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## SECOND AMENDMENT TO LEASE NO. 25776

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THIS SECOND AMENDMENT TO LEASE NO. 25776 is made and entered, in duplicate, as of August 4, 2005 for reference purposes only, pursuant to a minute order adopted by the City Council of the City of Long Beach at its meeting on August 2, 2005, by and between COASTAL LONG BEACH PROPERTIES, LLC, a Delaware limited liability company, doing business as PINE AVENUE CONDOMINIUM RENTALS ("Lessor"), and the CITY OF LONG BEACH, a municipal corporation ("Lessee").

WHEREAS, the parties entered Lease No. 25776 (the "Lease") as of May 19, 1998 which was amended to extend the term and increase the rent;

WHEREAS, the parties desire again to extend the term of the Lease and increase the rent:

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

- 1. The term of the Lease shall be hereby extended commencing on September 15, 2005 and shall end on September 14, 2006.
- 2. The Base Rent during the period from October 1, 2003 through September 30, 2004 shall be \$3,657.68 per month payable on the first day of each month, beginning on October 1, 2003 and pro-rated for the period from September 14, 2003 through September 30, 2003. The Base Rent during the period from October 1, 2004 through September 30, 2005 shall be \$3,763.19 per month payable on the first day of each month, beginning on October 1, 2004. The Base Rent during the period from October 1, 2005 through September 30, 2006 shall be \$3,868.70 per month payable on the first day of each month, beginning on October 1, 2005.
- 3. Except as expressly amended herein, all terms, covenants and conditions in the Lease are ratified and confirmed and shall remain in full force and