

OFFICE OF THE CITY ATTORNEY
ROBERT E. SHANNON, City Attorney
333 West Ocean Boulevard, 11th Floor
Long Beach, CA 90802-4664

1 **FIRST AMENDMENT TO LEASE NO. 30853**

2 **30853**

3 THIS FIRST AMENDMENT TO LEASE NO. 30853 ("Amendment") is made
4 and entered as of November 9, 2011, pursuant to minute order adopted by the City
5 Council of the City of Long Beach on November 8, 2011, by and between the CITY OF
6 LONG BEACH, a municipal corporation ("Landlord"), and BAY SHORE COMMUNITY
7 CONGREGATIONAL CHURCH, a California nonprofit corporation ("Tenant").

8 **RECITALS**

9 A. Landlord and Tenant are parties to that certain Lease No. 30853
10 dated as of August 19, 2008 (the "Lease"), pursuant to which Tenant leases from
11 Landlord certain property more particularly described in the Lease (the "Premises").

12 B. The term of the Lease is currently scheduled to expire on August 31,
13 2018 (the "Initial Term"), subject to Lessee's right to extend the term for two (2) additional
14 periods of five (5) years each (the "Extension Term").

15 C. Tenant has completed certain improvements to the Premises as
16 required by the Lease, and Tenant is entitled to offset rent throughout the term based on
17 the approved costs of said improvements.

18 D. Lessor and Lessee desire to amend the Lease to (i) provide for an
19 additional extension option, and (ii) reflect the revised and final rent offset schedule.

20 **AGREEMENT**

21 1. Extension Term. In addition to the options provided for in Section 2
22 of the Lease, Tenant is hereby granted the option to renew the Lease for one (1)
23 additional thirty-seven (37) month term, provided that the option is exercised after
24 Tenant's other options and Tenant complies with all provisions of the Lease, including
25 notice requirements.

26 2. The last sentence of Section 5 of the Lease is hereby amended and
27 replaced in its entirety to read as follows: "The offset schedule based on Tenant's actual
28 costs of \$113,306 is depicted on Exhibit "B" attached hereto and incorporated by

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1 reference". Exhibit "B" attached to this Amendment is hereby attached as Exhibit "B" to
2 the Lease, and replaces the initial Exhibit "B" in its entirety.

3 3. Capitalized terms not otherwise defined herein shall have the
4 meaning ascribed to such terms in the Lease.

5 4. Except as herein amended, the Lease shall remain unchanged and
6 in full force and effect.

7 IN WITNESS WHEREOF, Landlord and Tenant have signed this First
8 Amendment to Lease No. 30853 as of the date opposite their signature.

9 BAY SHORE CONGREGATIONAL CHURCH, a
10 California nonprofit corporation

11 November 4, 2011

By: [Signature]
Name: Mary Lou Walling, Moderator

13 November 5, 2011

By: [Signature]
Name: Deanna Gilmore, Registrar

15 TENANT

16 CITY OF LONG BEACH, a municipal
17 corporation

18 11.22, 2011

By: [Signature] Assistant City Manager
City Manager

19 LANDLORD

EXECUTED PURSUANT
TO SECTION 301 OF
THE CITY CHARTER.

22 [Signature] 11-9 11

EXHIBIT "B"

Bay Shore Community Congregational Church Rent Calculation

Straightline Depreciation and 3% annual rental increase

Intial Term	Monthly Rent	Annual Rent	Rent Paid	Rent Applied to Contribution	Contribution Remaining to Depreciate
Sept 2008 - Aug 2009	\$300.00	\$3,600.00	\$3,600.00	\$0.00	\$113,306.00
Sept 2009 - Aug 2010	\$309.00	\$3,708.00	\$600.00	\$3,108.00	\$110,198.00
Sept 2010 - Aug 2011	\$318.27	\$3,819.24	\$0.00	\$3,819.24	\$106,378.76
Sept 2011 - Aug 2012	\$327.82	\$3,933.82	\$0.00	\$3,933.82	\$102,444.94
Sept 2012 - Aug 2013	\$337.65	\$4,051.83	\$0.00	\$4,051.83	\$98,393.11
Sept 2013 - Aug 2014	\$347.78	\$4,173.39	\$0.00	\$4,173.39	\$94,219.72
Sept 2014 - Aug 2015	\$358.22	\$4,298.59	\$0.00	\$4,298.59	\$89,921.14
Sept 2015 - Aug 2016	\$368.96	\$4,427.55	\$0.00	\$4,427.55	\$85,493.59
Sept 2016 - Aug 2017	\$380.03	\$4,560.37	\$0.00	\$4,560.37	\$80,933.22
Sept 2017 - Aug 2018	\$391.43	\$4,697.18	\$0.00	\$4,697.18	\$76,236.03

Option 1	Monthly Rent	Annual Rent	Rent Paid	Rent Applied to Contribution	Contribution Remaining to Depreciate
Sept 2018 - Aug 2019	\$403.17	\$4,838.10	\$0.00	\$4,838.10	\$71,397.94
Sept 2019 - Aug 2020	\$415.27	\$4,983.24	\$0.00	\$4,983.24	\$66,414.69
Sept 2020 - Aug 2021	\$427.73	\$5,132.74	\$0.00	\$5,132.74	\$61,281.95
Sept 2021 - Aug 2022	\$440.56	\$5,286.72	\$0.00	\$5,286.72	\$55,995.23
Sept 2022 - Aug 2023	\$453.78	\$5,445.32	\$0.00	\$5,445.32	\$50,549.91

Option 2	Monthly Rent	Annual Rent	Rent Paid	Rent Applied to Contribution	Contribution Remaining to Depreciate
Sept 2023 - Aug 2024	\$467.39	\$5,608.68	\$0.00	\$5,608.68	\$44,941.23
Sept 2024 - Aug 2025	\$481.41	\$5,776.94	\$0.00	\$5,776.94	\$39,164.28
Sept 2025 - Aug 2026	\$495.85	\$5,950.25	\$0.00	\$5,950.25	\$33,214.03
Sept 2026 - Aug 2027	\$510.73	\$6,128.76	\$0.00	\$6,128.76	\$27,085.27
Sept 2027 - Aug 2028	\$526.05	\$6,312.62	\$0.00	\$6,312.62	\$20,772.65

Option 3	Monthly Rent	Annual Rent	Rent Paid	Rent Applied to Contribution	Contribution Remaining to Depreciate
Sept 2028 - Aug 2029	\$541.83	\$6,502.00	\$0.00	\$6,502.00	\$14,270.65
Sept 2029 - Aug 2030	\$558.09	\$6,697.06	\$0.00	\$6,697.06	\$7,573.59
Sept 2030 - Aug 2031	\$574.83	\$6,897.97	\$0.00	\$6,897.97	\$675.62
Sept 2031	\$592.08	-	\$0.00	\$592.08	\$83.54