

## Attachment B – Deal Points

<b>New or renewal</b>	First Amendment
<b>Landlord/Owner</b>	West Angeles Church of God in Christ
<b>Location</b>	3500 Crenshaw Boulevard, Los Angeles
<b>Size</b>	450 parking spaces in a parking structure
<b>Purpose</b>	Parking for Expo Line and other nearby Metro properties
<b>Duration (note any extensions)</b>	Five additional years with three five-year options to extension under the current license for a total of 20 years through 2040.
<b>Total Cost</b>	\$4,418,999 over the amended term through 12/31/2025 for an average annual rent of \$736,500. This includes year-over-year CPI increases to the operating portion of the rental rate.
<b>Early Termination Clauses</b>	Unchanged. Metro can terminate this license with 60 days' notice and payment of \$50,000 termination fee.
<b>Determination of Lease Value</b>	The base rental rate is within market, based on a survey of parking structures in a three-mile radius.
<b>Background with this Landlord</b>	Same landlord as the original license.
<b>Special Provisions</b>	None.