

1 EIGHTH AMENDMENT TO LEASE NO. 27497

2 **27497**

3 This Eighth Amendment to Lease No. 27497 is authorized pursuant to a  
4 minute order adopted by the City Council of the City of Long Beach at its meeting held on  
5 November 13, 2007, between AMUSEMENT INDUSTRY, INC., a California corporation  
6 ("Lessor") and the CITY OF LONG BEACH, a municipal corporation ("Lessee"),  
7 collectively referred to as the parties.

8 WHEREAS, Agreement No. 27497 dated August 10, 2001 (the "Lease"),  
9 was entered into between the parties for office space located at 1320 Gaviota Avenue as  
10 a Community Police Center; and

11 WHEREAS, Lease No. 27497 was amended (i) in September of 2003 to  
12 extend the term through September 30, 2004, (ii) in September of 2004 to extend the  
13 term through September 30, 2005 and provide Lessee with additional extension options,  
14 (iii) in September of 2005 to extend the term through September 30, 2006, (iv) in  
15 September of 2006 to extend the term through September 30, 2007; (v) in November of  
16 2007 to extend the term through September 30, 2008; (vi) in October of 2008 to extend  
17 the term through September 30, 2009; (vii) in October 2009 to extend the term through  
18 September 30, 2010; and

19 WHEREAS, the Lessee now desires to amend Lease No. 27497 to (i)  
20 extend the term of this Lease, as amended, through September 30, 2011, (ii) upon the  
21 effective date of each extension option exercised by Lessee to raise the monthly rent by  
22 the amount of the CPI increase for the previous year, provided however that in no event  
23 shall the monthly rent adjustment be less than a 2.0 percent increase nor more than a 5.0  
24 percent increase over the monthly rent paid during the immediately preceding one (1)  
25 year period.

26 NOW THEREFORE, the parties mutually agree as follows:

- 27 1. The Amendment shall become effective October 1, 2010.  
28 2. The Lease shall be amended to extend the term for a one (1) year

OFFICE OF THE CITY ATTORNEY  
ROBERT E. SHANNON, City Attorney  
333 West Ocean Boulevard, 11th Floor  
Long Beach, CA 90802-4664

1 period through September 30, 2011. Rent for the period of October 1, 2010 through  
2 September 30, 2011 shall be One Thousand Three Hundred Forty-Eight and 60/100  
3 Dollars (\$1,348.60) per month.


4 3. Lessee shall have no further option to extend the term of this Lease.

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

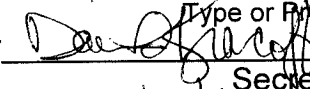
7 IN WITNESS WHEREOF, the parties hereto have executed this  
8 Amendment.

9 AMUSEMENT INDUSTRY, INC., a California  
10 corporation

11 Jan 12, 2011

By   
12 Yanki Greenspan  
13 President  
14 Type or Print Name

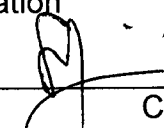
13 January 12, 2011

By   
14 David Kracoff  
15 Secretary  
16 Type or Print Name

17 "Lessor"

18 CITY OF LONG BEACH, a municipal  
19 corporation  
20 Assistant City Manager

21 2.1, 2011

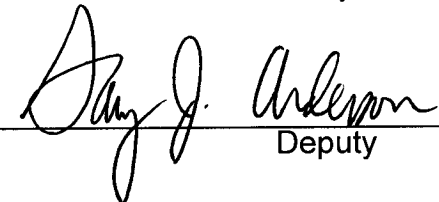
By   
22 City Manager

23 "City"

24 APPROVED PURSUANT  
25 TO SECTION 301 OF  
26 THE CITY CHARTER.

27 This Eighth Amendment to Lease No. 27497 is approved as to form this  
28 18th day of January, 2011.

ROBERT E. SHANNON, City Attorney

By:   
Deputy