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

FIRST AMENDMENT TO LEASE NO. 34894

WHEREAS, Landlord and Tenant entered into that certain Lease (No. 34894) dated as of February 15, 2018 (the "Lease") pursuant to which City leases to Tenant the certain City-owned property and improvements thereon as more particularly described in the Lease ("Premises"); and

WHEREAS, Landlord and Tenant wish to amend certain terms of the Lease to, among other things, (i) amend the Commencement Date and Initial Term, and (ii) update certain base rent and rent abatement provisions.

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

- Capitalized terms used herein without definition shall have the meaning given them in the Lease.
- 2. Section 2 of the Lease is amended so that (i) the "Commencement Date" shall be March 1, 2022, and (ii) the Initial Term shall terminate at midnight on February 29, 2032.
- 3. Section 3 of the Lease is amended so that the "Rent Commencement Date" shall be July 1, 2023.
- 4. In addition to the Allowance provided in Section 4 of the Lease, Landlord shall provide to Tenant up to \$18,694 after receipt of reasonable documentation evidencing costs incurred by Tenant in connection with economic losses caused by pandemic-related construction delays.
 - 5. Tenant shall commence operations at the Premises on or before July