

OFFICE OF THE CITY ATTORNEY  
CHARLES PARKIN, City Attorney  
333 West Ocean Boulevard, 11th Floor  
Long Beach, CA 90802-4664

LEASE

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THIS LEASE is made and entered, in duplicate, as of November 19, 2014 pursuant to a minute order of the City Council of the City of Long Beach adopted at its meeting held on November 18, 2014, by and between EDDIE N JOHN #1, LLC, a limited liability company, whose address is 6841 Atlantic Avenue, Long Beach, California 90805 ("Landlord"), and the CITY OF LONG BEACH, a municipal corporation, whose address is 333 W. Ocean Boulevard, 3rd Floor, Long Beach, California 90802, Attention: Asset Management Bureau Manager ("Tenant").

Landlord and Tenant, in consideration of the mutual terms, covenants, and conditions herein, agree as follows:

1. Premises. Landlord hereby leases to Tenant and Tenant hereby accepts and leases from Landlord those certain premises containing approximately twelve thousand (12,000) rentable square feet (the "Premises") located within the building located at 6845 Atlantic Avenue, Long Beach, California (the "Building"), such premises being more particularly depicted in Exhibit "A" attached hereto. The Premises shall be leased in "as is" condition.

2. Term. The term of this Lease shall commence on December 1, 2014, and shall terminate at midnight on March 15, 2015.

3. Rent. Tenant shall pay to Landlord a monthly rental payment equal to Six Thousand and No/100 Dollars (\$6,000), such rent to be prorated for any partial month.

4. Use. The Premises shall be used as a temporary winter homeless shelter.

5. Tenant's Maintenance Obligations. Tenant shall keep the Premises in a neat, safe and sanitary condition. All other maintenance and repairs not specifically described immediately above shall be the responsibility of Landlord pursuant to Section

6.

1           6.     Landlord's Maintenance Obligations. Landlord shall, at its own cost  
2 and expense, manage and maintain the Building and make all necessary repairs to the  
3 Premises, including without limitation all surface and structural elements of the roof,  
4 bearing walls and foundations of the Building, all electrical, plumbing, HVAC systems and  
5 all other elements of the Building. If Landlord fails to maintain the Premises as required  
6 herein, Tenant shall notify Landlord of such failure in writing.

7           7.     Utilities. Landlord shall pay the monthly costs associated with all  
8 utilities to the Premises.

9           8.     Taxes. Landlord shall be responsible for payment of all real property  
10 taxes.

11          9.     Hazardous Materials.

12           A.     In the event any Hazardous Materials are detected during the  
13 Lease term, such materials shall be removed promptly in accordance with  
14 applicable law at the sole cost and expense of Landlord. In the event Landlord  
15 determines it is cost prohibitive to remove such materials, Tenant shall have the  
16 option of terminating this Lease by giving written notice.

17           B.     No goods, merchandise, supplies, personal property,  
18 materials, or items of any kind shall be kept, stored, or sold in or on the Premises  
19 which are in any way explosive or hazardous. Tenant shall comply with California  
20 Health and Safety Code Section 25359.7 or its successor statute regarding notice  
21 to Landlord on discovery by Tenant of the presence or suspected presence of any  
22 hazardous material on the Premises. "Hazardous Materials" means any  
23 hazardous or toxic substance, material or waste which is or becomes regulated by  
24 the City, the County of Los Angeles, the State of California or the United States  
25 government.

26          10.    Default by Tenant.

27           A.     The occurrence of any of the following acts shall constitute a  
28 default by Tenant:

- 1 i. Failure to pay rent when due after ten (10) days written
- 2 notice;
- 3 ii. Failure to perform any of the terms, covenants, or
- 4 conditions of this Lease if said failure is not cured within thirty (30) days
- 5 after written notice of said failure; or
- 6 iii. Any attempted assignment, transfer, or sublease
- 7 except as approved by Landlord or otherwise authorized pursuant to
- 8 Section 16.

9 B. If Tenant does not comply with each provision of this Lease or  
10 if a default occurs, then Landlord may terminate this Lease and Landlord may  
11 enter the Premises and take possession thereof provided, however, that these  
12 remedies are not exclusive but cumulative to other remedies provided by law in  
13 the event of Tenant's default, and the exercise by Landlord of one or more rights  
14 and remedies shall not preclude Landlord's exercise of additional or different  
15 remedies for the same or any other default by Tenant.

16 11. Default by Landlord.

- 17 A. The occurrence of any of the following acts shall constitute a  
18 default by Landlord:
- 19 i. Failure to perform any of the terms, covenants, or
  - 20 conditions of this Lease if said failure is not cured within thirty (30) days
  - 21 after written notice of said failure.

22 B. If Landlord does not comply with each provision of this Lease  
23 or if a default occurs, then Tenant may terminate this Lease, provided, however,  
24 that this remedy is not exclusive but cumulative to other remedies provided by law  
25 in the event of Landlord's default, and the exercise by Tenant of one or more rights  
26 and remedies shall not preclude Tenant's exercise of additional or different  
27 remedies for the same or any other default by Landlord.

28 12. Right of Entry. Landlord shall have the right of access to the

1 Premises during normal business hours and with reasonable advance notice to inspect  
2 the Premises, to determine whether or not Tenant is complying with the terms,  
3 covenants, and conditions of this Lease, to serve, post, or keep posted any notice, and  
4 for any other legal purpose. Landlord shall also have the right to enter in case of  
5 emergencies.

6 13. Condemnation. If the whole or any part of the Premises shall be  
7 taken by any public or quasi-public authority under the power of eminent domain, then  
8 this Lease shall terminate as to the part taken or as to the whole, if taken, as of the day  
9 possession of that part or the whole is required for any public purpose, and on or before  
10 the day of the taking Tenant shall elect in writing either to terminate this Lease or to  
11 continue in possession of the remainder of the Premises, if any. All damages awarded  
12 for such taking shall belong to Landlord, whether such damages be awarded as  
13 compensation for diminution in value to the leasehold or to the fee provided, however,  
14 that Landlord shall not be entitled to any portion of the award made for loss of Tenant's  
15 business.

16 14. Assignment. Tenant shall not otherwise assign or transfer this Lease  
17 or any interest herein, nor sublease the Premises or any part thereof (collectively referred  
18 to as "transfer") to any party other than Landlord without the prior written approval of  
19 Landlord.

20 15. Signs. Tenant may, at its own cost, install exterior signage on the  
21 Premises subject to Landlord's reasonable approval as to design, size and location.

22 16. Access. Tenant shall have access to the Premises twenty-four (24)  
23 hours per day, seven (7) days per week.

24 17. Holding Over. If Tenant holds over and remains in possession of the  
25 Premises or any part thereof after the expiration of this Lease with the express or implied  
26 consent of Landlord, then such holding over shall be construed as a tenancy from month  
27 to month at the monthly rent then in effect and otherwise on the same terms, covenants,  
28 and conditions contained in this Lease.

1           18.   Surrender of Premises. On the expiration or sooner termination of  
2 this Lease, Tenant shall deliver to Landlord possession of the Premises in substantially  
3 the same condition that existed immediately prior to the date of execution hereof,  
4 reasonable wear and tear excepted.

5           19.   Notice. Any notice required hereunder shall be in writing and  
6 personally served or deposited in the U.S. Postal Service, first class, postage prepaid to  
7 Landlord and Tenant at the respective addresses first stated above. Notice shall be  
8 deemed effective on the date of mailing or on the date personal service is obtained,  
9 whichever first occurs. Change of address shall be given as provided herein for notice.

10          20.   Waiver of Rights. The failure or delay of Landlord to insist on strict  
11 enforcement of any term, covenant, or condition herein shall not be deemed a waiver of  
12 any right or remedy that Landlord may have and shall not be deemed a waiver of any  
13 subsequent or other breach of any term, covenant, or condition herein. The receipt of  
14 and acceptance by Landlord of delinquent rent shall not constitute a waiver of any other  
15 default but shall only constitute a waiver of timely payment of rent. Any waiver by  
16 Landlord of any default or breach shall be in writing. Landlord's approval of any act by  
17 Tenant requiring Landlord's approval shall not be deemed to waive Landlord's approval of  
18 any subsequent act of Tenant.

19          21.   Successors in Interest. This Lease shall be binding on and inure to  
20 the benefit of the parties and their successors, heirs, personal representatives,  
21 transferees, and assignees, and all of the parties hereto shall be jointly and severally  
22 liable hereunder.

23          22.   Force Majeure. Except as to the payment of rent, in any case where  
24 either party is required to do any act, the inability of that party to perform or delay in  
25 performance of that act caused by or resulting from fire, flood, earthquake, explosion,  
26 acts of God, war, strikes, lockouts, or any other cause whether similar or dissimilar to the  
27 foregoing which is beyond the control of that party and not due to that party's fault or  
28 neglect shall be excused and such failure to perform or such delay in performance shall

1 not be a default or breach hereunder. Financial inability to perform shall not be  
2 considered cause beyond the reasonable control of the party.

3 23. Partial Invalidity. If any term, covenant, or condition of this Lease is  
4 held by a court of competent jurisdiction to be invalid, void or unenforceable, the  
5 remainder of the provisions hereof shall remain in full force and effect and shall in no way  
6 be affected, impaired or invalidated thereby.

7 24. Time. Time is of the essence in this Lease, and every provision  
8 hereof.

9 25. Governing Law. This Lease shall be governed by and construed in  
10 accordance with the laws of the State of California.

11 26. Integration and Amendments. This Lease represents and constitutes  
12 the entire understanding between the parties and supersedes all other agreements and  
13 communications between the parties, oral or written, concerning the subject matter  
14 herein. This Lease shall not be modified except in writing signed by the parties and  
15 referring to this Lease.

16 27. Joint Effort. This Lease is created as a joint effort between the  
17 parties and fully negotiated as to its terms and conditions and nothing contained herein  
18 shall be construed against either party as the drafter.

19 28. No Recordation. This Lease shall not be recorded.

20 29. Attorney's Fees. In any action or proceeding relating to this Lease,  
21 the prevailing party shall be entitled to its costs, including a reasonable attorney's fee.

22 30. Captions and Organization. The various headings and numbers  
23 herein and the grouping of the provisions of this Lease into separate sections,  
24 paragraphs and clauses are for convenience only and shall not be considered a part  
25 hereof, and shall have no effect on the construction or interpretation of this Lease.

26 31. Relationship of Parties. The relationship of the parties hereto is that  
27 of Landlord and Tenant, and the parties agree that nothing contained in this Lease shall  
28 be deemed or construed as creating a partnership, joint venture, association, principal-

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1 agent or employer-employee relationship between them or between Landlord or any third  
2 person or entity.

3 IN WITNESS WHEREOF, the parties have executed this Lease with all of  
4 the formalities required by law as of the date first above written.

5 EDDIE N JOHN #1, LLC, a limited liability  
6 company

7 NOV 24, 2014

By [Signature]  
Name YOUNA KIM  
Title President

9 11/24, 2014

By [Signature]  
Name John Han  
Title Manager

11 "Landlord"

12 CITY OF LONG BEACH, a municipal  
13 corporation

14 11/26, 2014

By [Signature]  
City Manager

16 "Tenant"

17 This Lease is hereby approved as to form this 25<sup>th</sup> day of November,  
18 2014.

20 CHARLES PARKIN, City Attorney

By [Signature]  
Deputy

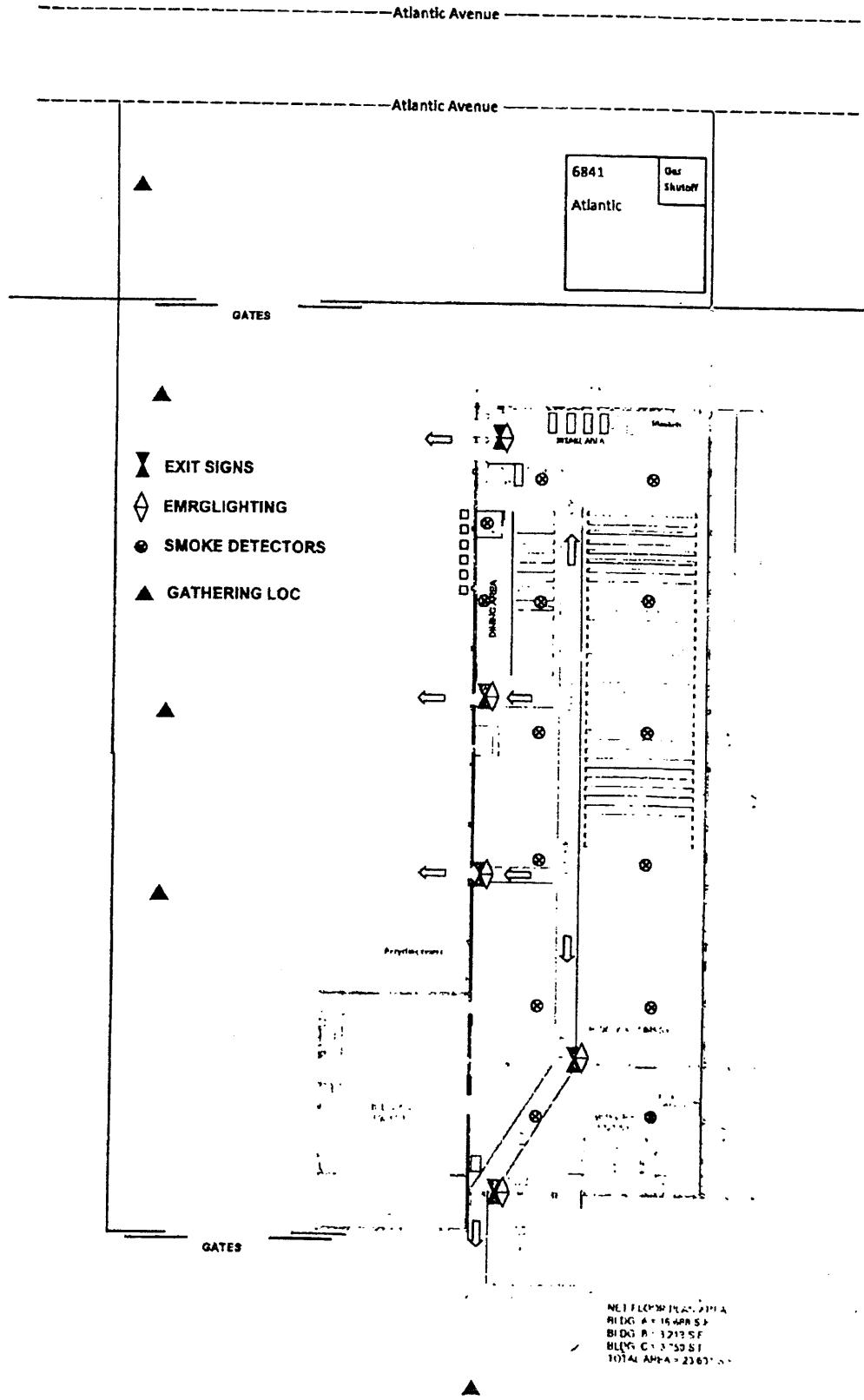
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EXHIBIT "A"  
PREMISES





FLOOR PLAN

Temporary Shelter Site  
Long Beach Rescue Mission  
6845 Atlantic, Long Beach, CA 90815  
Phone: (562) 591-1292