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

SECOND AMENDMENT TO LEASE NO. 35559

THIS SECOND AMENDMENT TO LEASE NO. 35559 is made and entered, in duplicate, as of May 31, 2022, for reference purposes only, pursuant to a minute order adopted by the City Council of the City of Long Beach at its meeting on May 5, 2020, by and between JANET M. TODD, an individual, DBA TODDS CHRISTMAS TREES, a California corporation ("Lessee"), and the CITY OF LONG BEACH, a municipal corporation ("Lessor").

WHEREAS, Lessor and Lessee entered into Lease No. 35559 (the "Lease"), whereby Lessor leased a portion of the former Pacific Electric Right-of-Way located between 7th Street and Ximeno Avenue to Lessee for the operation of a seasonal Christmas tree lot; and

WHEREAS, Lessor and Lessee entered into a First Amendment to amend the Lease by extending the term; and

WHEREAS, Lessor and Lessee again desire to amend the Lease by extending the term;

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

1. Section 2 of the Agreement is hereby amended to read as follows.

"Term. The term of this Lease shall commence at 12:01 a.m. on October 1, 2020 and shall terminate at midnight on December 31, 2020 and shall resume at 12:01 a.m. on October 1, 2021 and shall terminate at midnight on December 31, 2021, and shall resume at 12:01 a.m. on October 1, 2022, and shall terminate at midnight on December 31, 2022, unless sooner terminated as provided herein. Either party shall have the right to terminate this Lease for any reason or no reason by giving thirty (30) calendar days prior written notice to the other party no later than March 1 of each year."

2. Except as expressly modified herein, all of the terms and conditions contained in Lease No. 35559 are ratified and confirmed and shall remain in full force and