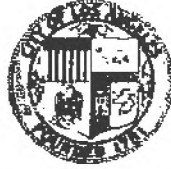


CITY OF LOS ANGELES  
CALIFORNIA

TONY M. ROYSTER  
GENERAL MANAGER  
AND  
CITY PURCHASING AGENT



ERIC GARCETTI  
MAYOR

DEPARTMENT OF  
GENERAL SERVICES  
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CITY HALL SOUTH  
111 EAST FIRST STREET  
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(213) 928-9555  
FAX NO. (213) 928-9515

August 27, 2015

Honorable Councilmembers  
City of Los Angeles  
c/o City Clerk  
Room 395, City Hall  
Los Angeles, California 90012

Attention: Maria Espinosa, Legislative Assistant

**REQUEST FOR AUTHORIZATION FOR FIRST AMENDMENT OF LEASE WITH  
HIGH RISE GOODIES RESTAURANT GROUP, INC., dba TRIMANA EXPRESS  
GRILL FOR RETAIL STORAGE SPACE IN THE LOS ANGELES MALL**

The Department of General Services (GSD) requests authority to negotiate and execute a First Amendment of Lease with High Rise Goodies Restaurant Group, Inc., dba Trimana Express Grill (Trimana) to include forty-eight square feet of vacant space, formerly used as a public telephone vestibule area located in the north east corner of the First Floor in City Hall East.

**BACKGROUND**

The owner of Trimana has been operating a fast-dining grill in City Hall East since April of 2012. The tenant has requested the use of vacant space that is no longer used as a public telephone vestibule located in close proximity to the Trimana store for storage. The existing storage space used by Trimana is shared with the Los Angeles Fire Department which maintains a fire alarm board in the same room. The Trimana operator intends to make up space lost to the ingress-egress demands of the Fire Department by relocating a portion of the non-perishable goods to the requested space that has not been used for several years.

The proposal submitted by Trimana was selected based on their ability to meet the requirements as outlined in the February 23, 2015 Request For Proposals (RFP). Trimana has operated the food service establishment very well over the years. There were no other proposals submitted for the storage space.



The tenant is aware of the site condition and the Tenant Improvements that will be required. Any required Tenant Improvements shall be completed and financed by the tenant.

The proposed First Amendment to the Lease will contain the following:

TERMS AND CONDITIONS

LOCATION: 201 North Los Angeles Street

USE: The site will be used as storage space.

TERM: 2 ½ Year with one 2 ½ Year extension to renew or terminating with the original contract on March 31, 2017 with up to (2) years option

SQUARE FEET: 48 Square Feet

BASE RENT: \$1.35

ESCALATION: After the first full lease year and every lease year thereafter during the term of the lease, the base rent shall increase by 3%.

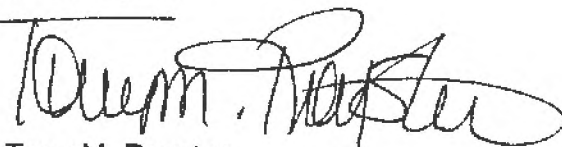
SECURITY DEPOSIT: Two months' rent (\$129.60)

FISCAL IMPACT

The rent from the storage space will generate revenue to the General Fund in the amount of \$64.80 monthly or \$777.60 annually.

RECOMMENDATION

That the Los Angeles City Council authorize the Department of General Services to negotiate and execute a First Amendment of Lease with Trimana for storage space at 201 North Los Angeles Street under the terms and conditions substantially as outlined in this report.

  
Tony M. Royster  
General Manager