

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. 20 TO LEASE NO. DOT-A-92-0018
RESTAURANT AND LOUNGE CONCESSION LEASE
HOST INTERNATIONAL, INC.
HONOLULU INTERNATIONAL AIRPORT
TAX MAP KEY: (1) 1-1-03: 1 (Portion)

OAHU

PURPOSE:

To amend the existing Lease at the Honolulu International Airport to allow for additional floor space to facilitate the food and beverage operations. Under Article III. (Premises) 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, and Section 261-7, Hawaii Revised Statutes, as amended.

APPLICANT:

Host International, Inc., whose business address is 6905 Rockledge Drive, Bethesda, Maryland 20817.

LOCATION AND TAX MAP KEY:

Honolulu International Airport, 1st Division -1-1-03: 1 (Portion)

ZONING:

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

ITEM M-6

LAND TITLE STATUS:

Section 5(1) lands of the Hawaii Admissions Act: Non-Ceded
DHHL 30% entitlement lands pursuant to the Hawaii State Constitution: No

TERM:

To run for the balance of the term of the existing lease that expires on April 30, 2020.

ADDITIONAL PREMISES:

Building 311, Space No. 211E, containing an area of approximately 449 square feet, as shown on the attached Exhibit B-43, dated February 2014.

IMPROVEMENTS:

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

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 rental or a percentage rental of gross receipts as provided in Article VI. (Rental).

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 Department of Transportation and Host International, Inc. entered into that certain Concession Lease (DOT-A-92-0018) dated March 2, 1993, for the Restaurant and Lounge Concession at Honolulu International Airport. The additional space will provide travelers the opportunity to relax and enjoy refreshments.

RECOMMENDATION:

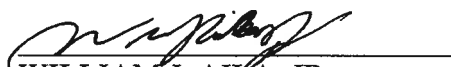
The Board authorize: (1) the Department of Transportation to amend Article III. (Premises) of the subject Lease as herein outlined, which are by reference incorporated herein; (2) such other terms and conditions as may be prescribed by the Director of Transportation to best serve the interests of the State; and (3) review and approval by the Department of the Attorney General.

Respectfully submitted,

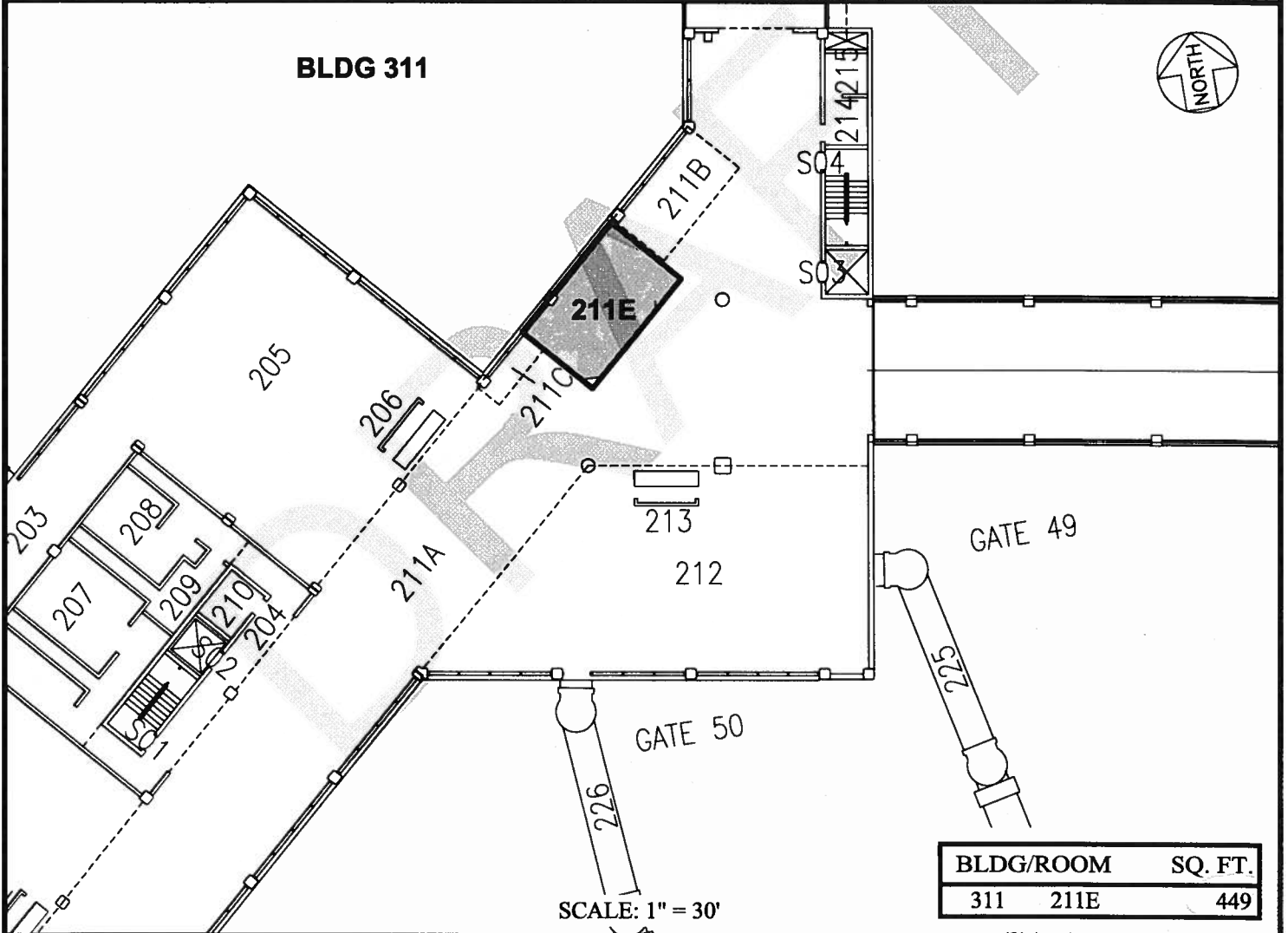
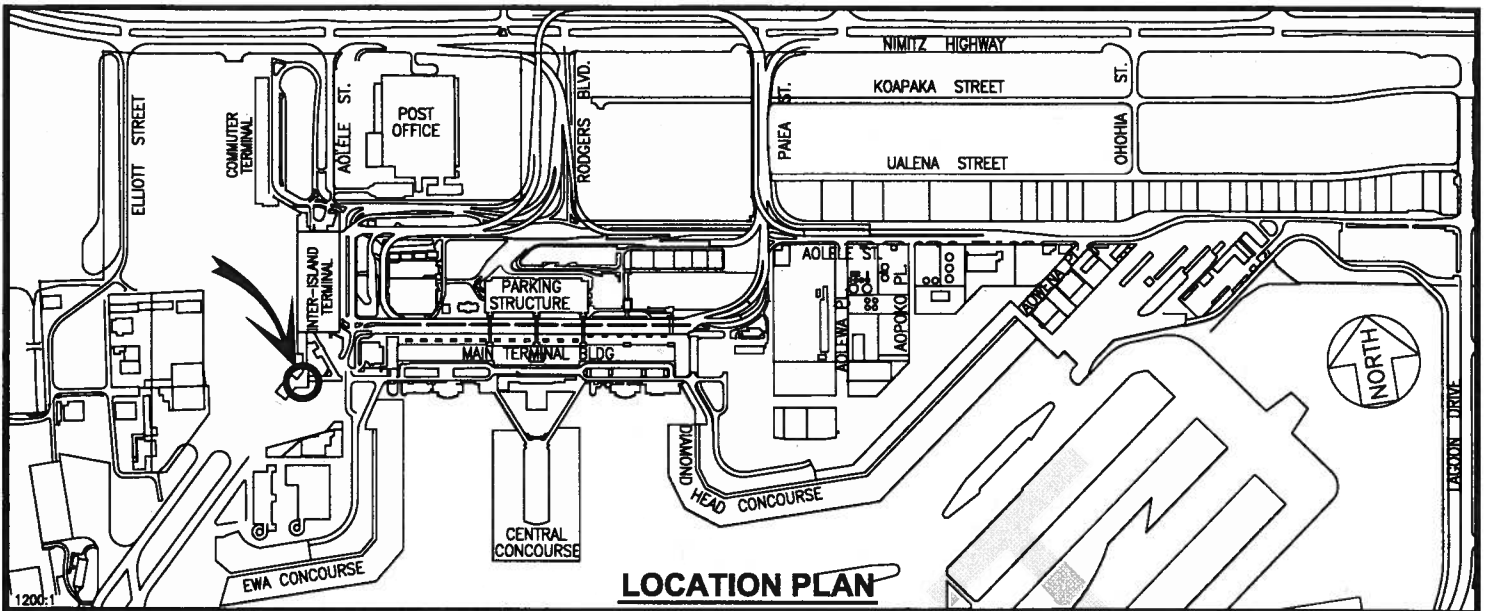


GLENN M. OKIMOTO, Ph.D.
Director of Transportation

APPROVAL FOR SUBMITTAL:



WILLIAM J. AILA, JR.
Chairperson and Member



DOTA-92-0018

DATE : FEBRUARY 2014

EXHIBIT: **B-43**



HOST INTERNATIONAL, INC.

**BUILDING 311
MAKAI PIER
SECOND LEVEL**

311211E
PLAT E2