

OFFICE OF THE CITY ATTORNEY
CHARLES PARKIN, City Attorney
411 West Ocean Boulevard, 9th Floor
Long Beach, CA 90802-4664

1 \$950.60.

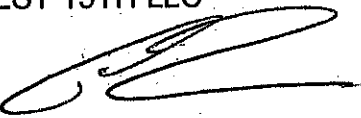
2 4-5. Section 26 of the Lease is hereby amended so that the Holdover Base
3 Rent as determined thereunder shall be equal to 250% of the Base Rent applicable
4 immediately preceding the expiration or termination of the Lease.

5 5-6. All terms, covenants, and conditions of the Lease and amendments
6 thereto, except as amended herein, shall remain unchanged and in full force and effect.

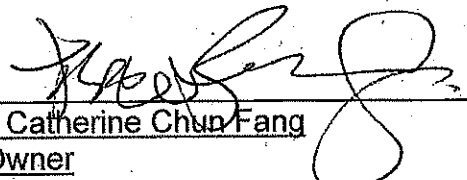
7 6-7. Lessee, at Lessee's expense, shall make the repairs described on
8 Exhibit A to this Amendment, and shall otherwise deliver the Leased Premises to Lessor
9 in broom clean condition in discharge of its obligations pursuant to Section 7.4(c) of the
10 Lease. Lessee further agrees to pay to Lessor a one-time amount equal to \$4,500 towards
11 repair of a steel girder constituting a structural element of the Building and Lessee shall
12 have no further obligations with respect to damage to structural elements of the Building
13 whatsoever, such obligations being the responsibility of Lessor pursuant to Section 7.1(a)
14 of the Lease.

15 IN WITNESS WHEREOF, the parties have caused this document to be duly
16 executed with all formalities required by law as of the date first stated above.

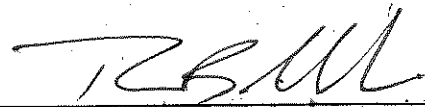
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19 3/24/21, 2021

WEST 15TH LLC
By 
Name: Christopher Marrs
Title: Owner

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22 3/24/21, 2021

By 
Name: Catherine Chun Fang
Title: Owner

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27 4/14/21, 2021

"Lessor"
CITY OF LONG BEACH, a municipal corporation
By 
Name: Thomas B. Medical

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Title City Manager

"Lessee"

This Amendment to Lease No. 33971 is approved as to form on
April 13, 2021.

CHARLES PARKIN, City Attorney

By  _____
Deputy

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EXHIBIT A

SECTION 7.4(C) REPAIRS and OBLIGATIONS

- Repair and lubricate sliding rear door (on alley adjacent to the Leased Premises).
- Lubricate sliding front door (on 15th Street).
- Replace handle on breakroom sliding door and make the door fully functional.
- Remove exterior cashier's window and replace, and repair and paint wall stucco.
- Remove the wooden bicycle racks and the cold storage units and corresponding heat pumps on the dock.
- Remove security cameras

- Lessee will not disturb the improvements made to the electrical system or anything else attached to the walls/floors as seen during the inspection.
- Lessee will leave the warehouse space, surrounding fenced yard, dock, and attached alley broom clean.

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