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

SECOND AMENDMENT TO LEASE AND PURCHASE OPTION NO. 34552

THIS SECOND AMENDMENT TO LEASE AND PURCHASE OPTION NO. 34552 ("Amendment") is made and entered into as of March 1, 2022 ("Effective Date"), pursuant to a minute order adopted by the City Council of the City of Long Beach, at its meeting held on March 1, 2022, by and between KILLING FIELDS MEMORIAL CENTER, INC., a California nonprofit corporation ("Lessee") and the CITY OF LONG BEACH, a municipal corporation ("Lessor" or "City").

WHEREAS, Lessor and Lessee entered into that certain Lease and Purchase Option No. 34552 (the "Lease") dated as of March 1, 2017, for certain property located at 1501 E. Anaheim Street, Long Beach, CA, as more particularly described in the Lease; and

WHEREAS, City and Lessee entered into a First Amendment to the Lease to outline funds for improvements; and

WHEREAS, City and Lessee desire to extend the term an additional two-year period;

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

- 1. Section 2 of the Lease is hereby amended to read as follows:
- "2. <u>Term.</u> The term of this Lease shall commence on February 1, 2017 (the "Commencement Date") and shall terminate on February 29, 2024 (the "Term"), unless sooner terminated as provided herein."
- Except as expressly modified herein, all of the terms and conditions contained in Lease No. 34552 are ratified and confirmed and shall remain in full force and effect.
 - 3. This Amendment shall be effective as of the date first written above.

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