



CITY OF LONG BEACH

DEPARTMENT OF HEALTH AND HUMAN SERVICES

3

HOUSING AUTHORITY
of the City of Long Beach

521 E. 4TH STREET • LONG BEACH, CALIFORNIA 90802 • (562) 570-6985 • FAX: (562) 499-1052

April 14, 2020

Honorable Housing Authority Commission
City of Long Beach
California

RECOMMENDATION:

Authorize the City Manager, or designee, to execute all documents necessary for a short-term lease between Abbass and Shohreh Tousi, as individuals, and The Housing Authority of the City of Long Beach (Housing Authority), for office space at 521 East 4th Street, for six (6) additional months. (Citywide)

DISCUSSION:

On January 20, 2015, the Housing Authority Commission authorized the execution of Lease No. 26422 (Lease) with Abbass and Shohreh Tousi, for the premises located at 521 East 4th Street. The Lease was executed on April 1, 2015 and expired on March 31, 2020. With the execution of a new lease for 1515 Hughes Way, Suite 100 in Pod A not taking affect until September 2020, it is imperative that the Housing Authority extend its stay at 521 East 4th Street until September 30, 2020.

- Landlord: Abbass and Shohreh Tousi, as individuals.
- Tenant: Housing Authority of the City of Long Beach, a municipal corporation.
- Leased Premises: The leased premises consist of approximately 10,000 rentable square feet of office space at 521 East 4th Street, Long Beach, CA 90802
- Term: Six Months
- Rent Amount: \$21,000 per month (\$2.10/per square feet, per month)

All remaining terms and provisions of Lease No. 26422 will remain in effect.

This matter was reviewed by Deputy City Attorney Richard F. Anthony on March 18, 2020 and by Revenue Management Officer Geraldine Alejo on March 27, 2020.

TIMING CONSIDERATIONS

Housing Authority Commission action is requested on April 14, 2020, to execute the Lease in a timely manner.

HONORABLE HOUSING AUTHORITY COMMISSION

April 14, 2020

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FISCAL IMPACT

The total cost for the six-month lease extension will not exceed \$126,000. Funding to cover the lease extension is budgeted in the Housing Authority Fund Group in the Health and Human Services Department. This recommendation has no staffing impact beyond normally budgeted scope of duties and is consistent with existing City Council priorities. There is no local job impact associated with this recommendation.

SUGGESTED ACTION:


Approve recommendation.

Respectfully submitted,



JOHN KEISKLER
DIRECTOR OF
ECONOMIC DEVELOPMENT

APPROVED:



KELLY COLOPY
DIRECTOR

APPROVED:



THOMAS B. MODICA
ACTING EXECUTIVE DIRECTOR

THIRD AMENDMENT TO LEASE NO. 26422

THIS THIRD AMENDMENT TO LEASE NO. 26422 ("Amendment") is made and entered, in duplicate, as of _____, 2020 for reference purposes only, pursuant to a minute order adopted by the Board of Commissioners of the Housing Authority of the City of Long Beach at its meeting held on _____, 2020, by and between THE HOUSING AUTHORITY OF THE CITY OF LONG BEACH, a public agency ("Lessee") and ABBASS & SHOHREH TOUSI, individuals (collectively, "Lessor"), as successors-by-assignment to Quality Risk Management, Inc. and G.E. Von Bolschwing Intervivos Trust ("Previous Lessor"), who were successors-by-assignment to SCAN Health Plan ("Original Lessor").

WHEREAS, Original Lessor and Lessee previously entered into a Lease dated August 10, 1999 (as amended, the "Lease") known as City Contract No. 26422; and

WHEREAS, Previous Lessor and Lessee entered into a First Amendment to the Lease dated December 15, 2009; and

WHEREAS, Lessor and Lessee entered into a Second Amendment to the Lease dated January 20, 2015 ("Second Amendment"); and

WHEREAS, Lessor and Lessee now desire to extend the term and revise the rental rate of the Lease;

NOW, THEREFORE, Lessor and Lessee mutually agree as follows:

1. This Amendment shall be effective as of the date on which this Amendment is executed by both parties, and all capitalized terms used herein without definition shall have the meanings given them in the Lease.

2. The term of the Lease is hereby extended for an additional six (6) months from April 1, 2020 to September 30, 2020 (the "Extension Term") on the terms and conditions stated herein. The Extension Term as defined in the Second Amendment is terminated and of no further force or effect, and Tenant shall have no further options to extend the term of the Lease.

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

3. Commencing on April 1, 2020 and continuing through the end of the Extension Term, monthly Base Rent payable under Section 1.6 of the Lease shall be Twenty-One Thousand Dollars (\$21,000).

4. All terms, covenants, and conditions of the Lease and amendments thereto, except as amended herein, shall remain unchanged and in full force and effect.

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.

ABBASS & SHOHREH TOUSI, individuals

_____, 2020

By _____
ABBASS TOUSI

_____, 2020

By _____
SHOHREH TOUSI

"Lessor"

HOUSING AUTHORITY OF THE CITY OF
LONG BEACH, a public agency

_____, 2020

By _____
Name _____
Title _____

"Lessee"

This Third Amendment to Lease No. 26422 is approved as to form on

_____, 2020.

CHARLES PARKIN, City Attorney

By _____
Deputy