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GOVERNOR

RODNEY K. HARAGA
DIRECTOR

Deputy Directors
FRANCIS PAUL KEENO
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BRENNON T. MORIOKA
BRIAN H. SEKIGUCHI

IN REPLY REFER TO:

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. 6 to Lease No. DOT-A-92-0018
Restaurant and Lounge Concession Lease
Host International Inc., Honolulu International Airport OAHU

PURPOSE:

To amend the existing Lease at the Honolulu International Airport for allowance of additional storage space to facilitate the food and beverage operations. 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.

APPLICANT:

Host International, Inc. whose business address is 6600 Rockledge Drive, Bethesda, Maryland 20817

LEGAL REFERENCE:

Chapter 102, and Section 261-7, Hawaii Revised Statutes, as amended. Act 201 Session Laws of Hawaii 2004

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 X

PREMISES:

Additional Storage Space: Building 311, Space No. 113B, containing an area of approximately 614.58 square feet as shown on attached Exhibit B-25 dated November, 2006.

TERM:

To run for the balance of the term of the existing lease that expires on April 30, 2014.

IMPROVEMENTS:

Applicant will construct and install all improvements to Building 311, Space No. 113B, at its sole cost.

RENTAL:

Floor rent for the additional storage space shall be the annual sum of $7,006.21 based on a square footage of 614.58 square feet at $11.40 per square foot, or as may be adjusted periodically and to be paid on a quarterly basis, in advance, on the first day of each and every quarter of each and every year of the term hereof.

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 dated November 14, 2000, as approved by the Environmental Quality Council. Exemption Class #3 covers 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 (e)2 accessory or appurtenant structures involving the

construction/modification/alteration of carports, personnel (bus type) shelters, and specialty storage facilities such as paint sheds and structures not exceeding 1,000 square feet on the Department of Transportation property.

REMARKS:

The DOT and the Concessionaire entered into that certain concession lease (Lease No. DOT-A-92-0018) dated March 2, 1993 for the Restaurant and Lounge Concession at the Honolulu International Airport (Airport). Previous amendments allowed for inclusion of additional spaces to offer increased food and beverage services to travelers. This now necessitates suitable storage space to facilitate efficient food and beverage operations.

RECOMMENDATION:

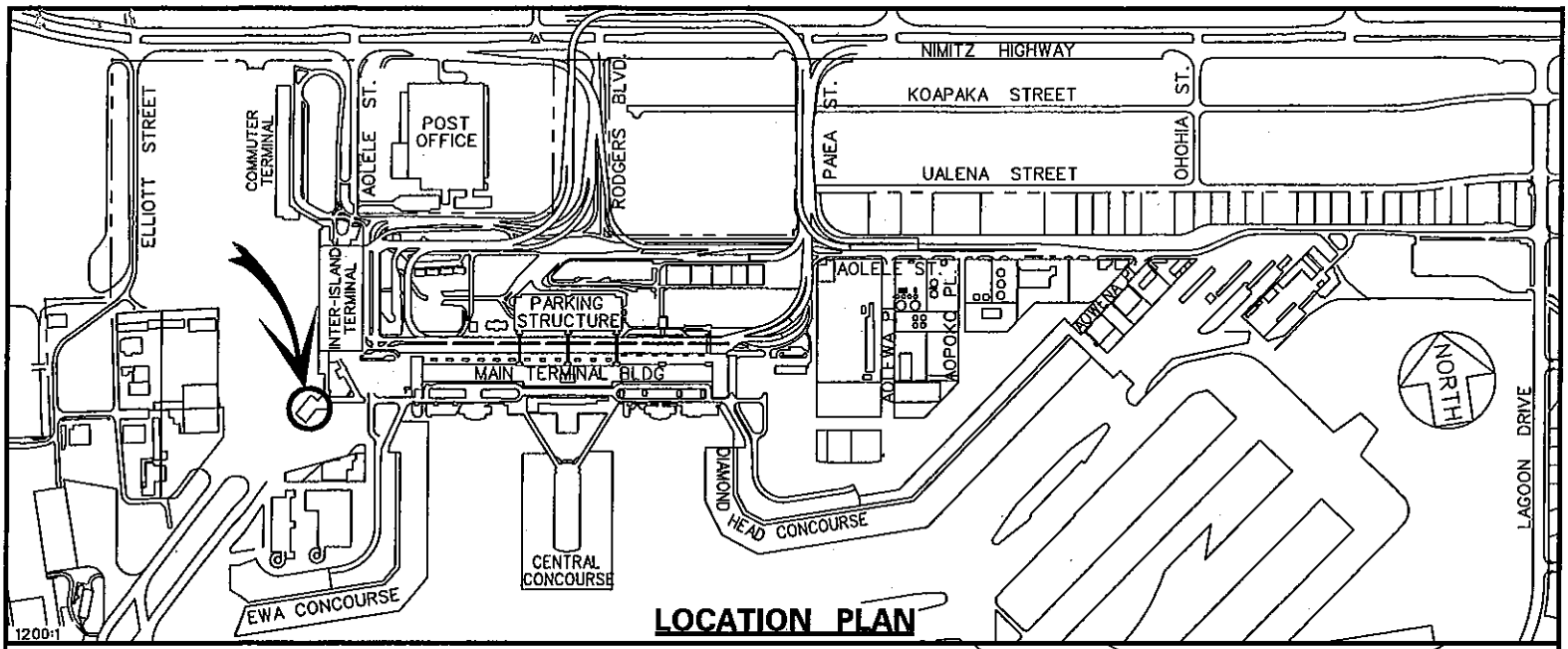
The Board authorizes 1) the Department of Transportation to amend Article III. Premises of the subject Lease as herein outlined, which is by reference incorporated herein; 2) that in the future, should it be necessary to amend the terms and conditions of the Lease, to best service the interests of the State, such amendment may be done by agreement of both parties and approval of the Land Board; and 3) review and approval by the Department of the Attorney General.

Respectfully submitted,

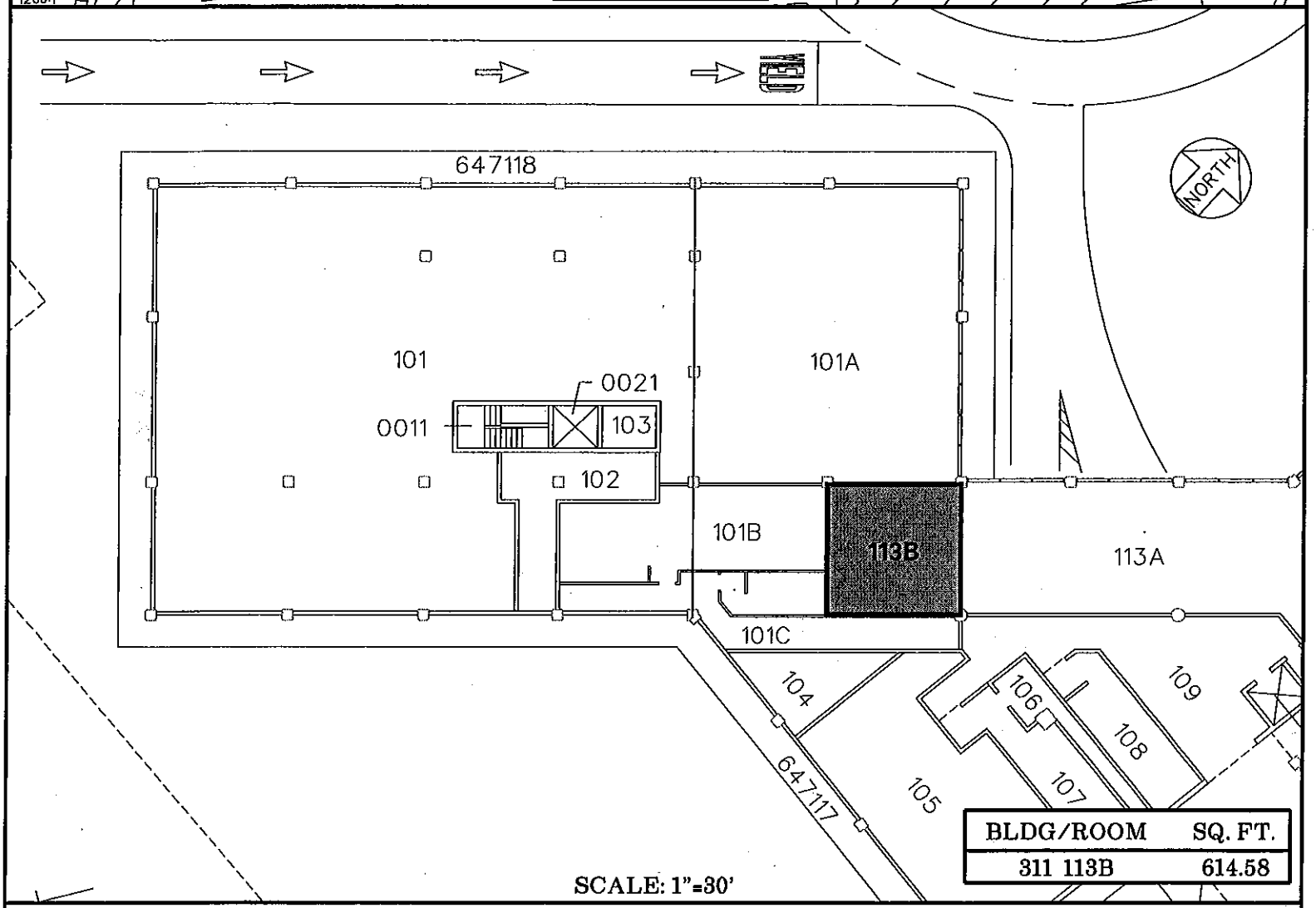
for RODNEY K. HARAGA
Director of Transportation

APPROVED FOR SUBMITTAL:

PETER T. YOUNG
Chairperson and Member



LOCATION PLAN



BLDG/ROOM	SQ. FT.
311 113B	614.58

SCALE: 1"=30'

DOTA-92-0018 DATE: NOVEMBER 2006 EXHIBIT: **B-25**

Airports Division	HOST INTERNATIONAL, INC.	BLDG 311 MAKAI PIER GROUND LEVEL	311113B PLAT E1

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HONOLULU INTERNATIONAL AIRPORT