

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

1 FIRST AMENDMENT TO SUBLEASE NO. 32442

2 **32442**

3 THIS FIRST AMENDMENT is made and entered as of October 1, 2013 for
4 reference purposes only, pursuant to a minute order of the City Council of the City of
5 Long Beach adopted at its meeting on May 13, 2008 by and between the CITY OF LONG
6 BEACH, a municipal corporation ("Sublessor"), and CENTRO CHA, INC., a nonprofit
7 California corporation ("Sublessee").

8 WHEREAS, on December 9, 2011, Sublessor agreed to sublease to
9 Sublessee property located at 1900 Atlantic Avenue, Suite 200; and

10 WHEREAS, now the parties desire to amend Sublease No. 32442 to
11 increase lease space and rent;

12 NOW, THEREFORE, in consideration of the mutual terms, covenants, and
13 conditions contained herein, the parties agree as follows:

14 1. Section 1 of Sublease No. 32442 is hereby deleted and amended in
15 its entirety to read as follows:

16 "1. PREMISES. The Sublessor hereby subleases to the Sublessee and
17 the Sublessee hereby subleases from the Sublessor those certain premises with
18 appurtenances situated in the City of Long Beach, County of Los Angeles, California, and
19 more particularly described as follows: Approximately five hundred and one (501) square
20 feet for six (6) cubicles and one (1) office, located at 1900 Atlantic Avenue, Suite 200, as
21 shown on Exhibit "A" attached hereto and incorporated herein by this reference into this
22 Sublease ("Premises"). Sublessor makes no warranties about the nature or condition of
23 the Premises. Sublessee hereby waives any and all claims or causes of action for
24 damages or performance against Sublessor for failure of the Premises to conform with
25 Exhibit "A". Sublessee agrees that its only remedy against Sublessor for failure of the
26 Premises to conform with Exhibit "A" is to quit the Premises."

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2. Section 3 of Sublease No. 32442 is hereby deleted and amended in its entirety to read as follows:

“3. RENT.

A. Sublessee shall pay to Sublessor as rent, in advance, each month, without deduction, offset, notice, or demand, Sixteen Hundred Forty-Five Dollars and eight cents (\$1645.08) (“Rent”) prorated for any partial month at the commencement of the term.

B. Sublessee shall pay Rent by cash or check payable to the City of Long Beach and delivered to: City of Long Beach, 3447 Atlantic Avenue, Long Beach, CA, 90807.”

3. Except as expressly stated herein, all the terms, covenants and conditions of Sublease No. 32442 are ratified and confirmed and shall remain in full force and effect.

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IN WITNESS WHEREOF, the parties hereto have caused this Sublease to be duly executed with all the formalities required by law on the respective dates set forth opposite their signatures.

CENTRO CHA, INC., a nonprofit California corporation

Jessica Quintana

By: *Executive Director*

Name
Title

By: *[Signature]*

Executive Officer

"Sublessee"

CITY OF LONG BEACH, a municipal corporation

10-15

By: *[Signature]*, 2013

Assistant City Manager
City Manager

"Sublessor"

EXECUTED PURSUANT
TO SECTION 301 OF
THE CITY CHARTER.

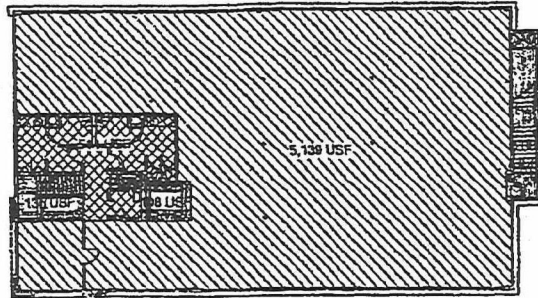
This First Amendment to Sublease No. 32442 is approved as to form on *Oct. 1*, 2013.

CHARLES PARKIN, City Attorney

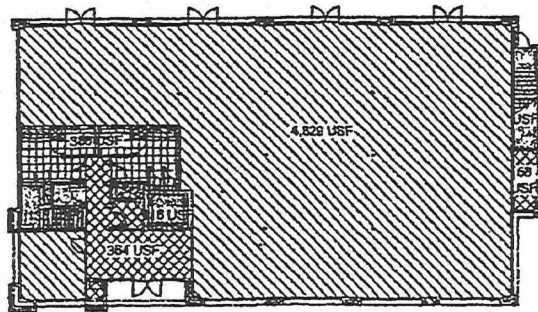
By: *[Signature]*

Deputy

Exhibit A



PROPOSED 2ND FLOOR PLAN-TENANT OPTION #2



GROUND FLOOR PLAN

2ND FLOOR (OPTION #1)

GRAND TOTAL	5,138 SF
MECHANICAL	1,000 SF
STAIRS	1,000 SF
RESTROOMS	100 SF
RECEPTION	100 SF

FLOOR	AREA	MECHANICAL	STAIRS	RESTROOMS	RECEPTION	OFFICE	MEETING	CLASS	ART	LIBRARY	OTHER	TOTAL
2ND FLOOR	5,138	1,000	1,000	100	100							5,138
1ST FLOOR	4,828	1,000	1,000	100	100							4,828
TOTAL	9,966	2,000	2,000	200	200							9,966

GROUND FLOOR

GRAND TOTAL	4,828 SF
MECHANICAL	1,000 SF
STAIRS	1,000 SF
RESTROOMS	100 SF
RECEPTION	100 SF

ATLANTIC COMMUNITY CENTER



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8/4/03