

RESOLUTION NO. 28003

WHEREAS, on recommendation of Management, there was presented for approval, sixty-five (65)-month Lease with AmericanTours International LLC covering office space in the Los Angeles World Airports-owned Skyview Center, located at 6033 West Century Boulevard; and

WHEREAS, in 2013, the Board of Airport Commissioners approved acquisition of the two (2)-building Skyview Center office complex; and

WHEREAS, Los Angeles World Airports (LAWA) occupies 137,733 square feet, or 33%, of the available office space at Skyview Center. Currently, 33% of the space is occupied by other tenants leaving 69,224 square feet, or 34% of space, available for lease; and

LAX

Van Nuys

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John Ackerman  
Chief Executive Officer

WHEREAS, AmericanTours International LLC (ATI) is a travel and technology company with offices throughout the United States, and has been a tenant in Skyview Center since 1993. During the COVID-19 pandemic, ATI did not pay rent for twenty-eight (28) months. Payments resumed in August 2022 and ATI requested payment terms for back rent owed to LAWA. The lease with ATI expired on July 31, 2023, and is on holdover status; and

WHEREAS, staff negotiated a new Lease for a smaller suite of 8,472 square feet that better suits ATI's needs. Said Lease includes a rental rate of \$2.20 per square foot and annual 3% increases. The terms of said rate are negotiated based on the tenant, size and condition of the office space, and market conditions. The Lease will result in approximately \$983,600 in net revenue to LAWA after deductions for brokers fees, tenant improvements, and other incentives. LAWA agreed to make the new office rental-ready by providing new carpet and paint, and the required Title 24 upgrades; and

WHEREAS, the Lease also provides a repayment plan for ATI to pay \$1.1 million in back due rent that accrued during the COVID-19 pandemic. ATI will make additional monthly payments over a sixty (60)-month term of the Lease to repay the outstanding balance. Repayments began in 2023 and will be applied to the back due rent. The balance due can be prepaid any time prior to the end of the Lease at no penalty; and

WHEREAS, actions taken on this item by the Board of Airport Commissioners will become final pursuant to the provisions of Los Angeles City Charter Section 606;

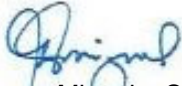
NOW, THEREFORE, BE IT RESOLVED that the Board of Airport Commissioners adopted the Staff Report; determined that issuance of permits, leases, agreements, gate and space assignments, and renewals, amendments or extensions thereof, or other entitlements granting use of existing airport facilities and office space, or its operations is exempt from California Environmental Quality Act (CEQA) pursuant to Article III, Class 1 (18)(c) and (e), and that interior or exterior alterations involving remodeling or minor construction where there be negligible or no expansion of use is exempt from CEQA pursuant to Article III, Class 1(1), of the Los Angeles City CEQA Guidelines; found that the City's competitive bidding restrictions do not apply pursuant to Board Resolution 27530 whereby the Board of Airport Commissioners and the City Council found that it would be in the best interest of the City to contract with Colliers International Real Estate Management Services Inc. for leasing services at Skyview Center; approved the sixty-five (65)-month Lease with AmericanTours International LLC covering office space in the Los Angeles World Airports-owned Skyview Center, located at 6033 West Century Boulevard; authorized the



Chief Executive Officer, or designee, to execute said Lease with AmericanTours International LLC after approval by the Los Angeles City Council and approval as to form by the City Attorney; and further approved appropriation of \$67,853.87 for broker commissions and \$169,440 for tenant improvements, as approved in the property management and leasing agreement with Colliers International Real Estate Management Services Inc. covering Aviation Plaza and Skyview Center.

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I hereby certify that this Resolution No. 28003 is true and correct, as adopted by the Board of Airport Commissioners at its Regular Meeting held on Thursday, August 15, 2024.

A handwritten signature in blue ink, appearing to read "Grace Miguel", is positioned above the printed name.

Grace Miguel – Secretary  
BOARD OF AIRPORT COMMISSIONERS