

**WHEREAS**, the City of Los Angeles, acting by and through its Department of Water and Power (LADWP) desires to lease 82,900 square feet of office space for general office purposes and up to 207 parking spaces at 221 North Figueroa Street, Los Angeles, CA from the City of Los Angeles, acting by and through its Department of General Services; and

**WHEREAS**, LADWP wishes to enter into this Lease to create additional office space for staff performing engineering, design, project management and other responsibilities for capital project work; and

**WHEREAS**, current capital funded staff or operations and maintenance funded staff may be displaced and may be moved to this leased office space, along with newly hired staff, to effectively staff up for the extra capital programs; and

**WHEREAS**, the Lease between the LADWP, as lessee, and the City of Los Angeles, acting by and through its Department of General Services, as lessor, is for a term commencing on or after **October 1, 2016** and ending on September 30, 2026, with a right to terminate by landlord or tenant after the eighth year. The total cost of the full ten (10) year term of this Lease, including initial tenant improvements is \$40,835,130. The base lease is for 82,900 square feet at \$2.48 per square foot. Annual rental adjustments shall be fixed at three (3) percent per year, which will be applied beginning **October 1, 2017**. Starting in 2017, LADWP will pay its share of increased building expenses over the base year 2016; and

**WHEREAS**, the Board of Commissioners of the LADWP has the authority, pursuant to Los Angeles City Charter Section 675 (d)(1), to acquire by lease, all real property convenient for LADWP purposes, provided the City of Los Angeles, as Lessor, approves the Lease.

**NOW THEREFORE BE IT RESOLVED** that the Lease, approved as to form and legality by the City Attorney, on file with the Secretary of the Board, whereby LADWP leases 82,900 square feet of office space from the City of Los Angeles for the purposes and upon the terms and conditions set forth in said Lease is approved; and

**BE IT FURTHER RESOLVED** that the President or the Vice President of this Board, or the General Manager, or such person as the General Manager shall designate in writing, and the Secretary, Assistant Secretary or the Acting Secretary of the Board are hereby authorized and directed to execute said Lease and any ancillary documents required to be entered into in furtherance of the Lease on behalf of the LADWP; and

**BE IT FURTHER RESOLVED** that the Chief Accounting Employee of the LADWP, upon proper certification, is authorized and directed to draw demands on the Water Revenue Fund and the Power Revenue Fund for payment of the Obligations arising under said Lease, which amount is currently estimated not to exceed \$40,835,130 over the ten year term.

**I HEREBY CERTIFY** that the foregoing is a full, true and correct copy of a resolution adopted by the Board of Water and Power Commissioners of the City of Los Angeles at its meeting held.

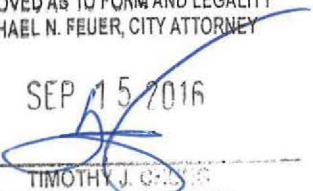
OCT 04 2016

  
Secretary

APPROVED AS TO FORM AND LEGALITY  
MICHAEL N. FEUER, CITY ATTORNEY

SEP 15 2016

BY

  
TIMOTHY J. G. S. C.  
DEPUTY CITY ATTORNEY