

**SECOND AMENDMENT OF LEASE
12900 Euclid Street
Garden Grove, CA 92840**

This Second Amendment of Lease Agreement ("Amendment") is entered into by and between the **CITY OF GARDEN GROVE**, a municipal corporation ("Landlord"), and **STEELCRAFT GARDEN GROVE LP** ("Tenant"), effective as of November 26, 2019.

WHEREAS, Landlord and Steelcraft Long Beach LP entered into that Lease Agreement Dated August 13, 2017 ("Lease"), for the lease of City-owned property ("Property") located at 12900 Euclid St., Garden Grove, CA 92470 for the development of a multi-tenant, outdoor commercial retail and food court use occupying modified shipping containers; and

WHEREAS, Article 20 of the Lease stipulates that the Lease may be modified by written amendment executed by Landlord and Tenant; and

WHEREAS, the Lease was amended as to Tenant's contact information and assigned to Tenant by that Consent to Assignment and Amendment of Lease dated April 16, 2018; and

WHEREAS, Landlord and Tenant desire to further amend the Lease to permit extensions of the term for up to 55 years as more particularly provided herein.

NOW, THEREFORE, it is mutually agreed, by and between the parties as follows:

1. Section 3 of the Lease is hereby amended to read as follows:
 3. Term. The term of this lease shall be 10 years, commencing on the Effective Date (the "Term"), unless terminated earlier as provided in this lease. Tenant may extend the term for up to nine 5-year extensions (a total of 45 additional years) upon giving Landlord written notice of its election to extend the term 180 days but no less than 90 days prior to the end of the initial term and any subsequent 5-year term extension.
2. Except as expressly amended hereby, the Lease remains in full force and effect as originally executed.

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the parties have caused this Amendment No. 1 to be executed by their respective officers duly authorized on the dates set forth opposite their signatures, below.

"LANDLORD"

CITY OF GARDEN GROVE, a municipal corporation

Date: 12/3/19

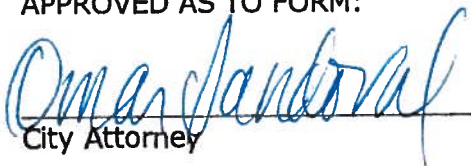
By: 
City Manager - Scott C. Stiles

ATTESTED:


City Clerk

Date: 12/3/19

APPROVED AS TO FORM:


City Attorney

"TENANT"

STEELCRAFT GARDEN GROVE LP,
A California limited partnership

By: STEELCRAFT LONG BEACH, LP
A California limited partnership, its
general partner

By: GARDENING AT NITE, LLC
A California limited liability
company, its general partner

By: HOWARD CDM, A California
corporation, its managing
member

By: 

Name: Martin Howard

Title: President

