

Robert E. Shannon
City Attorney of Long Beach
333 West Ocean Boulevard
Long Beach, California 90802-4664
Telephone (562) 570-2200

SIXTH ADDENDUM TO LEASE NO. 21427
21427

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THIS SIXTH ADDENDUM TO LEASE NO. 21427 is made and entered, as of February 1, 2006 for reference purposes only, pursuant to a minute order adopted by the City Council of the City of Long Beach at its meeting on January 10, 2006, by and between 3221 INDUSTRY, LLC, Landlord and successor-in-interest to T. COURTNEY DUBAR, who was successor-in-interest to ROBERT L. BEARDMORE, who was successor-in-interest to the STATE OF CALIFORNIA PUBLIC EMPLOYEES' RETIREMENT SYSTEM, and the CITY OF LONG BEACH, a municipal corporation ("Tenant").

WHEREAS, the parties entered Lease No. 21427 for Premises located at 3221 Industry Drive, Signal Hill, California 90806 for the purpose of storing records for the City and for the purpose of serving as an office, storage space and rehearsal space for the Long Beach Junior Concert Band; and

WHEREAS, the parties desire to extend the term, increase the rent during the extended term, and provide for a tenant improvement allowance from the Landlord;

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

1. Section 1.05 of the Lease is hereby amended to extend the term through March 31, 2011.
2. Section 1.13(a) of the Lease is hereby amended so that the Base Rent during the extended term (April 1, 2006 through March 31, 2011) shall be as follows:

Months 1-12	\$10,300.00
Months 13-24	\$10,609.00
Months 25-36	\$10,927.27
Months 37-48	\$11,255.09
Months 49-60	\$11,592.74
3. Notwithstanding Section 3.03, the parties agree that the security deposit shall not be increased for the period from April 1, 2001 through March 31, 2011.
4. Section 6.04 of the Lease is hereby supplemented by the following

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1 paragraph:

2 "During the term covered by this Sixth Addendum, Landlord shall provide
3 at its sole cost the amount of \$5,000.00 as a "tenant improvement allowance." Tenant
4 may select Heery International, Inc. for architectural services and construction
5 management and the fees payable to Heery International, Inc. may be deducted from
6 the tenant improvement allowance, as well as any work relating to upgrades to the
7 Premises necessitated by the Americans with Disabilities Act of 1990. The work on
8 tenant's improvements shall be performed by a contractor selected by Tenant from
9 three (3) bids obtained by Landlord. Landlord shall give a credit to Tenant against the
10 Base Rent within the first twelve (12) months of the new term for any portion of the
11 tenant improvement allowance that is not used for work relating to these tenant
12 improvements, and Tenant shall pay to Landlord the cost of any work that exceeds the
13 tenant improvement allowance. Landlord shall, at its sole cost and expense, continue
14 to repair and maintain the parking lot serving the Premises, the fence and bollards
15 surrounding the Premises, the roof on the Premises, the ceiling in the Premises, and
16 the windows in the front office of the Premises."

17 5. Except as expressly amended in this Sixth Amendment, all of the
18 terms, covenants and conditions in Lease No. 21427, including the previous five (5)
19 Addenda to the extent consistent with this Sixth Addendum, are ratified and confirmed
20 and shall remain in full force and effect.

21 IN WITNESS WHEREOF, the parties have caused this document to be

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duly executed with all formalities required by law as of the date first stated above.

"Landlord"

3221 INDUSTRIAL LLC

Feb 28/06, 2006

By 
Managing Member

Carst Dubay
(Type Name and Title)

"Tenant"

CITY OF LONG BEACH, a municipal corporation

B.G., 2006

By 
City Manager

This Sixth Addendum is approved as to form on 3/2, 2006.

ROBERT E. SHANNON, City Attorney

By 
Senior Deputy

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of ORANGE

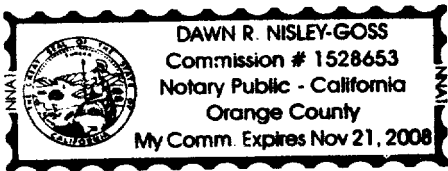
} ss.

On FEBRUARY 28, 2006 before me, DAWN R. NISLEY-GOSS, Notary

personally appeared COURTNEY DUBAN

personally known to me

proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Place Notary Seal Above

[Signature]
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: ADDENDUM TO LEASE

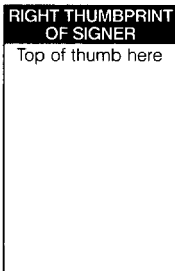
Document Date: 2/28/06 Number of Pages: 3

Signer(s) Other Than Named Above: None

Capacity(ies) Claimed by Signer(s)

Signer's Name: COURTNEY DUBAN

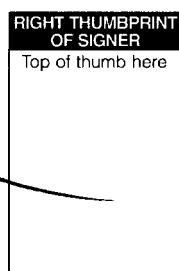
- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer Is Representing: _____

Signer's Name: _____

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer Is Representing: _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

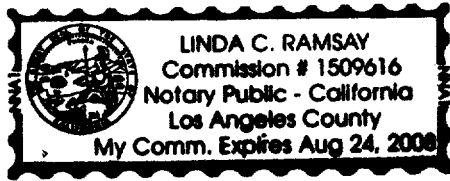
State of California }
County of Los Angeles } ss.

On MARCH 6, 2006 before me, LINDA C. RAMSAY, N.P.
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared GERALD R. MILLER
Name(s) of Signer(s)

personally known to me
 proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) ~~is/are~~ subscribed to the within instrument and acknowledged to me that ~~he/she/they~~ executed the same in ~~his/her/their~~ authorized capacity(ies), and that by ~~his/her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Linda C. Ramsay
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Sixth Addendum to Lease No. 21427

Document Date: Feb. 1, 2006 Number of Pages: 3

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer

Signer's Name: _____

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: _____

Signer Is Representing: _____

