

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

1 THIRD AMENDMENT TO LEASE NO. 29961

2 **29961**

3 THIS THIRD AMENDMENT TO LEASE NO. 29961 is made and entered, in  
4 duplicate as of May 13, 2021, for reference purposes only, pursuant to a minute order  
5 adopted by the City Council of the City of Long Beach at its meeting held on April 18,  
6 2006, by and between the CITY OF LONG BEACH, a municipal corporation and trust  
7 grantee of the State of California of certain tide and submerged lands within the limits of  
8 said City ("City") and BEACH VENTURES INTERNATIONAL, INC., with a business  
9 address of 5411 East Ocean Boulevard, Long Beach, California, 90802 ("Lessee").

10 WHEREAS, City and Lessee entered into that certain Lease dated as of  
11 January 19, 2007 (the "Lease"), pursuant to which Lessee leased from City a portion of  
12 the Belmont Veterans Memorial Pier to conduct various operations and services more  
13 particularly described in the Lease; and

14 WHEREAS, City and Lessee entered into a First Amendment to the Lease,  
15 dated February 2, 2016 to reduce the minimum rent, increase certain percentage rents,  
16 add an annual in-kind consideration for City use, and assign the Lease to Beach  
17 Ventures International, Inc. as successor in interest to Beach Ventures Enterprises, Inc.;

18 and

19 WHEREAS, City and Lessee entered into a Second Amendment to  
20 exercise the first extension under the lease to extend the term for an additional 5-year  
21 period;

22 WHEREAS, City and Lessee desire to exercise the second extension under  
23 the Lease to extend the term to August 31, 2026;

24 NOW, THEREFORE, in consideration of the mutual terms and conditions in  
25 Lease No. 29961 and herein, the parties agree as follows:

- 26 1. Section 3 of the Lease is amended in its entirety to read as follows:
- 27 "3. TERM. The term of this Lease shall commence at 12:01 a.m. on  
28 September 1, 2006 and shall terminate at midnight on August 31, 2026. Upon

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1 termination of this Lease (whether by lapse of time or otherwise), Lessee shall quit and  
2 surrender possession of the Premises and remove its personal property therefrom."

3 2. Except as expressly amended herein, all terms and conditions in  
4 Lease No. 29961 and as amended by the Second Amended Lease, are ratified and  
5 confirmed and shall remain in full force and effect.

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

8 BEACH VENTURES INTERNATIONAL,  
9 INC. as successor in interest to BEACH  
10 VENTURES ENTERPRISES, INC., a  
California corporation

11 July 1, 2021

By [Signature]  
Name NICHOLAS STRANDBERG  
Title PRESIDENT

13 July 1, 2021

By [Signature]  
Name JESEL ORLOFF  
Title SECRETARY, TREASURER

"Lessee"

CITY OF LONG BEACH, a municipal  
corporation

18 July 23, 2021

By [Signature]  
City Manager

"City"

EXECUTED PURSUANT  
TO SECTION 301 OF  
THE CITY CHARTER

This Third Amendment to Lease No. 29961 is approved as to form by

22 July 20, 2021.

CHARLES PARKIN, City Attorney

By [Signature]  
Deputy

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8 BEACH VENTURES INTERNATIONAL,  
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10 VENTURES ENTERPRISES, INC., a  
California corporation

11 July 1, 2021

By   
Name Michella Khamman  
Title President

13 July 1, 2021

By   
Name ANSEL ORTLOFF  
Title SECRETARY

16 “Lessee”

17 CITY OF LONG BEACH, a municipal  
corporation

18 \_\_\_\_\_, 2021

By \_\_\_\_\_  
City Manager

20 “City”

21 This Third Amendment to Lease No. 29961 is approved as to form on  
22 \_\_\_\_\_, 2021.

24 CHARLES PARKIN, City Attorney

25 By \_\_\_\_\_  
26 Deputy