OFFICE OF THE CITY ATTORNEY CHARLES PARKIN, City Attorney 411 West Ocean Boulevard, 9th Floor Long Beach, CA 90802-4511

TWENTY-FIFTH AMENDMENT TO HISTORICAL SITE LEASE NO. 24291

THIS TWENTY-FIFTH AMENDMENT TO HISTORICAL SITE LEASE NO. 24291 is made and entered, in duplicate, as of December 3, 2021, for reference purposes only, pursuant to a minute order adopted by the City Council of the City of Long Beach at its meeting on November 16, 2021, by and between the CITY OF LONG BEACH, a municipal corporation ("Landlord"), and the RANCHO LOS ALAMITOS FOUNDATION, a California non-profit corporation ("Tenant").

WHEREAS, the parties entered into Historical Site Lease No. 24291 (the "Lease") whereby Tenant agreed to lease, manage and operate the Rancho Los Alamitos; and

WHEREAS, the parties amended the Lease as of March 2, 1999; as of November 30, 1999; as of December 15, 2000; as of November 1, 2001; as of December 1, 2002; as of November 20, 2003; as of November 21, 2006; as of October 23, 2007; as of November 12, 2009; as of November 17, 2010; as of November 11, 2011; as of December 18, 2012; as of November 26, 2013; as of August 1, 2014; as of December 26, 2014; as of November 11, 2015; as of November 3, 2016; as of November 17, 2017; as of December 14, 2018; as of November 6, 2019; and as of October 21, 2020 to adjust the Management Fee to be paid to Tenant, and the parties now desire to further amend the Lease relating to the Management Fee;

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

Section 1. Section 28 is hereby deleted and amended in its entirety to read as follows:

"28. MANAGEMENT FEE FOR LEASE YEAR 2021-2022.

For the 2021-2022 Lease Year, Landlord agrees to pay Tenant a Management Fee of Four Hundred Seventy Thousand Dollars (\$470,000.00) which has remained unchanged since Lease Year 2013-2014. In the future, Landlord will continue to

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endeavor to maintain the Four Hundred Seventy Thousand Dollar (\$470,000.00)