



JAPANESE AMERICAN
NATIONAL MUSEUM

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January 22, 2013

Mr. Donald Nose
President
Go For Broke National Education Center
367 Van Ness Way, Suite 611
Torrance, CA 90501

RE: Intent of Long-term Lease in JANM's Historic Building (HB), the former Nishi Hongwanji Building, to Go For Broke National Education Center (GFBNEC)

Dear Don:

Thank you for meeting to discuss opportunities for our organizations to collaborate in mutual work around the historical legacy of the Japanese American and wider US community. As we discussed, I cannot think of a better kick-off project than seeing Go For Broke National Education Center move into the Historic Building (HB), the former Nishi Hongwanji Building, in close proximity to your Monument and part of JANM's campus.

To this end, on behalf of the Japanese American National Museum, I want to confirm the desire to lease Go For Broke National Education Center 7,332 square feet (sf) of space on the 2nd floor of the HB inclusive of the adjacent exhibit space. The 2nd floor office space is comprised of approximately 3,516 square feet inclusive of common areas and restrooms and the exhibit space is approximately 3,816 square feet. It is my hope that such an arrangement would be for a long-term lease, as this would be in the best interest not only for GFBNEC, but JANM as well.

There are, of course, numerous details to work out, including an equitable lease rate; securing city approval for a proposed sublease; and working with the historic preservation entities to ensure any tenant improvement (TI's) s, planned renovations, and/or capital improvements meet approval. It would be our intent to establish an equitable lease rate based on a combination of factors that would include prevailing non-profit lease rates for similar space and usage in the area, market rate escalations, and an amortization of the capital improvement



investments you would make to the property in excess of standard tenant improvements.

I truly believe this is the right move not only for our organizations, but for the community, which is why I invited you and GFBNEC Board Chair George Nakano to address the joint JANM Board of Trustees and Governors meeting last spring (and I extend the invitation again this year). Such an arrangement would no doubt strengthen the shared mission our institutions in stewarding the historic story of the Japanese American and larger US community. I especially look forward to cultural preservation and interpretive work we can accomplish together as neighbors and partners.

I know you are working with a number of individuals now to scope out the work required to occupy the space. I hope my staff has been helpful to your efforts. I have instructed them to provide you a master key to the premises so you have free access to do the assessment work in a timely fashion. If at any point in time you feel you need additional assistance or advice towards our mutual goal of seeing you occupy the HB, please do not hesitate to contact me.

I look forward to a bright future working together on joint educational programs, community activities, events, and fundraisers.

Sincerely,

G. W. (Greg) Kimura

President/CEO