

SIXTH AMENDMENT TO LEASE NO. 14471

**14471**

THIS SIXTH AMENDMENT TO LEASE NO. 14471 is made and entered into as of April 11, 2019, pursuant to a minute order adopted by the City Council of the City of Long Beach on January 22, 2019, by and between the CITY OF LONG BEACH, a municipal corporation and trust grantee of the State of California of certain tide and submerged lands within the limits of the City ("Lessor"), and MARINA DRIVE, LONG BEACH, LP, a California limited partnership ("Lessee"), whose address is 609 Deep Valley Drive, Suite 345, Rolling Hills Estates, California 90274.

WHEREAS, Lessor and Pelican Corporation, as Lessee's predecessor-in-interest, entered into that certain Lease (No. 14471) dated as of February 6, 1980 (as amended, the "Lease"), concerning certain real property located at 6550 Marina Drive in the Long Beach Marina ("Property"); and

WHEREAS, the leasehold interest in the Lease has been assigned to several entities and is currently owned in its entirety by Lessee; and

WHEREAS, Lessor and Lessee desire to extend the term of the Lease, increase the percentage rent payable thereunder, and increase the number of parking stalls for non-exclusive use by Lessee;

NOW, THEREFORE, in consideration of the mutual terms, covenants and conditions herein contained, the parties agree as follows:

1. The term of the Lease is hereby extended for an additional period of ten (10) years commencing on March 1, 2020, and ending on February 28, 2030. Lessee shall have no options to further extend the term of the Lease.

2. Section 7.b. of the Lease is hereby amended so that Lessee shall pay four percent (4%) of gross receipts attributable to the restaurant and cocktail lounge.

3. Exhibit "B-2" attached to this Amendment is hereby attached to the Lease as Exhibit "B-2" thereto, and replaces and supersedes in its entirety any previous exhibit B-2. It is the intent of the parties that Lessee shall have non-exclusive use of

1 approximately three hundred (300) parking stalls located in the vicinity of the Premises.

2 4. Except as amended by this Amendment, the Lease remains  
3 unchanged and in full force and effect.

4 5. This Amendment shall be effective as of the date executed by City.

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

7 MARINA DRIVE, LONG BEACH, LP, a  
8 California limited partnership

9 4/5, 2019 By: MARINA DRIVE, LONG BEACH, LLC  
10 Its General Partner

11 By:   
12 Name: Michael Tumanjan  
13 Title: Managing Member

14 "LESSEE"

15 CITY OF LONG BEACH, a municipal  
16 corporation

17 April 11, 2019 By:   
18 City Manager

19 "LESSOR"

20 This Sixth Amendment to Lease No. 14471 is approved as to form on

21 April 9, 2019.

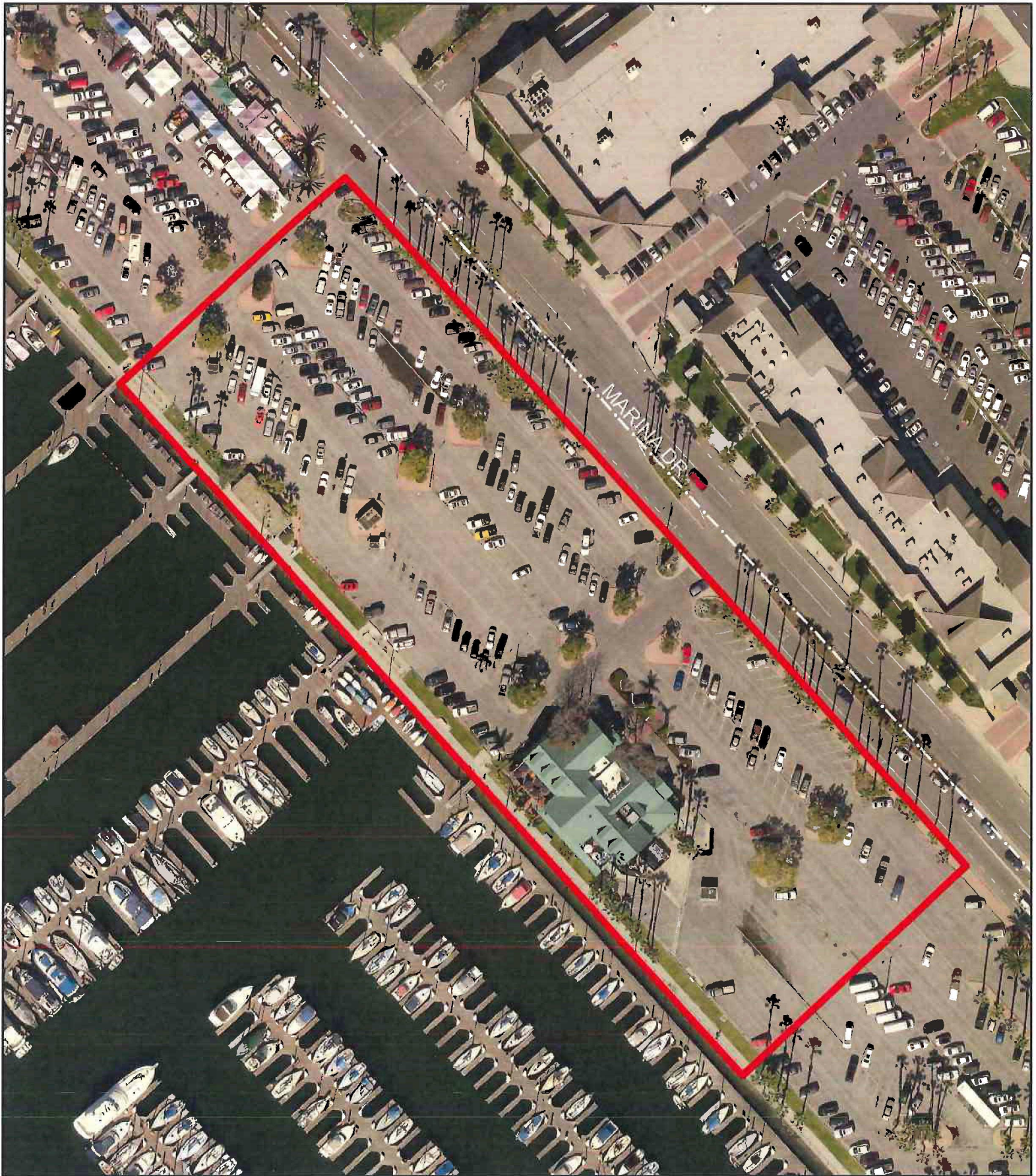
22 CHARLES PARKIN, City Attorney

23 By:   
24 Deputy



# Exhibit B-2

## Lease No. 14471



### Legend



Designated area for 300 nonexclusive parking stalls

0 50 100 200 Feet

