

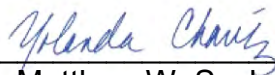
0150-11932-0001

**TRANSMITTAL**

|  |                        |                       |
|--|------------------------|-----------------------|
| TO<br>The City Council                 | DATE<br>08/01/25       | COUNCIL FILE NO.<br>- |
| FROM<br>Municipal Facilities Committee | COUNCIL DISTRICT<br>14 |                       |

At its meeting held on July 31, 2025, the Municipal Facilities Committee approved the attached Department of General Services (GSD) report, which is hereby transmitted for Council consideration. Adoption of the report recommendation would authorize GSD to execute a lease assignment with Kevin Kim, doing business as Express News, for the retail space at 155-A South Main Street. The term for the current lease agreement expires on March 31, 2027, with two five-year options to extend.

**Fiscal Impact:** There is no additional General Fund impact resulting from this lease assignment. The City will continue to receive annual rent revenue of \$11,275. The tenant is financially responsible for maintenance, repairs, utilities, trash, data, and telecommunication within the premises.

  
for Matthew W. Szabo  
City Administrative Officer  
Chair, Municipal Facilities Committee

MWS:AW:05250015

CAO 649-d

# CITY OF LOS ANGELES

CALIFORNIA

TONY M. ROYSTER  
GENERAL MANAGER  
AND  
CITY PURCHASING AGENT



KAREN BASS  
MAYOR

DEPARTMENT OF  
GENERAL SERVICES  
ROOM 701  
CITY HALL SOUTH  
111 EAST FIRST STREET  
LOS ANGELES, CA 90012  
(213) 928-9555  
FAX No. (213) 928-9515

June 26, 2025

Honorable City Council  
City of Los Angeles  
c/o City Clerk  
Room 305, City Hall  
Los Angeles, CA 90012

Attention: Adam Lid, Legislative Assistant

**REQUEST FOR APPROVAL OF ASSIGNMENT OF THE LEASE  
FOR EXPRESS NEWS LOCATED AT THE POLICE ADMINISTRATIVE BUILDING  
155-A SOUTH MAIN STREET, LOS ANGELES, CA 90012**

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The Department of General Services (GSD) requests approval for the assignment of the lease from Yong Kak Chon and Kyung Sim Chon (Assignors), to Kevin Kim (Assignee), doing business as Express News, 155-A South Main Street, Los Angeles, CA 90012 at the Police Administration Building in Council District 14.

## **BACKGROUND**

On September 1, 2021, City Council approved a GSD report (CF 12-0347-S1) authorizing lease negotiations which resulted in a lease with Yong Kak Chon and Kyung Sim Chon. After operating Express News for 14 years, the tenants notified GSD of their intent to retire due to health reasons and have identified a qualified buyer, Kevin Kim, to purchase the business.

Mr. Kim has submitted documentation demonstrating the financial and operational capability to successfully manage the newsstand. The tenants are current on all rent obligations. The business sale is contingent upon City Council approval of the lease assignment.

## **TERMS AND CONDITIONS**

The initial term of Lease Agreement No. C-140056 is five (5) years, commencing April 1, 2022, and ending March 31, 2027. The Tenant is currently in the fourth year of the lease term (April 1, 2025 – March 31, 2026), paying a monthly rent of \$939.60. There are no annual rental escalations during the initial term.



The current Lease Agreement (C-140056) includes extension provisions. The Tenant may request up to two (2) five-year extensions, which are subject to written approval by the City. This allows the City to reassess the facility's condition, market rent, operational needs, and Tenant's performance prior to approving any additional lease terms.

During the lease term, the Tenant will be able to purchase a maximum of two (2) parking spaces for staff/business use in the Los Angeles Mall parking facility at the rate of \$132 per month/per space.

The security deposit of \$2,160 will remain on account with the City.

A complete set of terms and conditions is outlined in the attached term sheet.

### **MAINTENANCE/UTILITIES/LANDSCAPING**

Under the lease, the Tenant is responsible for all maintenance and repairs within the premises at their own expense, including glass, walls, floors, ceilings, doors, fixtures, appliances, electrical, plumbing, and HVAC systems. The Tenant must also keep the space clean, safe, and free of debris, pests, and unsightly conditions, and is responsible for routine trash removal, including debris in the immediate vicinity related to Tenant operations.


The Tenant is responsible for their own utilities, trash service, as well as telecommunications and data needs. There is no landscaping obligation, as the premises abuts the public sidewalk. If maintenance is neglected and a health or safety risk arises, the City may perform the necessary repairs and recover costs as Additional Rent.

### **FISCAL IMPACT**

There is no fiscal impact to the General Fund associated with the assignment of the lease. The City will continue to receive revenue at a base monthly rent of \$939.60.

### **RECOMMENDATION**

That the Los Angeles City Council, subject to the approval of the Mayor, authorize the Department of General Services to assign and execute a lease assignment with Kevin Kim, dba Express News for the retail space located at 155-A South Main Street, Los Angeles, CA 90012 under terms and conditions substantially outlined in this report.



Tony M. Royster  
General Manager

Attachment: Term Sheet

## **LEASING TERM SHEET**

MFC DATE

June 26, 2025

LANDLORD

City of Los Angeles (GSD)

ADDRESS

111 East First Street, Los Angeles, CA 90012

TENANT

Kevin Kim DBA Express News

ADDRESS

28923 Mirada Circulo, Valencia, CA 91354

LOCATION

155-A Main S. Street, Los Angeles, CA 90012

AGREEMENT TYPE

Assignment and Lease Agreement

USE

Newsstand which includes sales of newspapers, magazines, periodicals, lottery tickets, snacks and beverages.

SQUARE FEET

360 Rentable Square Feet

TERM

Upon City Clerk's Attestation

EARLY POSSESSION

None

RENT START DATE

Upon City Clerk's Attestation

LEASE START DATE

Upon City Clerk's Attestation

OPTION TERM

Two (2) Five (5) Year Options

HOLDOVER

As-is no change

SUBLET/  
ASSIGNMENT

As-is no change

TERMINATION

As-is no change

RENTAL RATE


\$939.60 monthly/ \$2.61 per square foot

ESCALATION

Consumer Price Index - Not to exceed 3.0% per year

RENTAL ABATEMENT

None

|                                |  |
|--------------------------------|--|
| ADDITIONAL RENT                | None   |
| PROPERTY TAX                   | None   |
| OPEX                           | N/A  |
| CAM                            | If implemented, Tenant shall pay as Additional Rent monthly charges for utilities and common area maintenance as determined by the Police Administration Building Facilities |
| OTHER                          | N/A  |
| SECURITY DEPOSIT               | \$2,160.00 already on deposit with City  |
| MAINTENANCE/<br>REPAIR         | As-is no change  |
| MAINTENANCE/<br>REPAIR DETAILS | As-in no change  |
| TENANT<br>IMPROVEMENTS         | As-is no change  |
| PARKING                        | As-is no change  |
| UTILITIES                      | As-is no change  |
| CUSTODIAL                      | As-is no change  |
| SECURITY                       | As-is no change  |
| PROP 13<br>PROTECTION          | N/A  |
| INSURANCE<br>(City)            | Tenant shall identify and hold harmless the City   |
| OTHER:                         |  |
| PRINT:                         | KEVIN KIM  |
| SIGNATURE:                     |    |