

WHEREAS, the City of Los Angeles, acting by and through its Los Angeles Department of Water and Power (LADWP), as lessee, entered into a lease agreement dated April 22, 2020, with 9136 Sepulveda LLC, a California limited liability company (Lessor), as lessor, for approximately 4,920 square feet of retail office space for a Customer Service Center located at 9154 Sepulveda Blvd., North Hills, CA 91343 (the Lease); and

WHEREAS, the Lease expired on September 13, 2025, and is currently on holdover; and

WHEREAS, LADWP now desires to enter into a First Amendment to Lease (Amendment) with Lessor to extend the Lease for an additional ten-year term; and

WHEREAS, the Amendment is for an additional term of ten (10) years from September 14, 2025, to September 13, 2035 (Extended Term). During the Extended Term, the base rent for the first year shall be \$171,108.84 or \$14,259.07 per month. Beginning on the second year of the Extended Term, a fixed annual rental increase of three (3) percent shall apply. The total base rent cost over the Extended Term is estimated to be \$1,961,571.09. LADWP will also pay for its pro rata share of the common area operational expenses and related monthly charges; and

WHEREAS, the Board of Water and Power Commissioners has the authority, pursuant to Los Angeles City Charter Section 675 (d)(1), to acquire by lease, all real property necessary or convenient for LADWP purposes; and

WHEREAS, pursuant to Los Angeles City Charter Section 606, approval of the Los Angeles City Council is required for LADWP to enter into this Amendment.

NOW, THEREFORE, BE IT RESOLVED that the Amendment, approved as to form and legality by the City Attorney, on file with the Secretary of the Board, whereby LADWP leases approximately 4,920 square feet of retail office space from Lessor for the purposes and upon the terms and conditions set forth in said Amendment, is hereby approved.

BE IT FURTHER RESOLVED that the Los Angeles City Council is requested to approve said Lease as provided in Los Angeles City Charter Section 606.

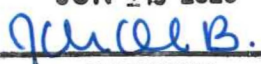
BE IT FURTHER RESOLVED that upon approval by the Los Angeles City Council, the President or Vice President, or the General Manager, or such person as the General Manager shall designate in writing, and the Secretary, Assistant Secretary, or the Acting Secretary of the Board are hereby authorized and directed to execute said Amendment and any ancillary documents required to be entered into in furtherance of the Amendment for and on behalf of LADWP.

BE IT FURTHER RESOLVED that the Chief Accounting Employee of LADWP, upon proper certification, is authorized and directed to draw demands on the Power Revenue Fund for payment of the obligations arising under said Amendment.

I HEREBY CERTIFY that the foregoing is a full, true, and correct copy of the Resolution adopted by the Board of Water and Power Commissioners of the City of Los Angeles at its meeting held. July 14, 2026.


Secretary

APPROVED AS TO FORM AND LEGALITY
HYDEE FELDSTEIN SOTO, CITY ATTORNEY

JUN 12 2026
BY 
JOHN BEATUM
DEPUTY CITY ATTORNEY