

FIRST AMENDMENT TO LEASE NO. 27347

27347

THIS FIRST AMENDMENT is made and entered, in duplicate, pursuant to a minute order adopted by the City Council of the City of Long Beach at its meeting on JUNE 21, 2011, by and between Jean A. Tanaka, an individual ("Landlord"), and the CITY OF LONG BEACH, a municipal corporation ("Tenant").

WHEREAS, the parties executed Lease No. 27347 in June of 2001, wherein Landlord agreed to lease property to Tenant for a term of ten (10) years; and

WHEREAS, Tomi B. Tanaka has become the Property Manager of the leased property; and

WHEREAS, the parties now desire to extend the term for an additional five (5) years;

NOW, THEREFORE, in consideration of the mutual terms and conditions in Lease No. 27347, the parties agree as follows:

1. Section 2 of Lease No. 27347 is hereby amended in its entirety to read as follows:

"2. Term. The term of this Lease shall begin on May 1, 2001, and shall end at midnight on April 30, 2016, provided, however, that either Landlord or Tenant may terminate this Lease on thirty (30) days prior notice (a) if Landlord sells the Property, (b) if Landlord develops the Property, (c) if Tenant creates a nuisance or permits any noise or odors that constitute a nuisance within the meaning of California Civil Code Section 3479 or California Penal Code Section 370, or (d) if Tenant defaults, breaches, or fails to perform any terms, covenant or condition of this Lease."

Except as expressly stated herein, all of the terms, covenants and conditions of Lease No. 27347 are ratified and confirmed and shall remain in full force and effect.

///

///

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

3
4 Aug 5, 2011 Jean A. Tanaka
5 JEAN A. TANAKA
6 "Landlord"

7 CITY OF LONG BEACH, a municipal
8 corporation Assistant City Manager
9 By [Signature]
10 City Manager
11 EXECUTED PURSUANT
12 TO SECTION 301 OF
13 THE CITY CHARTER.
14 "Tenant"

15 This First Amendment to Lease No. 27347 is approved as to form on
16 August 16, 2011.

17 ROBERT E. SHANNON, City Attorney
18 By [Signature]
19 Deputy
20
21
22
23
24
25
26
27
28