

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

1 fully-executed lease by and between Lessee and a third-party landlord for replacement
2 premises on or before September 30, 2020, then beginning on October 1, 2020 and
3 continuing throughout the remainder of the term of the Lease, monthly rent shall increase
4 to Two Thousand Five Hundred Dollars (\$2,500).

5 3. Attorneys Fees. In the event Lessee has not completely vacated the
6 Premises on or before the expiration of the term of the Lease and Lessor thereafter
7 brings an unlawful detainer action against Lessee with respect to the Premises, Lessee
8 agrees that Lessor may seek recovery of its reasonable attorneys' fees in pursuing such
9 unlawful detainer action, in addition to all other remedies and damages lawfully available
10 to Lessor in connection therewith.

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

CAL ART DESIGN CORP., a California
corporation, dba Malibu Ceramic Works

14 3/19/, 2020

By [Signature]
President

ROBERT HARRIS
Type or Print Name

17 3/19/, 2020

By [Signature]
Secretary

ROBERT HARRIS
Type or Print Name

"Lessor"

CITY OF LONG BEACH, a municipal
corporation

22 May 12, 2020

By Rebecca G. Garner
City Manager

EXECUTED PURSUANT
TO SECTION 301 OF
THE CITY CHARTER

"City"

This Second Amendment to Lease No. 29143 is approved as to form on


27 May 11, 2020.

CHARLES PARKIN, City Attorney

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By



Deputy