

35721

EXHIBIT C

FORM OF AMENDMENT TO LEASE

THIS AMENDMENT TO LEASE ("Amendment") is made and entered into effective as of March 9, 2021, by and between WCCP AIRPORT PLAZA L.B., LLC, an Arizona limited liability company ("Landlord"), and the CITY OF LONG BEACH, a municipal corporation ("Tenant").

RECITALS:

A. Landlord and Tenant entered into that certain Office Lease dated as of September 1, 2020 (the "Lease"), pursuant to which Landlord leased to Tenant and Tenant leased from Landlord certain "Premises", as described in the Lease, in that certain Building located at 5001 Airport Plaza Drive, Suite 130 Long Beach, California 90815.

B. Except as otherwise set forth herein, all capitalized terms used in this Amendment shall have the same meaning as such terms have in the Lease.

C. Landlord and Tenant desire to amend the Lease to confirm the commencement and expiration dates of the term, as hereinafter provided.

NOW, THEREFORE, in consideration of the foregoing Recitals and the mutual covenants contained herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

1. Confirmation of Dates. The parties hereby confirm that (A) the Premises are Ready for Occupancy, and (B) the term of the Lease commenced as of March 9, 2021 (the "Lease Commencement Date") for a term of ninety-one months (plus the partial calendar month following the Commencement Date) ending on October 31, 2028 (the "Lease Expiration Date"), unless sooner terminated as provided in the Lease.

2. Base Rent for the New Premises. From and after the Lease Commencement Date, and continuing through to and including the Lease Expiration Date, in addition to all other amounts due and payable under the Lease, Base Rent is hereby confirmed to be payable in accordance with the dates as set forth below, in accordance with the terms of the Lease.

<u>Months of the Extended Terms</u>	<u>Monthly Installment of Base Rent</u>
03/09/2021 - 03/31/2022*	\$13,749.40
04/01/2022 - 03/31/2023*	\$14,093.14
04/01/2023 - 03/31/2024*	\$14,445.46
04/01/2024 - 03/31/2025	\$14,806.60
04/01/2025 - 03/31/2026	\$15,176.76
04/01/2026 - 03/31/2027	\$15,556.18
04/01/2027 - 03/31/2028	\$15,945.09
04/01/2028 - 10/31/2028	\$16,343.72
*Base Rent for the New Premises for the period of May 1, 2021 - July 31, 2021, April 1, 2022 - May 31, 2022, and April 1, 2023 - May 31, 2023. For purposes of clarity, the total Base Rent due for the month of March 2021 shall be prorated in the total monthly sum of \$10,201.17.	

3. No Further Modification. Except as set forth in this Amendment, all of the terms and provisions of the Lease, as amended, shall remain unmodified and in full force and effect.

[SIGNATURES ON NEXT PAGE]

IN WITNESS WHEREOF, this Amendment to Lease has been executed as of the day and year first above written.

"Landlord"

WCCP AIRPORT PLAZA L.P., LLC,  
an Arizona limited liability company

By: [Signature]  
Name: [Signature]  
Title: [Signature]

"Tenant"

THE CITY OF LONG BEACH,  
a municipal corporation

By: Linda J. Tatum  
Name: LINDA F. TATUM  
Title: ASST CITY MANAGER

EXECUTED PURSUANT  
TO SECTION 301 OF  
APPROVED AS TO FORM CHARTER

3-18-2021  
CHARLES PARKIN, City Attorney

By [Signature]  
RICHARD ANTHONY  
DEPUTY CITY ATTORNEY