

Re: Leases for the Centennial Pavilion and
Burnaby Mountain Golf Course Coffee Shop

Following is a report from the Secretary to the Parks and Recreation Commission regarding leases for the Centennial Pavilion and Burnaby Mountain Golf Course Coffee Shop.

On May 6, 1974, Council during consideration of a lease on the Pavilion and Coffee Shop facilities (Item 15, Report No. 35), adopted the two following recommendations:

"Approval of the 32 terms and conditions that are summarized in the supplementary report that was considered and approved by the Parks and Recreation Commission on May 1, 1974 (Item 8, Parks and Recreation Administrator's Supplementary Report No. 10); and

Approval of the contract, and authorization for the execution of same, with the principals of S.G.A. Restaurants, to include the noted terms and conditions."

Council is now requested to authorize the execution of a lease on each of the subject facilities; these would supersede the one lease on both facilities which is presently in effect.

RECOMMENDATION:

THAT the Parks & Recreation Commission's recommendations be adopted.

TO: MANAGER

September 24, 1974.

FROM: PARKS AND RECREATION COMMISSION

RE: CENTENNIAL PAVILION AND
BURNABY MOUNTAIN GOLF COURSE COFFEE SHOP

The Principals of S.G.A. Restaurants have presently a licence to operate the above two facilities. They have now requested that two leases be drawn up in place of the one licence. The reason for this request is that the Industrial Development Bank, which is providing the financing, requires a lease agreement for each facility so that, in the event of default, they can assume the lease for the Centennial Pavilion only. They have no interest in the Coffee Shop.

This matter has been discussed with the Legal Department, and although there are some drawbacks to having two leases, they have no objection to proceeding on this basis with the proviso that the lease agreements are between the Corporation and the Principals of S.G.A. Restaurants, that is Gregory Young, Sharoli Ahamed and Aziz Ahamed. In view of this, these individuals have requested that provision be made in the agreements to allow the right of assignment of the lease for Centennial Pavilion to S.G.A. Restaurants Mountain Ltd., and an assignment of the lease for the Golf Course Coffee Shop to S.G.A. Restaurants Course Ltd. The Solicitor concurs with the request for the right of these assignments, subject to the continuation of the personal covenants of the original three individuals. As the only security available to the Industrial Development Bank is the right to assume the lease on the Centennial Pavilion, it has been agreed that this lease shall also make provision for the right of assignment to the Industrial Development Bank.

The Rental Schedule has not been changed from the Agreement entered into on the 15th day of May, 1974, other than to allocate the rent in the first year to the Centennial Pavilion, and in the second year through to the fifth year 25% to the Golf Course Coffee Shop and 75% to the Centennial Pavilion.

ITEM 4

MANAGER'S REPORT NO. 63

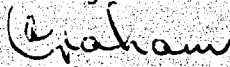
COUNCIL MEETING Sept. 30/74

RECOMMENDATIONS:

The Parks and Recreation Commission wishes to recommend to Council:

1. That the licence with the Principals of S.G.A. Restaurants be changed to two leases, one for the Centennial Pavilion and one for the Golf Course Coffee Shop.
2. That a right of assignment of the Centennial Pavilion lease to S.G.A. Restaurants Mountain Ltd. and of the Golf Course Coffee Shop lease to S.G.A. Restaurants Course Ltd. be granted.
3. That a right of assignment of the Centennial Pavilion lease to the Industrial Development Bank in the event of a default be granted.
4. That the rent charged to the Lessees be left unchanged from the Agreement entered into on the 15th day of May, 1974, other than to allocate the rent in the first year to the Centennial Pavilion and in the second year through to the fifth year 25% to the Golf Course Coffee Shop and 75% to the Centennial Pavilion.

Respectfully submitted,


(Mrs.) A. Graham,
SECRETARY.

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