

SIXTH AMENDMENT TO LICENSE AGREEMENT

This Sixth Amendment to License Agreement (“**Sixth Amendment**”) is effective March ____, 2023 (the “**Sixth Amendment Effective Date**”) and is between **COUNTY SANITATION DISTRICT NO. 8 OF LOS ANGELES COUNTY**, a county sanitation district organized and existing under the County Sanitation District Act, California Health and Safety Code Section 4700 et seq., (the “**District**”) and **FRIENDS OF WILMINGTON SPORTS COMPLEX, LLC**, a California limited liability company (“**Licensee**”). The District and Licensee together are the “**Parties.**”

A. The Parties entered into a License Agreement, dated September 3, 2021 (District’s Contract No. 5422), as amended by a First Amendment to License Agreement, dated February 17, 2022 (District’s Contract No. 5422A), a Second Amendment to License Agreement, dated June 29, 2022 (District’s Contract No. 5422B), a Third Amendment to License Agreement, dated August 31, 2022 (District’s Contract No. 5422C), a Fourth Amendment to License Agreement dated September 14, 2022 (District’s Contract No. 5422D), and a Fifth Amendment to License Agreement dated December 14, 2022 (District’s Contract No. 5422E) (collectively, the “**License**”), under which the District licensed to Licensee the Premises, as described in the License and commonly known as the Wilmington Athletic Complex. Licensee entered into a separate agreement, dated September 3, 2021 (the “**Property Management Agreement**”), with Boys and Girls Clubs of the Los Angeles Harbor (“**Agent**”) to handle the day-to-day operations and maintenance functions at the Premises on behalf of Licensee. Under the Property Management Agreement, Licensee reimburses Agent for any shortfall between the revenue collected by Agent from Permittees for use of the Premises and expenses incurred by Agent for operating and maintaining the Premises (the “**Net Operating Cost**”). Under the License, the District sends Licensee \$9,500 monthly payments, \$8,500 of which Licensee provides to Agent to cover shortfalls in the Net Operating Cost of the Premises and the remaining \$1,000 Licensee uses to pay for general liability insurance to operate the Premises. All terms not defined in this Sixth Amendment have the meanings ascribed in the License.

B. The License commenced on September 3, 2021, and expires on March 31, 2023. The Parties desire to extend the Term of the License, as set forth in this Sixth Amendment.

The District and Licensee therefore amend the License as follows:

1. Amendment to Section 2.10. Subsection 2.10 of the License is hereby amended by replacing that subsection in its entirety with the following:

“2.10 Net Operating Cost Reimbursement. No later than 5 days after the end of each month, starting with the end of the month of March 2022, the District will send payment in the total amount of \$7,500 to Licensee and, within 5 days of receipt, Licensee shall pay \$7,500 to Agent to cover any shortfalls in the Net Operating Cost. Starting with the payment for the month of January 2023, the District will send payment in the total amount of \$9,500 to Licensee and, within 5 days of receipt, Licensee shall pay \$8,500 to Agent to cover any shortfalls in the Net Operating Cost and the remaining \$1,000 shall be used by Licensee to pay for general liability insurance to operate the Premises.”

2. Amendment to Section 3. Section 3 of the License is hereby amended by replacing that section in its entirety with the following:

“3. Term. The term of this License commences on September 3, 2021 (the “Commencement Date”), and expires immediately, automatically, and unconditionally on the earlier to occur of (a) June 30, 2023, (b) the commencement date of the City Lease, (c) the expiration of 10 days after written notice from the District, or (d) the expiration of 10 days after written notice from Licensee if Licensee is unable to conduct the Permitted Use due to (i) no fault of its own or (ii) unforeseen legal or permitting costs (the “Term”). If District or Licensee exercise such termination right, this License shall immediately, automatically, and unconditionally terminate upon the expiration of 10 days after delivery of the written termination notice.”

3. Representations. Licensee represents and warrants for the benefit and reliance of the District as follows: (a) the License has not been modified, changed, altered or amended in any respect (except only by this Sixth Amendment) and is legal, valid, and binding, in full force and effect, and enforceable in accordance with its terms; (b) there exists no breach or default, nor state of facts, nor condition which with notice, the passage of time, or both, would result in a breach or default under the License on the part of Licensee or the District; and (c) no claim, controversy, dispute, quarrel or disagreement exists between the District and Licensee.

4. Miscellaneous. Except as stated above, all other terms and conditions of the License remain in full force and effect. In the event of any conflict or inconsistency between the License and this Sixth Amendment, the provisions of this Sixth Amendment will prevail. The recitals set forth in Sections A and B above are incorporated in this Sixth Amendment by reference. Each individual signing this Sixth Amendment warrants and represents that he or she has the full authority to execute this Sixth Amendment on behalf of the party on whose behalf he or she so signs, and that he or she is acting within the scope of such authority. The District’s Chief Engineer and General Manager, or his designee, is authorized to execute this Sixth Amendment pursuant to authority granted by the District’s Board of Directors at its public meeting on March 8, 2023.

[Signatures appear on following page]

The Parties are signing this Sixth Amendment as of the Sixth Amendment Effective Date.

**COUNTY SANITATION DISTRICT NO. 8
OF LOS ANGELES COUNTY**

By: _____
Robert C. Ferrante
Chief Engineer & General Manager

**APPROVED BY:
COUNTY SANITATION DISTRICT NO. 2
OF LOS ANGELES COUNTY**

By: _____
Robert C. Ferrante
Chief Engineer & General Manager

**FRIENDS OF WILMINGTON SPORTS
COMPLEX, LLC**

By: _____
Koji Kuwada
Manager