



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

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

AMENDMENT NO. 19 TO LEASE NO. DOT-A-92-0018
RESTAURANT AND LOUNGE CONCESSION LEASE
HOST INTERNATIONAL, INC.
HONOLULU INTERNATIONAL AIRPORT
TAX MAP KEY (TMK): (1) 1-1-03: PORTION OF 1

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.

APPLICANT:

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

LEGAL REFERENCE:

Chapter 102, and Section 261-7, Hawaii Revised Statutes, as amended.

LOCATION AND TAX MAP KEY:

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

ZONING:

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

LAND TITLE STATUS:

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

ADDITIONAL PREMISES:

Building 360, Space No. 266, containing an area of approximately 50 square feet, as shown on attached Exhibit B-42, dated February 2013.

TERM:

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

IMPROVEMENTS:

Applicant will construct, install and cover all costs for improvements to Building 360, Space No. 266.

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 the minimum annual guaranteed rent or a percentage of gross receipts as the concession fee. The percentage rent rates for the concession are eight percent (8%) of gross receipts from food and beverage (13%) of gross receipts from alcohol.

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 #1, Comprehensive Exemption List for the State of Hawaii, Department of Transportation dated November 14, 2000, as approved by the Environmental Quality Council. Exemption Class #1 covers operations, repairs, or maintenance of existing structures, facilities, equipment, or topographical features involving negligible or no expansion or change of use beyond that previously existing.

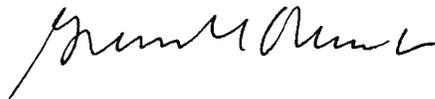
REMARKS:

The Department of Transportation and the Concessionaire entered into that certain Concession Lease (DOT-A-92-0018) dated March 2, 1993, for the Restaurant and Lounge Concession at Honolulu International Airport. This additional space will allow the applicant to better serve the traveling public.

RECOMMENDATION:

The Board authorize: (1) the Department of Transportation to amend Article III. Premise 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,

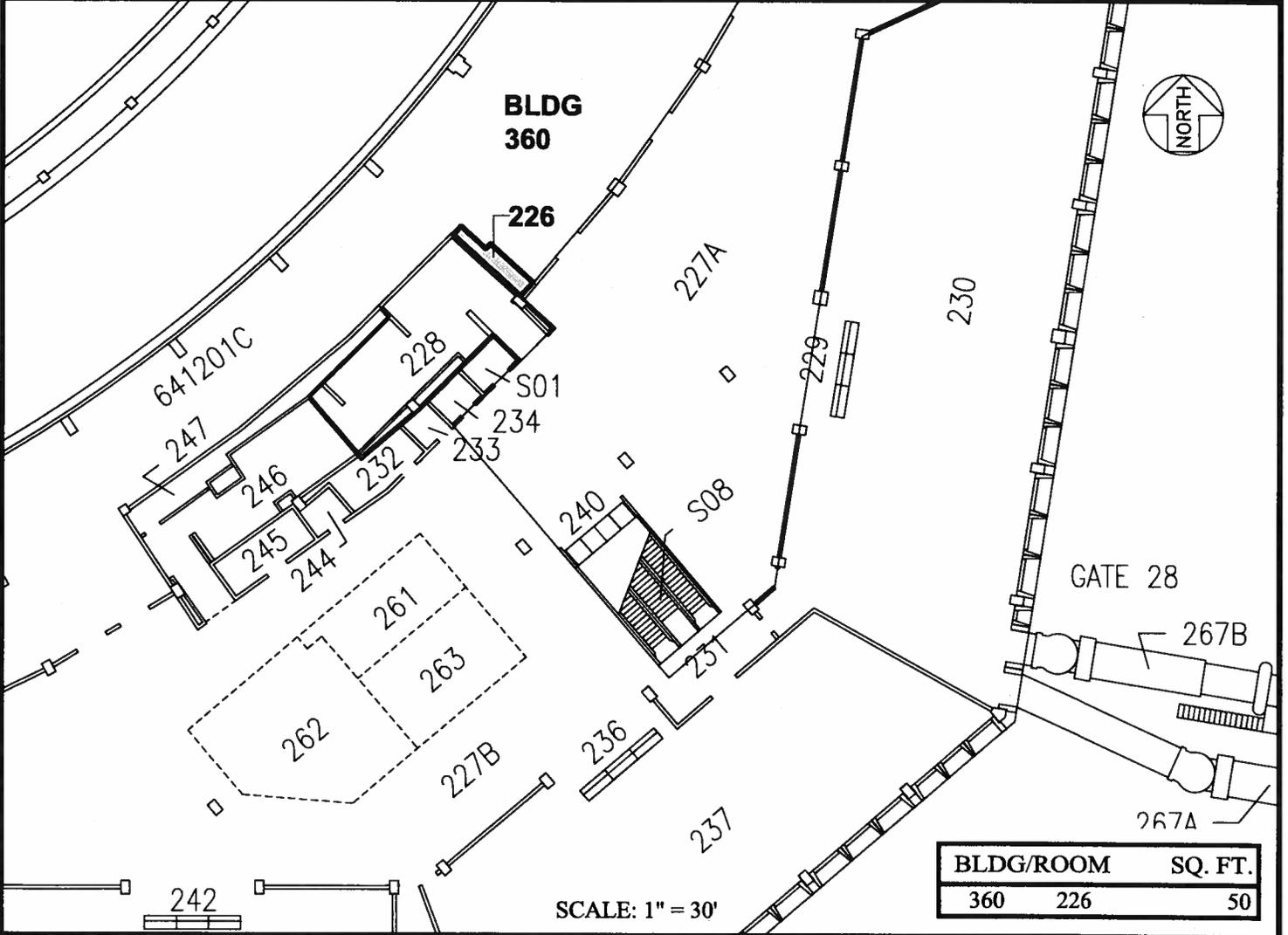
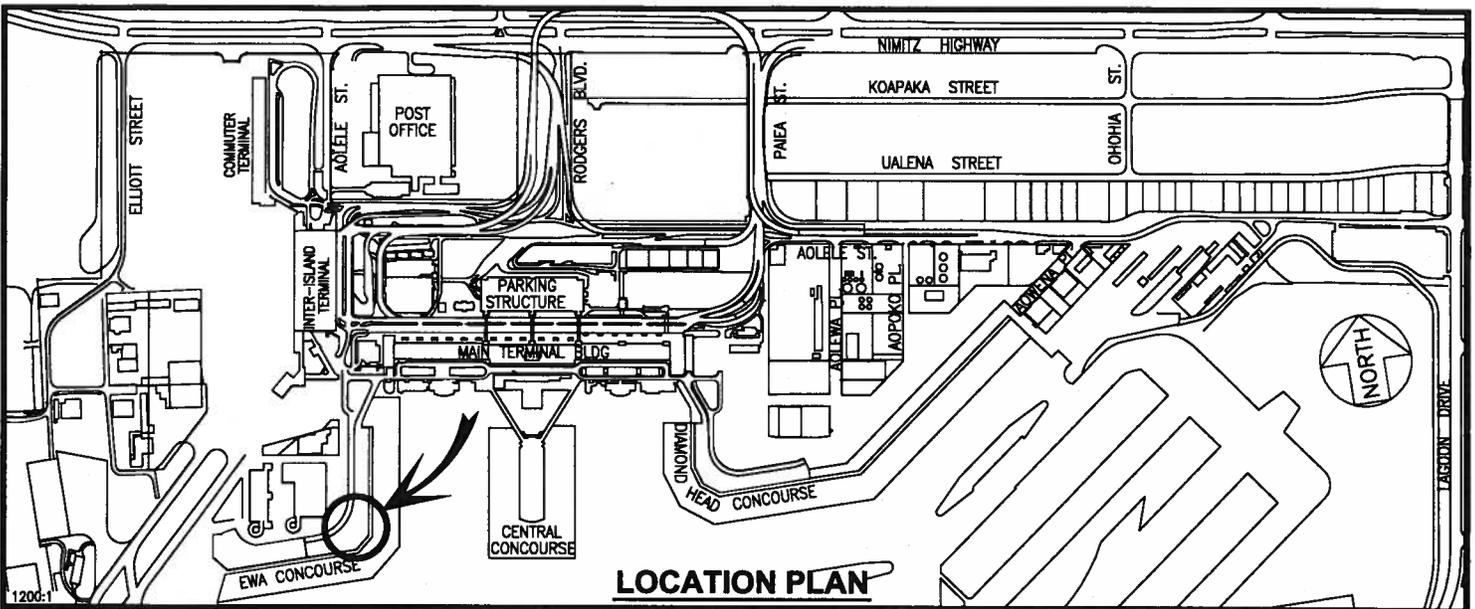


GLENN M. OKIMOTO, Ph.D.
Director of Transportation

APPROVED FOR SUBMITTAL:



WILLIAM J. AILA, JR.
Chairperson and Member



DOT-A-92-0018 (Amendment No. 19)

DATE : FEBRUARY 2013

EXHIBIT: **B42**



HOST INTERNATIONAL, INC.

**BUILDING 360
EWA CONCOURSE
SECOND LEVEL**

**360226
PLAT F2**

HONOLULU INTERNATIONAL AIRPORT

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