIONAL PREMISES
HOST INTERNATIONAL, INC., LIHUE AIRPORT
TMK: (4) 3-5-01: 8 (PORTION) LIHUE

PURPOSE:

To amend the existing Lease at the Lihue Airport for allowance of additional space to facilitate a grease interceptor. 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., its mailing address is 6905 Rockledge Drive, Bethesda, Maryland 20817.

LOCATION AND TAX MAP KEY:

Lihue Airport, Tax Map Key: 4-3-5-01: 8 (Portion)

ZONING:

State Land Use District: Urban
County of Kauai: Airport
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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, 2011 through September 30, 2021 (October 26, 2013 FAA approved a
Long-term exclusive lease agreement).

PREMISES:

ADDITIONAL SPACE REQUESTED BY HOST:
Space No. 306-132, containing an area of approximately 155 square feet as
shown on the attached Exhibit G, dated August 2013.

ADDITIONAL GROUND RENT:

HOST shall pay for ground rent for the additional space, the annual sum of One
Thousand Three Hundred Ninety-Five and No/100 ($1,395.00) based on the
rental rate of Nine and No/100 per square foot per annum ($9.00 psfpa),
which is to be paid concurrent with payment of the quarterly Minimum Annual
Guaranteed Fee.

IMPROVEMENTS:

HOST shall construct, install, maintain and cover all costs of improvements to the
additional space for 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.

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-11-0006, effective October 1, 2011, for the Restaurant and Lounge Concession at the Lihue Airport. For documentation purposes, the grease interceptor has been identified with exhibit. The additional space requested is an integral to HOST’s Restaurant and Lounge Concession at the Airport.

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
October 26, 2010

Mr. Brian Sekiguchi  
Deputy Director-Airports  
State of Hawaii  
Airports Division  
400 Rodgers Blvd., Suite 700  
Honolulu, HI 96819-1880

Dear Mr. Sekiguchi:

This letter is to notify you that we have completed our review of your request for approval of a long-term exclusive lease agreement for the food and beverage concession at Lihue Airport on the island of Kauai. Based on our review, we find that the information you provided in support of your request is in compliance with 49 CFR Part 23.75. As such, we are granting your request for a 10 year long-term exclusive lease agreement. Please provide my office with a copy of the signed agreement for our files.

If you have any questions, please contact Ms. Patricia White of my staff at (310) 725-3942, or via email at patricia.a.white@faa.gov.

Sincerely,

[Signature]

Michael D. Freilich  
Director, Civil Rights, Western Pacific Region & DBE Compliance

cc: Sandra Gillis (via email)  
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