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FIRST AMENDMENT TO SUBLEASE NO. 30278

THIS FIRST AMENDMENT TO SUBLEASE NO. 30278 (this "Amendment") is made and entered into in duplicate as of July 1, 2012, pursuant to minute order adopted by the City Council of the City of Long Beach at its meeting of August 7, 2012, by and between the CITY OF LONG BEACH, a municipal corporation ("City"), and FLEET RESERVE ASSOCIATION, Branch 43 ("Subtenant").

- A. City and Subtenant entered into that certain Sublease No. 30278 dated as of June 12, 2007 (the "Sublease").
- B. City and Subtenant desire to amend the Sublease by, among other things, providing for an extension of the term of the Lease and an amendment to the location and description of the leased premises.

NOW, THEREFORE, City and Subtenant agree as follows:

- 1. <u>Premises</u>. Section 1 of the Sublease is hereby amended and restated in its entirety as follows:
- "1. <u>Premises</u>. City hereby subleases to Subtenant and Subtenant hereby subleases from City a portion of the premises located at 295 East Third Street (Suite (A-100), Long Beach, California, described in Exhibit "A" attached hereto and incorporated herein by this reference, together with certain designated areas in common with other subtenants, also depicted on Exhibit "A" (collectively, the "Premises")."
- 2. <u>Term.</u> The term of the Sublease is hereby extended for a period of five (5) years so that the Sublease shall terminate at midnight on June 30, 2017.
- 3. <u>Early Termination</u>. Beginning on June 30, 2013 and continuing thereafter, City shall have the right to terminate the Sublease upon one hundred eighty (180) days advance written notice to Subtenant.
- 4. <u>Binding Effect</u>. Except as amended by this Amendment, the Sublease remains unchanged and in full force and effect.

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| 5. Entire Agreement, Counterparts. This Amendment constitutes the |
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| entire agreement between the parties with respect to the subject matter hereof, and may |
| not be modified except in writing signed by both parties. This Amendment may be |
| executed in counterparts, each of which when taken together shall constitute the entire |
| agreement. |
| 6. <u>Effective Date</u> . This Amendment shall be effective as of the date |
| executed by City. |
| IN WITNESS WHEREOF, the parties hereto have executed this First |
| Amendment as of the day and year first above written. |
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FLEET RESERVE ASSOCIATION, Branch 43. By: Commander/President By: Finance Officer "Subtenant" CITY OF LONG BEACH, a municipal corporation Assistant City Manager 🧱 By: **EXECUTED PURSUANT** Patrick H. West TO SECTION 301 OF City Manager THE CITY CHARTER. "City"

The foregoing First Amendment is approved as to form this 11 2013.

ROBERT E SHANNON, City Attorney

Richard F. Anthony, Deputy

Exhibit A

