



Assignment and Assumption of Lease Fire Up Grill, Mission Square

Community & Economic Development Department

City Council
May 12, 2026

BACKGROUND

1. The City acquired Mission Square in 2015, with RPU serving as landlord
2. City entered into a lease with Fire Up Grill (Barragan and Hernandez) in 2017, which was later amended in 2018 to revise the commencement date
3. In 2023, Council approved an extension of the lease for an additional 60 months

DISCUSSION

1. The partnership between Barragan and Hernandez has dissolved
2. Approval of Assignment and Assumption of Lease to transfer lease solely to Luis Hernandez
3. Transfer all rights and obligations to Luis Hernandez
4. Execute Assignment and Assumption Agreement

FIRE UP GRILL LEASE

Financial Terms:

1. Assignment fee per lease:
 - a. \$1,000 or 10% of monthly rent (whichever is greater)
2. Monthly base rent: \$3,183
3. Assignment fee: \$1,000

Mission Square Building
3750 University Avenue



FISCAL IMPACT

1. \$1,000 assignment fee collected
2. Revenue deposited into Mission Square Property Management Trust Account
3. Funds used for operating expenses

RECOMMENDATIONS

That the City Council:

1. Approve the Assignment and Assumption Agreement;
and
2. Authorize the City Manager, or his designee, to execute the agreement.