

# CITY OF LOS ANGELES

CALIFORNIA



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April 25, 2013

Approved on: May 30, 2013 by  
The Municipal Facilities Committee

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

Attention: Maria Espinosa, Legislative Assistant

**REQUEST FOR APPROVAL OF ASSIGNMENT OF THE LEASE FOR PLAZA  
CARDS AND GIFTS LOCATED AT 201 N. FIGUEROA STREET,  
LOS ANGELES, CALIFORNIA**

The Real Estate Services Division of the Department of General Services (GSD) requests approval of an assignment of the lease from Sung J. Kim (Assignor), to Jessica H. Lee (Assignee), doing business as Plaza Cards and Gifts in Suite 199 at the City-owned Figueroa Plaza Building (Figueroa Plaza).

**BACKGROUND**

After successfully operating Plaza Cards and Gifts for several years, Mr. Kim informed the management at Figueroa Plaza that he wishes to retire. He has found a qualified buyer and wants to sell the subject business. The prospective buyer, Jessica H. Lee has submitted financial documentation indicating the financial and retail wherewithal in order to successfully operate the business.

Mr. Kim is current in all rent payments. The sale of this business is contingent on City Council approval of the assignment of the lease.



The lease terms and conditions are as follows:

TERMS AND CONDITIONS

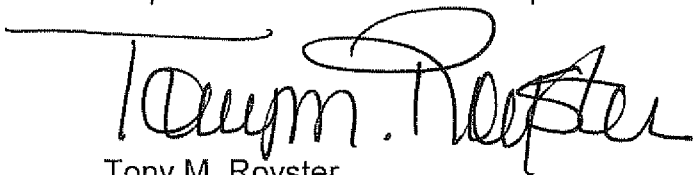
LOCATION: 201 N. Figueroa Street, Suite 199, Los Angeles, California  
USE: Card and gift shop  
SQUARE FEET: 455 rentable square feet  
TERM: Five (5) years, original commencement date, March 1, 2011 through February 29, 2016  
  
RENTAL RATE: \$1,056.93 per month or \$12,683.16 for current year term  
ESCALATIONS: Three percent (3%) annually

FISCAL IMPACT

There is no negative fiscal impact to the General Fund associated with the assignment of lease. The City will continue to receive revenue of \$1,056.93 per month for the current term of this lease and 3% increases through February 2016.

RECOMMENDATION

That the Los Angeles City Council approves the assignment of lease and that the City Attorney be directed to prepare the necessary documents to be executed between the respective owners and the Department of General Services.



Tony M. Royster  
General Manager