

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

1 hereunder and the Lease shall terminate. Notwithstanding the foregoing, City shall not
2 be bound by any amendments to the Lease which are executed after the First
3 Addendum, unless City agrees to be bound by such amendments in its sole and absolute
4 discretion. Until such time as the Master Lease terminates or expires, BANCAP shall
5 remain the sole landlord under the Lease, and City shall not be a party to the Lease and
6 shall have no rights or obligations in connection therewith.

7 IN WITNESS WHEREOF, the parties hereto have executed this
8 Agreement.

9 "City"

10 CITY OF LONG BEACH, a California municipal
corporation

11
12 By: Linda F. Tatum
Name: LINDA F. TATUM
13 Title: 6-22-2024

EXECUTED PURSUANT
TO SECTION 301 OF
THE CITY CHARTER.

14 "Tenant"

15 SEAL BEACH YACHT CLUB
a nonprofit corporation

16
17 By: James Nagashima
Name: James Nagashima
18 Title: Commodore

19
20 By: Michael J. McCarthy
Name: MICHAEL J. MCCARTHY
21 Title: VICE-Commodore

22 Approved as to form this 6 day of June, 2023.

23 DAWN MCINTOSH, City Attorney

24 By: [Signature]
25 Deputy

26 A22-03223

FIRST ADDENDUM TO LEASE AGREEMENT

THIS FIRST ADDENDUM TO LEASE AGREEMENT is entered into by and between Bancap Marina Center, Inc. dba Alamitos Bay Marina Center ("Landlord") and Seal Beach Yacht Club, a non-profit corporation ("Tenant"), this 15th day of September 2022.

WHEREAS, on or about February 1, 1994 Landlord and Tenant entered into a Lease Agreement ("Lease") whereby Tenant agreed to lease from Landlord those certain Premises commonly described as Suite 255 of that certain Building known as Alamitos Bay Marina Center located at 255 Marina Drive, Long Beach, California.

WHEREAS, Landlord and Tenant desire to modify, alter or amend certain provisions of said Lease as set forth in this Addendum:

NOW THEREFORE, Landlord and Tenant agree as follows:

1. Tenant agrees to expand their space to include Suite 259 representing 530 Square feet.
2. The base rental rate for the additional Suite 259 shall be \$1,590 per month.
3. The common area charge for Suite 259 shall be \$255 per month.
4. The lease term for Suite 259 shall begin on November 1, 2022 and terminate co-terminus with their existing Suite 255 on February 28, 2029.
5. Landlord to provide new paint and flooring.

Except as expressly modified, altered or amended by this Addendum all other terms, conditions, and covenants of said Lease shall remain in full force and effect.

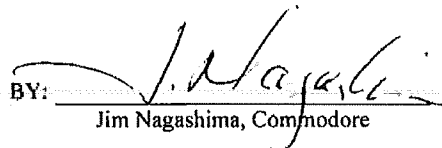
LANDLORD

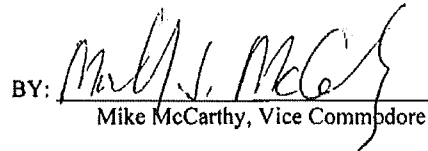
Bancap Marina Center Inc.
Dba Alamitos Bay Marina Center

TENANT

Seal Beach Yacht Club,
a non-profit corporation

BY: 
R. Whitney Latimer, President for Agent

BY: 
Jim Nagashima, Commodore

BY: 
Mike McCarthy, Vice Commodore