

Honorable Mayor and Members  
of the City Council  
City Hall  
Torrance, California

**Members of the Council:**

**SUBJECT: City Manager – Authorize Recognition and Attornment Agreements with  
Howard’s Appliances and Goodwill located at Torrance Towne Center.  
Expenditure: None**

**RECOMMENDATION**

Recommendation of the City Manager that City Council approve Recognition and Attornment Agreements with: Howard’s Appliances, Inc., a California Corporation; and Goodwill Serving the People of Southern Los Angeles County, a non-profit organization for City-owned property located at northeast corner of Pacific Coast Highway and Crenshaw known as Torrance Towne Center.

**FUNDING**

Funding is not required for this item.

**BACKGROUND/ANALYSIS**

The bankruptcy filing and liquidation of Circuit City left a vacancy at the Torrance Towne Center. The Master Tenant has been able to fill the space with two new tenants: Howard’s Appliance who has taken the frontage area of the lease space and Goodwill who will take the back portion of the space vacated by Circuit City.

Both sub-tenants have requested a Recognition and Attornment Agreement. The purpose of the Recognition and Attornment Agreement is to allow the sub-tenant to continue operating under the terms and conditions of their sub-lease should there be a default of the Master Tenant, Towne Center Associates LLC. The Agreement further re-states the term of the Master Lease and serves to verify certain attributes of the Master Lease with Towne Center Associates, LLC.

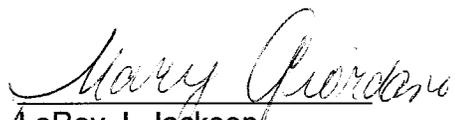
Recognition and Attornment Agreements are common instruments used to protect tenants and their investment in their business operation.

Respectfully submitted,

LeROY J. JACKSON

By:   
Brian K. Sunshine  
Assistant to the City Manager

CONCUR:

  
for LeRoy J. Jackson  
City Manager

Attachments:

- A. Recognition and Attornment Agreement Howard’s Appliance– LIMITED DISTRIBUTION
- B. Recognition and Attornment Agreement Goodwill– LIMITED DISTRIBUTION

