



2461 W 208<sup>th</sup> Street Suite #100, Torrance, CA 90501  
 Phone: 310-793-9500 Fax: 310-793-9501

## Parking Lease Agreement

January 14, 2019

This letter confirms that the tenant, Rice & Bean, Inc dba The Deuce, is leasing and has access to 10 parking spaces (unassigned) inside the parking lot area located directly behind 2222 E. Anaheim St. The tenant has access to all ten spaces 24 hours per day, for the duration of the lease on the building, which is renewable in 2024.

Rice & Bean, Inc occupy one of five units in the building. The other occupants of the building along with their posted hours of operation are as follows:

2224 E. Anaheim  
 Leng Beauty Salon  
 Hours: 9am – 7pm, 7 days

2226 E. Anaheim  
 SNC Computer Repair  
 Hours: 10am – 6pm, 6 days

2230 E. Anaheim  
 Wekong Convenience Store  
 Hours: Hours vary and unknown; merchant is closed most days of the week

2226 E. Anaheim  
 Kompongtram Noodle  
 Hours: 7am – 3pm, 6 days – this tenant has a parking arrangement on weekends with a neighboring property owner

Landlord's Signature Joseph Jeonetta

01-14-19