



**STATE OF HAWAII  
DEPARTMENT OF TRANSPORTATION**  
869 Punchbowl Street  
Honolulu, Hawaii 96813

IN REPLY REFER TO:

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

**CONSENT TO SUBLEASE FOR LEASE NO. DOT-A-10-0002  
TRAVEL TRADERS OF HAWAII, INC. AND JME GROUP LLC  
LIHUE AIRPORT**

**KAUAI**

**PURPOSE:**

To sublease a portion of the retail concession premises at Lihue Airport.

**LEGAL REFERENCE:**

Chapters 102 and 171, Hawaii Revised Statutes, as amended.

**LESSEE/SUBLESSOR (APPLICANT):**

Travel Traders of Hawaii, Inc., a Delaware Corporation

**SUBLESSEE:**

JME Group LLC, a Disadvantaged Business Enterprise (DBE).

**LOCATION AND TAX MAP KEY:**

Portion of Lihue Airport, Lihue, Island of Kauai, Hawaii, identified by  
Tax Map Key: 4<sup>th</sup> Division, 3-5-01: Portion of 8

**ZONING:**

State Land Use District: Urban  
County of Kauai: Industrial (IG-STP)

**LAND TITLE STATUS:**

Section 5(a), Hawaii Admissions Act, Non-Ceded  
DHHL 30% entitlement lands pursuant to the Hawaii State Constitution: NO

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.”

LEASE TERM AND AREA:

The Lihue Retail Concession Agreement No. DOTA-10-0002, is for a term of five years, commencing on July 1, 2010, and ending on June 30, 2015.

The Premises consist of Retail Space No. 306-231, which contains an area of approximately 1,252 square feet, and Non-Sales (Storage) Space No. 306-139B, which contains an area of approximately 221 square feet.

SUBLEASE TERM AND AREA:

The Sublease commences on July 1, 2010 (“Commencement Date”) and terminates 12:00 midnight on June 30, 2015.

Approximately 4,900 square feet (49%) of the leased premises (Space No. 517-106) as delineated on attached map labeled Exhibit “B”

USE:

Retailing and selling of authorized/approved merchandise/products as specified in Sublease.

CONCESSION FEE:

The total annual concession fee is the greater of: (a) Minimum Annual Guaranteed Fee of \$512,600.00 for the first year, July 1, 2010 thru June 30, 2010; or (b) 15% of the annual gross receipts generated.

SUBLEASE FEE:

Payment of percentage of Sublessee’s monthly gross receipts generated on/at the premises shall be made to the Sublessor for the preceding month.

REMARKS:

Pursuant to Federal law and DOT policy, DOT's goal is to encourage DBE participation in airport concessions. JME has been certified by the DOT as a Disadvantaged Business Enterprise (DBE), in accordance with the Code of Federal Regulations, Title 49, Part 23, Subpart F. Applicant is satisfying its DBE goal, as defined in the Concession bid documents by subletting a portion of its premises to a certified DBE.

RECOMMENDATION:

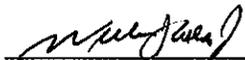
That the Board authorize the Department of Transportation to approve the Consent to Sublease between Travel Traders of Hawaii, Inc., as Lessee/Sublessor and JME Group LLC, as Sublessee, subject to: (1) terms and conditions hereinabove outlined, which are by reference incorporated herein; (2) such terms and conditions as may be prescribed by the Director of Transportation to best serve the interests of the State; and (3) review and approval by the Department of the Attorney General as to the Consent to Sublease form and content.

Respectfully submitted,

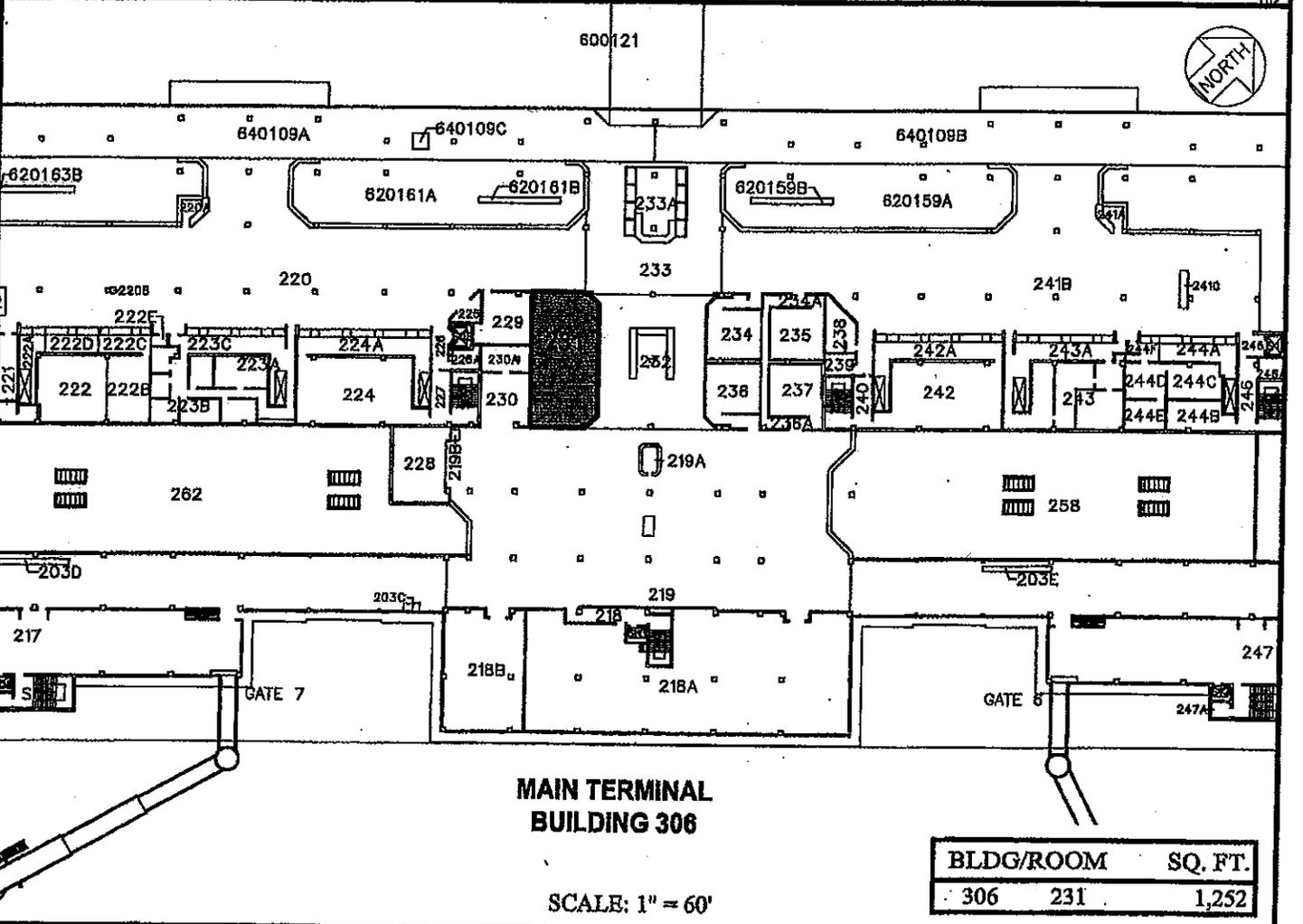
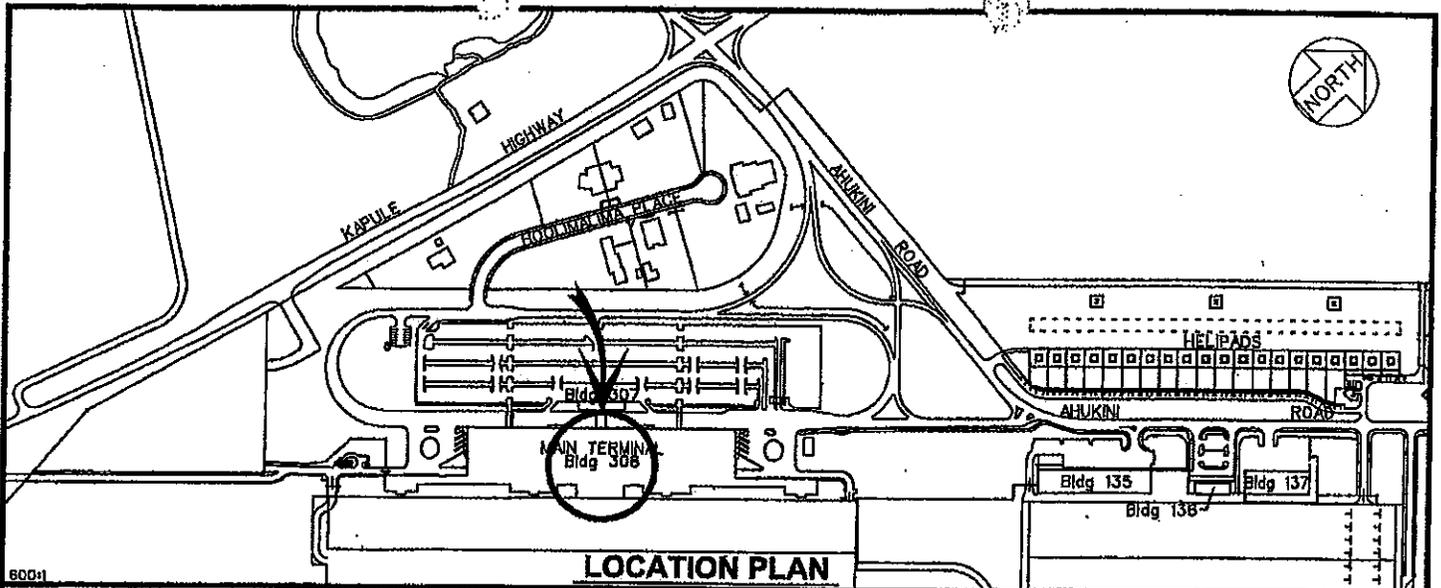


JEFFREY CHANG  
Acting Director of Transportation

APPROVED FOR SUBMITTAL:



WILLIAM J. AILA, JR.  
Interim Chairperson and Member



BLDG/ROOM	SQ. FT.
306 231	1,252

SCALE: 1" = 60'

TRAVEL TRADERS OF HAWAII, INC. (DOT-A-10-0002) DATE : JANUARY 2010 EXHIBIT: B



RETAIL CONCESSION

BUILDING 306  
TERMINAL LEVEL  
SECOND FLOOR

306231  
PLAT C2