

CITY OF LOS ANGELES

CALIFORNIA



KAREN BASS
MAYOR

Agenda Item No. 4

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
FAX No. (213) 928-9515

December 11, 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

****REVISED** REQUEST FOR APPROVAL OF A LEASE AMENDMENT FOR EXPRESS
NEWS & LOTTO LOCATED AT 155-A MAIN S. STREET, LOS ANGELES, CA 90012**

The Department of General Services (GSD) is requesting approval for a lease amendment to assign the lease from Yang Kak Chon and Kyung Sim Chon (Assignors), to Kevin Kim (Assignee, Tenant) doing business as Express News & Lotto at the City-owned property located at 155-A Main S. Street, Los Angeles, CA 90012 (Police Administration Building) in Council District 14 (CD14).

The assignment of the lease was initially recommended by the Municipal Facilities Committee on July 31, 2025, and subsequently approved by City Council on August 29, 2025. Following City Council approval, an error was identified in the previously approved term sheet that created an inconsistency with the executed 2021 lease agreement.

The revised term sheet has been updated to accurately reflect the lease, which provides for a flat rental rate for the duration of the term and does not include annual CPI adjustments. As this correction represents a material financial change, City Council approval is required.

BACKGROUND

The Express News concession at the Police Administration Building has operated under a series of Council-approved contracts. The original lease (Contract No. C-117731) between the City and Yasmin Khan and Sabazali Khan was approved under Council File No. 10-0552 and attested on August 11, 2010, for a five-year term.

On June 28, 2012, under Council File No. 12-0347, the lease was amended and assigned to Yang Kak Chon and Kyung Sim Chon, who continued operating the business under the same contract number (C-117731).

Subsequently, on September 1, 2021, the City Council approved the negotiation and execution of a new lease agreement (Contract No. C-140056) between the City and Yang Kak Chon and Kyung Sim Chon. The new lease was executed on April 1, 2022, establishing a five-year term with two additional five-year renewal options.



The current operators, Yang Kak Chon and Kyung Sim Chon, have operated Express News since 2012 and have notified GSD of their intent to retire due to health reasons. They have identified Kevin Kim as a qualified buyer to assume ownership of the business. Mr. Kim has submitted documentation demonstrating both financial and operational capacity to manage the newsstand. The operators are current on all rental obligations, and the proposed business sale is contingent upon City Council approval of a lease amendment authorizing the assignment and change of terms.

REVISED TERMS AND CONDITIONS

The revisions to the term sheet were made to ensure consistency with the lease executed in 2021. While most provisions remain unchanged from the previous report, updates have been incorporated to clarify the annual rental escalations only apply to the two (2) Extension Options periods.

Under the revised terms, there will be no rental escalations during the initial term which expires on March 31, 2027. Thereafter the Tenant may request up to two (2) extensions of the term for an additional period of five (5) years each subject to annual three (3%) percent rental increases based on the base rent at the end of the initial term.

CHANGES TO RENTAL RATE EXTENSION OPTIONS		
	Previous Extension Options	New Extension Options
1st Extension Option	CPI or 3% whichever is lower	3% Increase Annually
2nd Extension Option	CPI or 3% whichever is lower	3% Increase Annually

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 revised 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, floor, 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's operations.

The Tenant is responsible for 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 are no changes from the originally approved Council report dated July 31, 2025. There is no fiscal impact to the General Fund associated with the lease amendment. The City will continue to receive revenue at the 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 amendment with Kevin Kim, dba Express News & Lotto for the retail space located at 155-A Main S. Street, Los Angeles, CA 90012 under terms and conditions substantially outlined in this report.

 For

Tony M. Royster
General Manager

Attachments: Revised Term Sheet
Previously Approved MFC report

LEASING TERM SHEET

MFC DATE	December 11, 2025
LANDLORD	City of Los Angeles (GSD)
ADDRESS	111 East First Street, Los Angeles, CA 90012
TENANT	Kevin Kim DBA Express News & Lotto
ADDRESS	28923 Mirada Circulo, Valencia, CA 91354
LOCATION	155-A Main S. Street, Los Angeles, CA 90012
AGREEMENT TYPE	Lease Amendment
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 through March 31, 2027.
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 from current lease Month-to-month at the current rental rate.
SUBLET/ ASSIGNMENT	As-is no change from current lease Tenant may not assign, transfer, or sublease any part of the Lease without prior written consent from the City. Any attempt to do so without consent is void. The City has sole discretion to approve or deny such requests, with or without cause.
TERMINATION	As-is no change from current lease At the end of the Lease term or upon earlier termination, Tenant must return the Premises in the same condition as received, except for ordinary wear and tear or damage from natural disasters. Tenant must remove all debris, personal property, and improvements installed at their expense, and repair any damage caused by installation or removal. If Tenant does not remove fixtures or improvements within 60 days, the City may either remove them at Tenant's

	expense or take ownership of them at its discretion.
RENTAL RATE	\$939.60 monthly/ \$2.61 per square foot
ESCALATION	<p>**REVISED** Tenant may request up to two (2) extensions of the term of this Agreement, each for an additional five (5)-year period (each, an “Extension Period”), subject to the written approval of the General Manager, at the General Manager’s sole discretion.</p> <p>During Extension Option No. 1, the Base Rent shall increase by three percent (3%) annually. During Extension Option No. 2, the Base Rent shall increase by three percent (3%) annually.</p>
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 already on deposit with City
MAINTENANCE/ REPAIR/ CITY’S RESPONSIBILITY	<p>As-is no change from current lease City, at its sole cost and expense, shall repair and maintain in good order and condition portions of Building surrounding and providing direct access to the Premises including utility and sewer lines, at its own expense—unless repairs are needed due to Tenant’s actions, in which case Tenant must reimburse City as Additional Rent. City will begin repairs promptly upon written notice and work to minimize disruption to Tenant’s operations. City is not liable for any business interruptions caused by these repairs.</p>
MAINTENANCE/ REPAIR DETAILS/ TENANT RESPOSIBILITY	<p>As-in no change from current lease Tenant must maintain and repair the Premises at its own expense, including glass, walls, floors, ceilings, doors, fixtures, appliances, electrical, plumbing, and HVAC systems. Tenant must keep the Premises safe, clean, pest-free, and free from litter or unsightly conditions. Trash must be systematically removed and placed in designated areas. If Tenant fails to address maintenance issues that pose health or safety risks, City may perform the repairs and charge Tenant the actual costs as Additional Rent.</p>
TENANT IMPROVEMENTS	As-is no change from current lease - None provided

PARKING

As-is no change from current lease
Tenant will be able to purchase during the term of this Lease a maximum of two (2) parking spaces for staff/business use in the Los Angeles Mall parking facility at the rate of One Hundred Thirty Two Dollars (\$132.00) per month per space.

UTILITIES

As-is no change from current lease
Tenant must pay monthly charges for utilities and common area maintenance as determined by the Police Administration Building Facilities. These payments, along with any other amounts owed to the City outside of Base Rent, are considered Additional Rent and must be paid upon demand. The City has the same rights to collect Additional Rent as it does for Base Rent

CUSTODIAL

As-is no change from current lease
Tenant must maintain its equipment and the Premises in a safe, clean, and sanitary condition. Throughout the day, Tenant is responsible for regularly picking up and removing cups, wrappers, and other trash in the lobby and surrounding areas that appear to have originated from Tenant's operations.

SECURITY

As-is no change from current lease
None

PROP 13
PROTECTION

N/A

INSURANCE
(City)

Tenant shall identify and hold harmless the City

OTHER:

PRINT:

Kevin Kim

SIGNATURE:




Kevin Kim

Audit trail

Details

FILE NAME	Update Term Sheet - Express News - 11/12/25, 5:04 PM
STATUS	● Signed
STATUS TIMESTAMP	2025/11/13 21:53:49 UTC

Activity

 SENT	frank.chander@lacity.org sent a signature request to: <ul style="list-style-type: none">• Kevin Kim (senates@gmail.com)	2025/11/13 01:05:04 UTC
 SIGNED	Signed by Kevin Kim (senates@gmail.com)	2025/11/13 21:53:49 UTC
 COMPLETED	This document has been signed by all signers and is complete	2025/11/13 21:53:49 UTC

The email address indicated above for each signer may be associated with a Google account, and may either be the primary email address or secondary email address associated with that account.


0150-11932-0001

TRANSMITTAL

TO The City Council	DATE 08/01/25	COUNCIL FILE NO. -
FROM Municipal Facilities Committee	COUNCIL DISTRICT 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**

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:	