

CITY OF LOS ANGELES

CALIFORNIA



KAREN BASS
MAYOR

Agenda Item No. 6

TONY M. ROYSTER
GENERAL MANAGER
AND
CITY PURCHASING AGENT

DEPARTMENT OF
GENERAL SERVICES
ROOM 701
CITY HALL SOUTH
111 EAST FIRST STREET
LOS ANGELES, CA 90012
(213) 928-9555
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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**

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/ REPAIR	As-is no change
MAINTENANCE/ REPAIR DETAILS	As-in no change
TENANT 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 PROTECTION	N/A
INSURANCE (City)	Tenant shall identify and hold harmless the City
OTHER:	
PRINT:	KEVIN KIM
SIGNATURE:	