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FIRST AMENDMENT TO LEASE NO. 35645

**35645**

THIS FIRST AMENDMENT TO LEASE NO. 35645 ("Amendment") is made as of September 15, 2023, between GCC LONG BEACH LLC, a Delaware limited liability company ("Lessor"), and the CITY OF LONG BEACH, a municipal corporation ("Lessee"), pursuant to a minute order adopted by the Long Beach City Council on September 12, 2023.

WHEREAS, Lessee and Lessor (the "Parties") entered into Lease No. 35645 (the "Lease") whereby Lessor leased to Lessee and Lessee leased from Lessor that certain real property ("Property") and improvements currently or hereafter located thereon ("Improvements", and together with the Property, the "Premises") in the City of Long Beach, County of Los Angeles, State of California, commonly known as 2019 East Wardlow Road, Long Beach, California 90807 and more particularly shown on Exhibit "A" attached to the Lease; and

WHEREAS, the Parties desire to amend certain provisions of the Lease;

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Lessee and Lessor agree as follows:

1. This Amendment shall be effective as of the date on which this Amendment is executed by both parties. All capitalized terms used herein without definition shall have the meanings given them in the Lease.
2. The term of the Lease is hereby extended for an additional period of eighteen (18) months, commencing on October 1, 2023, and ending on March 31, 2025, unless sooner terminated in accordance with the Lease (as hereby amended).
3. Beginning on October 1, 2023 and continuing thereafter until the end of the extension Term or earlier termination of the Lease, Rent shall be Forty Thousand Dollars (\$40,000) per month.
4. Lessor shall have the right to terminate the Lease for any reason or no reason at any time by giving six (6) months' prior written notice to Lessee.

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

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Long Beach, CA 90802-4664

1 Notwithstanding Lessor's delivery of any such notice of termination, Lessee shall  
2 continue to satisfy all monetary and nonmonetary obligations under the Lease through  
3 the actual date the Lease terminates, including, without limitation, the payment of Rent  
4 and provisions regarding surrender of the Premises. All provisions of the Lease which  
5 survive termination or expiry of the Lease shall survive Lessor's exercise of its  
6 termination right and the termination of the Lease hereunder.

7           5. All terms, covenants, and conditions of the Lease, except as  
8 amended herein, shall remain unchanged and in full force and effect. In case of any  
9 conflict between any term or provision of this Amendment and the Lease, the term or  
10 provision of this Amendment shall govern. This Amendment constitutes the entire  
11 agreement among the Parties regarding the subject matter hereof and supersedes any  
12 prior understandings, agreements, or representations by or among the Parties, written or  
13 oral, to the extent they have related in any way to the subject matter hereof. This  
14 Amendment may be executed in any number of counterparts, each of which shall be  
15 deemed an original and all of which shall constitute a fully executed agreement, with the  
16 same effect and validity as a single original signed by all of the Parties

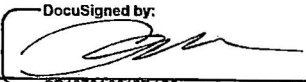
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IN WITNESS WHEREOF, the parties have executed this First Amendment to Lease No. 35645 as of the date first written above.

GCC LONG BEACH LLC, a Delaware limited liability company

Dated 26 September 2023, 2023

By   
DocuSigned by:  
CD1379A0812D4C3...

Anthony Rozic

(Type or Print Name)

"Lessor"

CITY OF LONG BEACH, a municipal Corporation


Dated Sept. 22, 2023

By   
City Manager

"Lessee"

The foregoing First Amendment to Lease No. 35645 is hereby approved as to form this 13 day of September 2023.

DAWN MCINTOSH, City Attorney

By   
Principal Deputy

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DAWN MCINTOSH, City Attorney  
411 West Ocean Boulevard, 8th Floor  
Long Beach, CA 90802-4664

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Exhibit A  
Premises

