

Good Evening Vice-Mayor Garcia and Council Members,

My name is Lisa Hernandez, East Village Resident and Founder of The Long Beach Depot For Creative ReUse, located at 320 Elm Ave.

I am here tonight to respectfully request that you terminate the lease agreement between The City of Long Beach and the Art Exchange Visual Arts Center, Inc. primarily because the Art Exchange has failed to comply with the provisions of the lease agreement and are in Default as follows:

B: "Failure to perform any of the terms, covenants, or conditions, etc" and

C: "Any attempted assignment or transfer" which under Section 18. Assignment, subleasing is prohibited.

According to the lease agreement dated December 9, 2011, Section 1, the premises to be occupied are 340, 352 and 356 E. 3<sup>rd</sup> Street, however, they have been also subleasing out the middle spaces not included in the agreement, address numbers 350 to S&B printing services, 346 to Frau Fiber and 344 to Artist Margie Darrow as a personal studio. They divided space 340 as well in order to charge rent to Artist Leah Dixon and the former Long Beach Free Store (which was being charged \$350 per month).

As additional consideration for the monthly rental payment of \$1 per month, the Art Exchange was suppose to provide low or no-cost after-school and summer art programs to the local disadvantaged youth, however, this never occurred.

They have abused the trust given to them to help our local youth and it is very disappointing to see this organization utilizing the spaces for their own benefit and basically functioning as property managers for city-owned properties.

Lastly, I am respectfully asking you to consider allowing the Arts Council For Long Beach, the official arts organization for our city, the usage of the properties instead because I believe they would best serve the needs of our community.

Thank you.