

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

1 SECOND AMENDMENT TO LEASE NO. 34894

2 34894

3 THIS SECOND AMENDMENT TO AMENDED AND RESTATED LEASE NO.
4 34894 is made and entered into as of August 15, 2023, pursuant to a minute order adopted
5 by the City Council of the City of Long Beach, at its meeting held on August 1, 2023, by
6 and between BLANKSPACES, LLC, a California limited liability company ("Tenant"), and
7 the CITY OF LONG BEACH, a municipal corporation ("Landlord" or "City").

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

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

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

17 1. Capitalized terms used herein without definition shall have the
18 meaning given them in the Lease.

19 2. Section 3 of the Lease is amended so that the "Rent Commencement
20 Date" shall be January 1, 2024.

21 3. Except as expressly amended by this Amendment, the remaining
22 provisions of the Lease remain in full force and effect.

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

BLANKSPACES, LLC, a California limited liability company

August 13, 2023

By: [Signature]
Name: Jerome Chang
Title: Managing Member

"Tenant"

CITY OF LONG BEACH, a municipal corporation

August 18, 2023

By: [Signature]
City Manager

"Landlord"

EXECUTED PURSUANT TO SECTION 301 OF THE CITY CHARTER.

This Second Amendment to Lease No. 34894 is approved as to form on

8.15, 2023.

DAWN MCINTOSH, City Attorney

By: [Signature]
Deputy

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