



JAMES A. NOYES, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
www.ladpw.org

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE

REFER TO FILE: **AV-0**

July 17, 2003

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**LEASE AGREEMENT BETWEEN THE COUNTY OF
LOS ANGELES AND LEONARD ROSENTHAL FOR
THE OPERATION OF A RESTAURANT AT
EL MONTE AIRPORT, CITY OF EL MONTE
SUPERVISORIAL DISTRICT 1
4 VOTES**

IT IS RECOMMENDED THAT YOUR BOARD:

1. Find that this lease is exempt from the provisions of the California Environmental Quality Act (CEQA).
2. Approve and instruct the Chair of the Board to sign the enclosed Lease Agreement between the County of Los Angeles and Leonard Rosenthal for approximately 2,625 square feet of building space for the operation of a restaurant at El Monte Airport in the City of El Monte, for a term of 10 years, commencing on August 1, 2003, and continuing until July 31, 2013, with two additional 5-year options, at an initial rent of \$1,705 per month, which will be reduced 50 percent for the first six months, with set annual increases from the beginning of the second year through the fifth year and annual adjustments thereafter, based on changes in the Consumer Price Index (CPI).
3. Instruct the Director of Public Works to make the necessary arrangements with the County's contract airport manager and operator for the collection of all rents to be paid.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

We are requesting that your Board approve and instruct the Chair of the Board to sign the enclosed Lease Agreement between the County of Los Angeles and Leonard Rosenthal for approximately 2,625 square feet of building space at El Monte Airport in the City of El Monte for the operation of a restaurant, for a term of 10 years, commencing on August 1, 2003, and continuing until July 31, 2013, with two additional 5-year options. The initial rent will be \$1,705 per month, which will be reduced 50 percent for the first six months, with set annual increases from the beginning of the second year through the fifth year and annual increases thereafter, based on changes in the CPI. We are also requesting your Board find that this lease is exempt from the provisions of CEQA and instruct the Director of Public Works to make the necessary arrangements with the County's contract airport manager for the collection of all rents to be paid.

The restaurant space in the administration building at El Monte Airport has been vacant since January 2003. After several months of soliciting proposals from prospective restaurant operators, we believe the proposal submitted by Leonard Rosenthal demonstrates a well-thought-out business plan with an exceptional potential to provide quality food services at reasonable prices. Approval of this lease will allow for the vacant building space to be fully utilized, which will also increase airport revenues and reduce maintenance costs. The pilots and the surrounding community will benefit from the availability of the food services at the airport. This lease will be consistent with the adopted El Monte Airport Master Plan. It will also provide an increased revenue flow to the County's Aviation Enterprise Fund.

The terms of this lease were negotiated by our airport management contractor and appear to be fair and reasonable.

Implementation of Strategic Plan Goals

This action is consistent with the Strategic Plan Goal of Fiscal Responsibility as approving this lease will provide more revenue to the County which, in turn, will be used to maintain and upgrade the airports to meet current FAA standards. It also satisfies the Goal of Service Excellence by making the airport facility more accommodating to the demands of the flying public and providing additional services to the surrounding community.

FISCAL IMPACT/FINANCING

After the initial six months of reduced rent, the monthly rental rate will be \$1,705. At the beginning of the second year, and through the fifth year, there are set annual increases identified in the lease. Thereafter, the rental rate will be adjusted every year based on changes in the CPI.

Our management contractor, American Airports Corporation (AAC), will collect the revenues. As provided for in our airport management contract agreement, AAC will distribute 45 percent of the initial annual lease payment into the Aviation Enterprise Fund.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

This lease has been reviewed from a legal standpoint and approved as to form by County Counsel.

ENVIRONMENTAL DOCUMENTATION

The proposed lease is a categorically exempt project, as specified in Class 1 (r) of the Environmental Document Reporting Procedures and Guidelines adopted by your Board on November 17, 1987, Synopsis 57.

CONTRACTING PROCESS

It is not applicable for this lease.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Approval of this lease will result in a restaurant operator providing food services to the El Monte Airport pilots and surrounding community. Once established, the restaurant will give visiting pilots and the local community a reason to come to the airport, while providing an additional service to the tenants. It will also increase the airport revenue stream to the County and reduce maintenance costs.

The Honorable Board of Supervisors
July 17, 2003
Page 4

CONCLUSION

The original and three (3) copies of the lease, executed by Leonard Rosenthal, are enclosed.

1. Please have the Chair sign the original and all copies, and return three (3) fully-executed, original signature/stamped copies to the Aviation Division.
2. It is further requested that conformed copies of the lease be distributed to:
 - a. County Counsel
 - b. Auditor-Controller, General Claims Division
 - c. Assessor, Possessory Interest Division

Respectfully submitted,

JAMES A. NOYES
Director of Public Works

TAG:hz
LEONARD ROSENTHAL LEASE/B-2

Enc.

cc: Chief Administrative Office
County Counsel

LEASE AGREEMENT
BETWEEN
THE COUNTY OF LOS ANGELES
AND
LEONARD ROSENTHAL
SINGLE FACILITY LEASE
EL MONTE AIRPORT
4233 NORTH SANTA ANITA AVENUE
EL MONTE, CA 91731

TABLE OF CONTENTS

LEASE AGREEMENT 3

SECTION 1 TERM..... 4

SECTION 2 LEASED PREMISES 4

SECTION 3 USE OF LEASED PREMISES 4

SECTION 4 RENTS AND FEES 4

SECTION 5 SECURITY DEPOSIT..... 7

SECTION 6 ACCEPTANCE, CARE, MAINTENANCE, IMPROVEMENTS AND REPAIR 7

SECTION 7 TITLE TO IMPROVEMENTS 9

SECTION 8 STORM WATER 9

SECTION 9 HAZARDOUS WASTE 11

SECTION 10 ADDITIONAL OBLIGATIONS OF LESSEE 11

SECTION 11 INGRESS AND EGRESS 12

SECTION 12 INSURANCE, DAMAGE OR DESTRUCTION 13

SECTION 13 LIABILITIES AND INDEMNITIES 14

SECTION 14 RULES AND REGULATIONS 15

SECTION 15 SIGNS 15

SECTION 16 ASSIGNMENT AND SUBLEASE 15

SECTION 17 COMDEMNATION 16

SECTION 18 NON-DISCRIMINATION 16

SECTION 19 GOVERNMENTAL REQUIREMENTS 17

SECTION 20 RIGHTS OF ENTRY RESERVED 17

SECTION 21 ADDITIONAL RENTS AND CHARGES..... 18

SECTION 22 TERMINATION BY COUNTY 19

SECTION 23 TERMINATION BY LESSEE..... 20

SECTION 24 SURRENDER AND RIGHT OR RE-ENTRY 20

SECTION 25 SERVICES TO LESSEE 21

SECTION 26 SURVIVAL OF THE OBLIGATIONS OF THE LESSEE21

SECTION 27 USE SUBSEQUENT TO CANCELLATION OR TERMINATION.....22

SECTION 28 LIMITATION OF RIGHTS AND PRIVILEGES GRANTED22

SECTION 29 NOTICES.....22

SECTION 30 HOLDING OVER23

SECTION 31 INVALID PROVISIONS23

SECTION 32 MISCELLANEOUS PROVISIONS23

SECTION 33 SUBORDINATION CLAUSES24

SECTION 34 ENTIRE AGREEMENT.....25

COUNTY OF LOS ANGELES
STATE OF CALIFORNIA

LEASE AGREEMENT

THIS AGREEMENT made and entered into this _____ day of _____, _____, by and among the County of Los Angeles (the "County"), a body corporate and politic and a political subdivision and public corporation of the State of California, and Leonard Rosenthal, d.b.a. Leonard's, a sole proprietorship, hereinafter referred to as "Lessee",

WITNESSETH:

WHEREAS, the County of Los Angeles is the owner of the premises known as El Monte Airport (the "Airport"); and,

WHEREAS, AMERICAN AIRPORTS CORPORATION (the "Manager") operates the Airport as contract airport manager of the County, and wherever "County" is used herein it shall be construed to mean the County and/or American Airports Corporation acting on behalf of the County, as its contract airport manager; and,

WHEREAS, the County and Lessee are mutually desirous of entering into a Lease for the use and occupancy of certain areas at the Airport;

NOW, THEREFORE, for and in consideration of the respective promises and mutual agreements made by the parties hereto hereinafter set forth, the County hereby grants to the Lessee the right to use and occupy the ground area at the Airport shown on Exhibit A together with all buildings, structures, improvements, additions and permanent installations constructed and installed therein or thereon (hereinafter called the "Leased Premises") during the term of this Agreement upon the following terms and conditions and it is hereby mutually agreed as follows:

SECTION 1
TERM

- 1.1 The term of this lease shall be for a 10-year period commencing on and effective as of **August 1, 2003**, and expiring on **July 31, 2013**, unless sooner terminated in accordance with the provisions hereof.
- 1.2 Provided Lessee is not in default of the terms hereof, Lessee shall have the right to renew this Lease for an additional period of **two, 5-year terms** commencing upon the expiration of the original term, by the giving of prior written notice between 180 and 90 days prior to the expiration of the lease term, and any renewal periods, to the County of its intent to renew, and provided that any such renewal shall be upon standard terms, conditions, and provisions then in effect at the Airport.

SECTION 2
LEASED PREMISES

- 2.1 The Leased Premises shown on Exhibit A, attached hereto and made a part hereof, consist of:
 - 2.1.1 Kitchen area consisting of approximately 593 square feet;
 - 2.1.2 Dining area (indoor) consisting of approximately 1,346 square feet; and,
 - 2.1.3 Dining area (patio) consisting of approximately 684 square feet.

SECTION 3
USE OF LEASED PREMISES

- 3.1 The Lessee shall continuously occupy and use the Leased Premises for the following purposes and for no other purpose whatsoever:
 - 3.1.1 For the operation of a full-service restaurant, seven days per week (except Christmas Day, New Year's Day and Thanksgiving Day), with minimum hours of 7:00 a.m. to 2:00 p.m., and with counter service available until dusk;
 - 3.1.2 For in-flight catering for corporate aircraft;
 - 3.1.3 For catering to special events both on and off the airport;
 - 3.1.4 For its business and operations offices in connection with purposes authorized hereunder; and,
 - 3.1.5 For any other activities directly related to activities permitted hereunder and other uses that may hereafter be permitted and authorized by County in writing. Lessee shall not use the Leased Premises, or any portion thereof, for any other purpose unless County or Manager approves such use in advance, in writing, said authorization not to be unreasonably withheld. County reserves the right to charge standard rates and fees for any uses they may permit.

SECTION 4
RENTS AND FEES

- 4.1 For Use and Occupancy of the Leased Premises herein granted and defined in Section 2, the Lessee agrees to pay to the County during the period commencing August 1, 2003, and ending July 31, 2013, a monthly base rent equal to Six Percent (6%) of the operation's gross receipts, as hereinafter defined, and a minimum monthly rent as outlined below in the following schedule:

- Year 1: \$7.80 per square foot per year; however, for the first six (6) months of the lease term, Fifty Percent (50%) of the minimum rent and Fifty Percent (50%) of the percentage of gross receipts base rent shall be abated from Lessee's rental fee. Lessee agrees to prepay the rental amount for the seventh (7th) month of the lease term;
- Year 2: \$8.40 per square foot per year;
- Year 3: \$9.00 per square foot per year;
- Year 4: \$9.60 per square foot per year;
- Year 5: \$10.20 per square foot per year;
- Years 6-10: The minimum rental rate shall be adjusted annually by the CPI in the manner set forth below in Section 4.1.1, with the minimum rent not exceeding an 8% increase in any one year:

4.1.1 Effective on August 1, 2008, and on August 1st of each year until July 31, 2013, the monthly rental payable hereunder shall be adjusted by multiplying the monthly rental set forth in Article 4.1 above by a fraction, the numerator of which shall be the annual CPI (as hereinafter defined) published for the year most recently preceding said August 1, 2008 date, and the denominator of which shall be the annual CPI published for 2006, hereinafter referred to as Lessee's base year. In no event shall the rental payable under this Article 4.1.1 be less than the amount set forth in Article 4.1 above.

4.2 Right of Option. In the event the Lessee chooses to exercise its right of option(s), the monthly rent payable shall be adjusted to the standard rent in effect for users of the airport at that time or the fair rental value, whichever is greater. On the first anniversary of each option, and on each anniversary until expiration of each option period, the monthly rent shall be adjusted as set forth in Section 4.1.1 above, except that Lessee's base year shall become 2012 (Option 1) and 2017 (option 2). In the event County and Lessee cannot agree upon the rental value before sixty (60) days prior to the commencement of each option period, the rental shall be determined as set out in this section and the following subsections:

4.2.1 At least sixty (60) days prior to the commencement of the period for which rent is to be established, County and Lessee shall each appoint an appraiser to appraise the fair rental value and/or rate of return of the premises as appropriate, using methods recognized in the real estate appraisal profession as appropriate for such appraisals. The Parties shall exchange completed appraisals within sixty (60) days following appointment of the appraisers. Each party shall bear all costs and expenses of the appraiser appointed by it. Failure to comply with any time limit established in this section or any of its subsections shall be an incident of default under this Lease. For purposes of this section, all appraisers shall be MAI members of the American Institute of Real Estate Appraisers, or any successor organization, should the American Institute cease to exist.

4.2.2 If the two appraisals contain fair rental value determinations which are within Ten Percent (10%) of each other, the fair rental value shall be the arithmetic average of the values in the two appraisals;

4.2.3 In the event the two appraisals differ by more than Ten Percent (10%), the Parties shall, within ten (10) days following the exchange of appraisals, appoint an arbitrator who may be an appraiser, retired judge, or other person having experience in real estate evaluation or resolution of disputes. If the Parties cannot agree upon an arbitrator, they shall, within five (5) days, select a retired judge from the panel maintained by Judicial Arbitration and Mediation Services. The arbitrator, once appointed, shall within thirty (30) days following appointment review the two appraisals and select that one appraisal which in the opinion of the arbitrator most closely represents the fair

rental value or rate of return of the Leased Premises as appropriate. The value set forth in the appraisal shall be used to establish the new rent for the Leased Premises. The arbitrator shall not hold a hearing, or receive testimony or evidence, but may request written comments from the Parties to be submitted on a specified date within the thirty (30) day period following his appointment. The only issues to be addressed by the arbitrator are those specified within this section and subsection. The locale for the arbitration shall be within the County of Los Angeles. The sole issue for determination by the arbitrator shall be the fair rental value of the Leased Premises in accordance with the principles set forth in this section. The expenses, subject to assessment by the arbitrator, shall be borne equally by the Parties. The materials to be submitted to the arbitrator shall be limited to the data exchanged between the Parties prior to submission to arbitration. No motions or discovery shall be permitted as part of the arbitration process. The decision of the arbitrator shall be in writing. It shall have determined only the specified issue presented which will be either the rate of return, the fair market value or the fair rental value, or some combination of those three issues. The arbitrator may not impose any other awards except a sanction for failure to comply with an order made by the arbitrator. Each party shall bear its own costs of the arbitration, including one-half of the arbitrator's fees. The decision of the arbitrator shall be final and binding upon the Parties and shall be enforceable in any court of law as if it were a final judgement;

- 4.2.4 In the event the rent adjustment process is not completed prior to the beginning of a new lease year, Lessee shall continue to pay at the rate in effect at the beginning of the adjustment period until the adjustment rent is determined. Upon determination of the adjusted rent, Lessee shall pay the adjusted rental for all subsequent months and shall pay to Manager the difference between the amount paid between the beginning of the new lease year and the amount of the rent as adjusted for that period.
- 4.3 The term CPI as used herein shall mean the Consumer Price Index for all Urban Consumers, All Items, for the Los Angeles-Anaheim-Riverside area, as published by the Bureau of Labor Statistics of the United States Department for Labor, 1982-84 base =100. In the event the base year is changed, the CPI shall be converted to the equivalent of the base year 1982-84=100.
- 4.4 The term "gross receipts" as used herein shall include all monies paid or payable to the Lessee for all sales made and for all services rendered at or from the Airport regardless of the time and place of receipt of the order therefore, and shall include revenues of any type arising out of or in connection with the activities of the Lessee at the Airport under this agreement, except:
 - 4.4.1 Any taxes imposed by law, which are separately stated to and paid by customers of the Lessee and directly remitted by the Lessee to the taxing or tax collecting authority.
- 4.5 The Percentage of Gross Fees shall be calculated and paid monthly. On the 20th of each month of this lease, the Lessee shall render to the County a statement certified by the Lessee's principal financial officer showing its gross receipts for the previous month and pay to the County the appropriate percentage of gross or minimum fee.
- 4.6 Upon any termination or the expiration of this Agreement, the Lessee shall within twenty (20) days after the effective date of termination or expiration render to the County a statement showing its gross receipts certified by Lessee's principal financial officer for the period in which the effective date falls and pay to the County the appropriate percentage or minimum gross fee.
- 4.7 The monthly rent shall be paid on the first day of each month in advance at the office of the Airport Manager made payable to American Airports Corporation or at such other office as may be directed in writing by the County.
- 4.8 In addition to all other rent and fees set forth in this Section, and commencing upon the effective date of the Agreement, the Lessee shall pay to the County the following fees:

- 4.8.1 Any other standard fees or charges that may be set or imposed at any time by the County on the operations at the Airport, which charges shall be applicable to all similar users at the airport.
- 4.9 Nothing contained in the foregoing shall effect the survival of the obligations of the Lessee as set forth in the Sections of this Agreement covering the survival of the Lessee's obligations.
- 4.10 Lessee acknowledges that late payment by Lessee to County of any Agreement fees will cause County to incur costs not contemplated by this Agreement, the exact amount of such costs being extremely difficult and impracticable to fix. Such costs include, without limitation, processing, accounting and interest charges. Therefore, if any installment of Agreement fees due from Lessee is not received by the tenth day after the due date, Lessee shall pay to County an additional sum of Five Percent (5%) of the amount due as an administrative processing charge. The parties agree that this processing fee represents a fair and reasonable estimate of the costs that County will incur by reason of late payment by Lessee. Acceptance of any processing fee shall not constitute a waiver of Lessee's default with respect to the overdue amount, or prevent County from exercising any of the other rights and remedies available to County. Agreement fees not paid when due shall bear simple interest from date due until paid at the rate of One and One-Half Percent (1.5%) per month.

SECTION 5
SECURITY DEPOSIT

- 5.1 Lessee must provide a Security Deposit in the amount equal to one month's rent as a deposit to assure Lessee's faithful performance of the terms of this lease. This sum shall be used and applied as follows: the sum of **\$1,705.00** shall be retained by County or its Manager as a guarantee to cover delinquent rent or other charges and may be so applied. In the event all or any part of said sum so deposited is applied against any charge due and unpaid, Lessee shall immediately reimburse said deposit upon demand by County or its Manager so that at all times during the life of this lease said deposit shall be maintained.
- 5.2 If Lessee fully and faithfully complies with all terms, provisions, covenants and conditions of this Lease, the security deposit shall be returned to Lessee at the expiration of the Lease term, or an accounting given by Manager as to the complete or partial use thereof within fourteen (14) days of Lessee's surrender of the Leased Premises.

SECTION 6
ACCEPTANCE, CARE, MAINTENANCE
IMPROVEMENTS AND REPAIR

- 6.1 Lessee warrants that it has inspected the Leased Premises and accepts possession of the Leased Premises and any improvements thereon if any "as is" in its present condition, and subject to all limitations imposed upon the use thereof by the rules and regulations of the Federal Aviation Administration and by ordinances of the County, and admits its suitability and sufficiency for the uses permitted hereunder. Except as may otherwise be provided for herein, the County shall not be required to maintain nor to make any improvements, repairs, or restorations of any kind upon or to the Leased Premises or to any of the improvements presently located thereon. County shall never have any obligation to repair, maintain or restore, during the term of this lease, any improvements placed upon the Leased Premises by Lessee, its successors and assigns.
- 6.2 Lessee shall throughout the term of this Agreement assume the entire responsibility, cost and expense for all repair and maintenance on the Leased Premises and all improvements thereon in a good workmanlike manner, whether such repair or maintenance be ordinary or extraordinary, structural or otherwise. Additionally, Lessee, without limiting the generality hereof, shall:

- 6.2.1 Keep at all times, in a clean and orderly condition and appearance, the Leased Premises, all improvements thereon and all of the Lessee's fixtures, equipment and personal property which are located on any part of the Leased Premises;
 - 6.2.2 Provide and maintain on the Leased Premises all obstruction lights and similar devices, and safety equipment required by law;
 - 6.2.3 Repair any damage caused by Lessee or its invitees, tenants, or contractors to paving, soils, water or other parts of the Leased Premises caused by any oil, gasoline, grease, lubricants, solvents, flammable liquids, or substances having a corrosive or detrimental effect thereon, and to remediate any release caused by Lessee or any of its invitees, tenants or contractors of any substance that has a harmful effect on human health or the environment as determined by any regulatory agency;
 - 6.2.4 Take measures to prevent erosion, including but not limited to, the planting and replanting of grasses with respect to all portions of the Leased Premises not paved or built upon, and in particular shall plant, maintain and replant any landscaped areas;
 - 6.2.5 Be responsible for the maintenance and repair of all utility service lines placed on the Leased Premises and used by Lessee exclusively, including, but not limited to, water lines, gas lines, electrical power and telephone conduits and cable lines, sanitary sewers and storm sewers.
 - 6.2.6 Lessee hereby waives any and all claims against County and its Manager for compensation for any and all loss or damage sustained by reason of any defect, deficiency, or impairment of any utility system, water supply system, drainage system, heating or gas system, or air conditioning system, electrical apparatus or wire serving the Leased Premises.
- 6.3 In the event Lessee fails: (a) to commence to maintain, clean, repair, replace, rebuild or repaint, within a period of thirty (30) days after written notice from the County to do any maintenance or repair work required to be done under the provisions of this Agreement, other than preventive maintenance; or, (b) within a period of ninety (90) days if the said notice specifies that the work to be accomplished by the Lessee involves preventive maintenance only; or, (c) to diligently continue to completion any repairs, replacement, rebuilding, painting or repainting as required under this Agreement; then, the County may, at its option, and in addition to any other remedies which may be available to it, enter the premises involved, without such entering causing or constituting a cancellation of this Agreement or an interference with the possession of the Leased Premises, and repair, replace, rebuild or paint all or any part of the Leased Premises or the improvements thereon, and do all things reasonably necessary to accomplish the work required, and the cost and expense thereof shall be payable to the County by Lessee on demand. Provided, however, if in the opinion of the County, the Lessee's failure to perform any such maintenance endangers the safety of the public, the employees or property of the County or other tenants at the Airport, and the County so states same in its notice to Lessee, the County may, at its sole option, in addition to all other remedies which may be available to it, elect to perform such maintenance at any time after the giving of such notice, and Lessee agrees to pay to the County the cost and expense of such performance on demand. Furthermore, should the County, its officers, employees or agents undertake any work hereunder, Lessee hereby waives any claim for damages, consequential or otherwise, as a result therefrom except for claims for damages arising from the County's sole gross negligence. The foregoing shall in no way affect or alter the primary obligations of the Lessee as set forth in this Agreement, and shall not impose or be construed to impose upon the County any obligations to maintain the Leased Premises, unless specifically stated otherwise herein.
- 6.4 Detailed plans and specifications for all major repairs, constructions, alterations, modifications, additions or replacements (hereinafter referred to as "improvements), undertaken by the Lessee shall be submitted to and receive the written approval of the County, and no such work shall be commenced until such written approvals are obtained from the County, which approval shall not be unreasonably withheld or delayed. County shall advise Lessee within thirty (30) days after receipt of the written request, together with copies of the plans and specifications for the proposed improvements in sufficient detail to make a proper review thereof, of its approval or disapproval of the proposed work, and in the event it disapproves, stating its

reasons therefore.

- 6.5 If Lessee makes any improvements without County approval, then, upon notice to do so, Lessee shall remove the same or at the option of County cause the same to be changed to the satisfaction of County. If Lessee fails to comply with such notice within thirty (30) days or to commence to comply and pursue diligently to completion, County may effect the removal or change and Lessee shall pay the cost thereof to the County. Lessee expressly agrees in the making of all improvements that, except with the written consent of County, it will neither give nor grant, nor purport to give or grant, any lien upon the Leased Premises or upon any improvements thereupon or which is in the process of construction or repair; nor allow any condition to exist or situation to develop whereby any party would be entitled, as a matter of law, to a lien against said Leased Premises and improvements thereon; and Lessee will discharge any such lien within thirty (30) days after notice of filing thereof. County hereby gives notice to all persons that no lien attaches to any such improvements.
- 6.6 Each specific proposed improvement, alteration or change must have the written approval of Manager. Lessee shall submit plans and specifications to Manager and may commence construction upon receipt of written approval of Manager, approval by County of additional permits, if any, and upon compliance with such terms and conditions relating to the construction as Manager may reasonably impose. Such approval shall not be unreasonably delayed or withheld.
- 6.7 Lessee agrees that any construction, additions, alterations, repairs or changes in the Leased Premises shall not obligate or impose any legal requirement, whatsoever, on County to extend the term of this Lease.
- 6.8 In the event of construction, Lessee shall furnish to County a Performance and Surety Bonds as specified by County and Lessee further agrees to furnish County and its manager a set of "As-Built" Plans and Specification and a Master Plan of Electrical Circuitry and Plumbing for any additional construction.

SECTION 7
TITLE TO IMPROVEMENTS

- 7.1 Lessee's improvements erected or constructed upon the Leased Premises shall remain the property of the Lessee for as long as this lease shall remain in effect, but such improvements shall become the property of the County upon expiration or termination of this lease, free and clear of all claims on the part of the Lessee on account of any repair or improvement work done under the terms hereof by Lessee. The vesting of title in the County at the time specified is a part of the consideration for this lease. The County shall not be liable to Lessee or Lessee's contractors or Sub-Lessees for the value of any improvements constructed or located on the Leased Premises.

SECTION 8
STORM WATER

- 8.1 Notwithstanding any other provisions or terms of the Lease, Lessee acknowledges that the Airport is subject to federal storm water regulations, 40 CFR. Part 122, for "vehicle maintenance shops" (including vehicle rehabilitation, mechanical repairs, painting, fueling, and lubrication), equipment cleaning operations and/or deicing operations that occur at the Airport as defined in these regulations and, if applicable, state storm water regulations. Lessee further acknowledges that it is familiar with these storm water regulations; that it conducts or operates "vehicle maintenance" (including vehicle rehabilitation, mechanical repairs, painting, fueling and lubrication), equipment cleaning operations and/or deicing activities as defined in the federal storm water regulations; and that it is aware that there are significant penalties for submitting false information, including fines and imprisonment for knowing violations.

- 8.1.1 Notwithstanding any other provisions or terms of the Lease, Lessee acknowledges that it has taken steps necessary to apply for or obtain a storm water discharge permit as required by the applicable regulations for the Airport, including the Leased Premises operated by the Lessee. Lessee acknowledges that the storm water discharge permit issued to the Airport may name the Lessee as co-permittee.
- 8.1.2 Notwithstanding any other provisions or terms of this Lease, including the Lessee's right to quiet enjoyment, County and Lessee both acknowledge that close cooperation is necessary to ensure compliance with any storm water discharge permit terms and conditions, as well as to ensure safety and to minimize costs. Lessee acknowledges that, as discussed more fully below, it may have to undertake to minimize the exposure of storm water (and snow melt) to "significant materials" generated, stored, handled or otherwise used by the Lessee, as defined in the federal storm water regulations, by implementing and maintaining "Best Management Practices."
- 8.1.3 Lessee acknowledges that the Airport's storm water discharge permit is incorporated by reference into this Lease and any subsequent renewals.
- 8.2 Permit Compliance. County will provide Lessee with written notice of those storm water discharge permit requirements, that are in the Airport's storm water permit, that Lessee will be obligated to perform from time to time, including, but not limited to: certification of non-storm water pollution prevention of similar plans; implementation of "good housekeeping" measures or Best Management Practices; and maintenance of necessary records. Such written notice shall include applicable deadlines. Lessee, within seven (7) days of receipt of such written notice, shall notify County in writing if it disputes any of the storm water discharge permit requirements it is being directed to undertake. If Lessee does not provide such timely notice, it is deemed to assent to undertake such requirements. If Lessee provides County with timely written notice that disputes such storm water discharge permit requirements, County and Lessee agree to negotiate a prompt resolutions of their differences. Lessee warrants that it will not object to written notice from the County for purposes of delay or avoiding compliance.
- 8.2.1 Lessee agrees to undertake, at its sole expense unless otherwise agreed to in writing between County and Lessee, those storm water discharge permit requirements for which it has received written notice from the County. Lessee warrants that it shall meet any and all deadlines that may be imposed on or agreed to by County and Lessee. Lessee acknowledges that time is of the essence.
- 8.2.2 County agrees to provide Lessee, at its request, with any non-privileged information collected and submitted to any governmental entity(ies) pursuant to applicable storm water regulations.
- 8.2.3 Lessee agrees that the terms and conditions of the Airport's storm water discharge permit may change from time to time and hereby appoints County as its agent to negotiate with the appropriate governmental entity(ies) any such permit modifications.
- 8.2.4 County will give Lessee written notice of any breach by Lessee of the Airport's storm water discharge permit or the provisions of this Section 8. Such a breach is material, and if of a continuing nature, County may seek to terminate this Lease pursuant to Section 22, Termination by County. Lessee agrees to cure promptly any breach.
- 8.2.5 Lessee agrees to participate in any Airport-organized task force or other work group established to coordinate storm water activities at the Airport.

SECTION 9
HAZARDOUS WASTE

- 9.1 The Lessee shall be solely responsible for the proper management, storage, and disposal of hazardous substances and hazardous wastes used, generated, stored, disposed, treated, or caused to be present on the leased premises by the activities of the Lessee. Notwithstanding any other provision of the Lease, the Lessee shall not treat or dispose of hazardous wastes on the County's premises. The Lessee shall provide all required notices, including those mandated under right-to-know laws, of the presence or use on the Leased Premises of hazardous substances, extremely hazardous substance, or hazardous wastes; shall provide all notices to appropriate authorities and to County of any releases to the environment of hazardous substances, extremely hazardous substances, or hazardous wastes; and shall obtain all permits necessary for the generation, storage, disposal, or treatment of hazardous wastes. The Lessee shall manage used oil and other petroleum products as required by Federal and state law and regulations. The Lessee shall be solely liable for the investigation, corrective action, or remediation of any release to the environment caused by the Lessee, its invitees, employees, agents, or contractors of any hazardous waste, hazardous substance, extremely hazardous substance, oil or other petroleum based substance.
- 9.2 Indemnification. Notwithstanding any other provisions of this Lease, Lessee agrees to indemnify and hold harmless the County and other tenants for any and all claims, demands, costs, (including attorneys fees), fees, fines, penalties, charges and demands by and liability proximately caused by Lessee's actions or omissions, including failure to comply with Lessee's obligations under this Section 9, applicable regulations, or permits, unless the result of County's or third party's sole negligence. This indemnification shall survive any termination or non-renewal of this Lease.
- 9.3 Lessee will provide containers and be responsible for the collection and disposal of waste oils and solvents generated by Lessee's or sublessees' activities

SECTION 10
ADDITIONAL OBLIGATIONS OF LESSEE

- 10.1 Lessee shall conduct its operations hereunder in an orderly and proper manner, considering the nature of such operation so as not to unreasonably annoy, disturb, endanger or be offensive to others.
- 10.2 Further, Lessee shall take all reasonable measures not to produce on the Airport any disturbance that interferes with the operation by the County or the Federal Aviation Administration of air navigational, communication or flight equipment on the Airport.
- 10.3 Lessee shall control the conduct and demeanor of its officers, agents, employees, invitees and, upon objection from County concerning the conduct or demeanor of any such person, Lessee shall immediately take all lawful steps necessary to remove the cause of the objection.
- 10.4 Lessee shall comply with all environmental, health and safety laws and requirements and any other Federal, state or municipal laws, ordinances, rules, regulations and requirements applicable to the Leased Premises and the improvements thereon and its operations at the Airport hereunder. Lessee agrees to allow County access to premises and records to investigate compliance with all applicable laws if there is reason to suspect negligence or willful non-compliance.
- 10.5 Lessee shall comply with all written instructions of the County and applicable Federal, state, and local laws, ordinances, and regulations in disposing of trash, garbage and other refuse. The frequency of removal thereof from the Airport premises shall at all times be subject to the rules, regulations and approval of the County. All disposal of trash, garbage, refuse and wastes shall be at regular intervals and at the expense of the Lessee.
- 10.6 Lessee shall not commit, nor permit to be done, anything, which may result in the commission of a nuisance, waste, or injury on the Leased Premises.

- 10.7 Lessee shall not do, nor permit to be done, anything which may interfere with the effectiveness or accessibility of the drainage system, sewerage system, fire protection system, sprinkler system, alarm system and fire hydrants and hoses, if any, installed or located on the Leased Premises.
- 10.8 Lessee shall take measures to insure security in compliance with Federal Air Regulations and the Airport Security Plan.
- 10.9 Lessee shall not do, nor permit to be done, any act or thing upon the Leased Premises, which may constitute a hazardous condition so as to increase the risks attendant upon the operations permitted by the Agreement.
- 10.10 Lessee shall use only a working supply of flammable liquids within any covered or enclosed portion of the Leased Premises. The term "working supply" as used in this Section 10.10 shall mean the amount consumed by Lessee during any normal workday. Any other supplies of such liquids shall be kept and stored in safety containers of a type approved by the Underwriters Laboratories.
- 10.11 Except for services permitted under Section 3 hereof to be performed by Lessee or Lessee's subcontractors, Lessee shall provide prompt written notice to the County of any person, firm or corporation performing aircraft maintenance work, flight instruction of any sort, air taxi, aircraft charter or aircraft leasing of any sort on the Leased Premises for commercial purposes without a valid permit from the County.
- 10.12 It is the intent of the parties hereto that noise, including but not limited to, noise caused by aircraft engine operation shall be held to a minimum. To this end, the Lessee will conduct its operations in such a manner as to keep the noise produced by aircraft engines and component parts thereof or any other noise to a minimum by the use of such methods or devices as are practicable, considering the extent and type of the operations of the Lessee, but in no event less than those devices or procedures that are required by Federal, state or local law. In addition, Lessee shall use its best efforts to minimize prop or jet blast interference to aircraft operating on or to buildings, structures and roadways, now located on or which in the future may be located on areas adjacent to the Leased Premises.

SECTION 11 **INGRESS AND EGRESS**

- 11.1 The Lessee shall have the right of ingress and egress to and from the Leased Premises and the public landing areas at the Airport by means of connecting taxiways, to be used in common with others having rights of passage thereon, except when the Airport is closed to the public.
- 11.2 The use of any such roadway or taxiway shall be subject to the Rules and Regulations of the Airport which are now in effect or which may hereafter be promulgated. County may, at any time, temporarily or permanently, close or consent to or request the closing of, any such roadway or taxiway and any other way at, in or near the Leased Premises presently or hereafter used as such, so long as a reasonable means of ingress and egress as provided above remains available to the Lessee. The Lessee hereby releases and discharges the County, its officers, employees and agents; and all municipalities and other governmental authorities and their respective successors and assigns; of and from any and all claims, demands, or causes of action which the Lessee may now or at any time hereafter have against any of the foregoing, arising or alleged to arise out of the closing of any street, roadway or other area, provided that a reasonable means of access to the Leased Premises remains available to the Lessee whether within the Leased Premises or outside the Leased Premises at the Airport unless otherwise mandated by safety considerations or lawful exercise of police power. The Lessee shall not do or permit anything to be done which will interfere with the free access and passage of others to space adjacent to the Leased Premises or in any streets or roadways near the Leased Premises.

SECTION 12
INSURANCE, DAMAGE OR DESTRUCTION

- 12.1 To safeguard the interest of the County, the Lessee at its sole cost and expense shall procure and maintain throughout the term of this lease insurance protection for "all risk" coverage on the structure and improvements of which the Leased Premises is a part, to the extent of one hundred percent (100%) of the actual replacement cost thereof, in insurance companies licensed to do business in the State of California. If said insurance company becomes financially incapable of performing under the terms of said policy, the Lessee shall promptly obtain a new policy issued by a financially responsible carrier and shall submit such new policy as previously provided.
- 12.1.1 The above stated property insurance shall name the County as Additional Insured, provide thirty (30) days notice of cancellation or material change, by registered mail to the Office of the Airport Manager, and have a deductible amount not to exceed one thousand dollars \$1,000.00 per occurrence.
- 12.1.2 The Lessee shall provide a copy of the above stated property insurance policy to the Office of the Airport Manager at least seven (7) days prior to the inception of the Lease Agreement. Upon the failure of the Lessee to maintain such insurance as above provided, the County, at its option, may take out such insurance and charge the cost thereof to Lessee with the next installment of the monthly fee due hereunder or may declare a default hereunder pursuant to Section 22 herein.
- 12.2 In the event any improvements, insurable or uninsurable, on the Leased Premises are damaged or destroyed (except damage or destruction caused by Lessee as set forth in Section 12.6 hereof) to the extent they are unusable by Lessee for the purposes for which they were used prior to such damage, or same are destroyed, Lessee shall promptly repair, rebuild, or replace the damaged or destroyed portion of the Leased Premises as they were immediately prior to such casualty, except for requirements of construction codes, which shall be as of the time of repair or replacement.
- 12.3 In the event of damage or destruction to any of the improvements upon the Leased Premises, the County shall have no obligation to repair or rebuild the improvements or any fixtures, equipment or other personal property installed by Lessee pursuant to this Agreement. Upon the failure of Lessee to repair or rebuild the County may, as agent of the Lessee, repair or rebuild such damage or destruction at the expense of Lessee which expense shall be due and payable on demand.
- 12.4 Upon completion of all the work, the Lessee shall certify by a responsible officer or authorized representative that such rebuilding and repairs have been completed, that all costs in connection therewith have been paid by the Lessee and said costs are fair and reasonable, and said certification shall also include an itemization of costs. If the insurance proceeds are not sufficient the Lessee agrees to bear and pay the deficiency. Nothing herein contained shall be deemed to release the Lessee from any of its repair, maintenance or rebuilding obligations under this lease.
- 12.5 Lessee shall, at its expense, repair and replace any and all fixtures, equipment and other personal property necessary to properly and adequately continue its airport business on the Airport, but in no event shall Lessee be obligated to provide equipment and fixtures in excess of those existing prior to such damage or destruction. During such period of repair or reconstruction, but not to exceed a period of 6 (six) months, the rentals provided for elsewhere herein shall be proportionately abated during the period from the date of such damage, destruction or loss until the same is repaired, replaced, restored or rebuilt, provided, Lessee does not use said damaged Leased Premises or the location thereof for any purposes other than the repair or rebuilding of same. Such abatement shall not exceed the actual time required for arranging for and the doing of such work. The proportional amount of reduction of rentals will be directly related to the percent of Airport business adversely affected. Lessee agrees that such work will be promptly commenced and prosecuted to completion with due diligence, subject to delays beyond Lessee's control.

- 12.6 In the event the improvements on the Leased Premises are damaged or destroyed by fire or other cause by reason of any negligent act or omission of the Lessee or its employees, this Lease Agreement shall continue in full force and effect, notwithstanding the provisions of Sections 12.2, 12.3, 12.4 and 12.5 hereof, and the Lessee shall repair or rebuild the improvements so damaged or destroyed, at Lessee's own cost and expense, in a good workmanlike manner to the same standards existing at the time of the casualty, subject to applicable building codes existing at the time of repair or rebuilding.

SECTION 13
LIABILITIES AND INDEMNITIES

- 13.1 County shall not in any way be liable for any cost, liability, damage or injury, including cost of suit and reasonable expenses of legal services, claimed or recovered by any person whomsoever, or occurring on the Leased Premises, or as a result of any operations, works, acts or omissions performed on the Leased Premises, or the Airport, by Lessee, its sublessees or tenants, or their guest or invitees unless said cost, liability, damage or injury was proximately caused by gross negligence by the County or one of its officers, agents, servants, employees or contractors or said County or individual gross negligence were a substantial factor in the occurrence thereof.
- 13.2 Lessee agrees to indemnify, save and hold harmless, the County, its officers, agents, servants and employees of and from any and all costs, liability, penalties, damages and expense (including costs of suit and reasonable expenses of legal services) claimed or recovered, justly or unjustly, false, fraudulent or frivolous, by any person, firm, governmental entity or corporation by reason of injury to, or death of, any person or persons, and damage to, destruction or loss of use of any and all property, including County personnel and County property, and any claim of violation of any state, Federal or local law or regulation protecting human health or the environment, directly or indirectly arising from or resulting from, any operations, works, acts or omissions of Lessee, its agents, servants, employees, contractors, invitees, sublessees or tenants. Provided, however, that upon the filing with the County by anyone of a claim for damages arising out of incidents for which Lessee herein agrees to indemnify and hold the County harmless, the County shall notify Lessee of such claim and in the event that Lessee does not settle or compromise such claim, then Lessee shall undertake the legal defense of such claim both on behalf of Lessee and behalf of the County. It is specifically agreed, however, that the County at its own cost and expense may participate in the legal defense of any such claim. Any final judgment rendered against the County for any cause for which Lessee is liable hereunder shall be conclusive against Lessee as to liability and amount upon the expiration of the time for appeal.
- 13.3 In addition to Lessee's undertaking, as stated in this Section 13, and as a means of further protecting the County, its officers, agents, servants and employees, Lessee shall at all times during the term of this Agreement obtain and maintain in effect Public Liability and Automotive Liability Insurance coverage as set forth in Exhibit B attached hereto and made a part hereof. In this connection, Lessee agrees to require its contractors doing work on the Airport, and Lessee's tenants and sublessees, to carry adequate insurance coverage, and if Lessee so desires, it may accomplish same by an endorsement to Lessee's policies to include such persons or parties as additional named insureds. The County reserves the right to increase the minimum liability insurance set forth in Exhibit B when in the County's opinion the risks attendant to Lessee's operations hereunder have increased.
- 13.4 The Lessee represents that it is the owner of or fully authorized to use any and all services, processes, machines, articles, marks, names or slogans used by it in its operations under or in anywise connected with this Agreement. The Lessee agrees to save and hold the County, its officers, employees, agents and representatives free and harmless of and from any loss, liability, expense, suit or claim for damages in connection with any actual or alleged infringement of any patent, trademark or copyright or arising from any alleged or actual unfair competition or other similar claim arising out of the operations of the Lessee under or in anywise connected with this Agreement.

- 13.5 The Lessee represents and warrants that no broker has been concerned on its behalf in the negotiation of this Agreement and that there is no such broker who is or may be entitled to be paid a commission in connection therewith. The Lessee shall indemnify and safe harmless the County of and from any claim for commission or brokerage made by any such broker when such claim is based in whole or in part upon any act or omission of the Lessee.

SECTION 14
RULES AND REGULATIONS

- 14.1 From time to time, County may adopt and enforce rules and regulations with respect to the occupancy and use of the Airport. Lessee agrees to observe and obey any and all rules and regulations and all other Federal, state and municipal rules, regulations and laws and to require its officers, agents, employees, contractors, suppliers, tenants, sublessees, and invitees to observe and obey the same. County reserves the right to deny access to the Airport and its facilities to any person, firm or corporation that fails or refuses to obey and comply with such rules, regulations or laws. Lessee hereby acknowledges receipt of a current copy of such County rules and regulations, attached as Exhibit C.

SECTION 15
SIGNS

- 15.1 Lessee shall have the right to install and maintain one or more signs on the Leased Premises identifying it and its operations; provided, however, the subject matter, type, design, number, location and elevation of such signs, and whether lighted or unlighted, shall be subject to and in accordance with the written approval of the County and City, with said approval not to be withheld unreasonably. No sign will be approved that may be confusing to aircraft pilots or automobile drivers or other traffic or which fails to conform to the architectural scheme of the Airport or meet the requirements of the County. Lessee shall bear all costs associated with its desired signage.
- 15.1.1 Curbside signage must identify the name and the physical address of the airport, and the prescribed name and address must cover at least 30% of the overall area of said sign.

SECTION 16
ASSIGNMENT AND SUBLEASE

- 16.1 Lessee covenants and agrees that it will not sell, convey, transfer, mortgage, pledge or assign this Agreement or any part thereof, or any rights created thereby, without the prior written consent of the County, which consent shall not be unreasonably withheld.
- 16.2 Any assignment or transfer of this Agreement, or any rights of Lessee hereunder, without the consent of the County, shall entitle the County at its option to forthwith cancel this Agreement.
- 16.3 Any assignment of this Agreement approved and ratified by the County shall be on the condition that the assignee accepts and agrees to all of the terms, conditions and provisions of this Agreement, and agrees to accept and discharge all of the covenants and obligations of Lessee hereunder, including but not limited to the payment of all sums due and to become due by Lessee under the terms hereof.
- 16.4 Subject to all of the terms and provisions hereof, Lessee may, with the prior written consent of the County, said approval shall not be withheld unreasonably, sublet a portion or portions of the Leased Premises to a person, partnership, firm or corporation engaged in a business that is in the opinion of the County compatible with Lessee's authorized Airport business, but in no event shall the Lessee sublet all or any portion of the Leased Premises to a fixed base operator, or other commercial operations.

- 16.5 No consent by the County to subleasing by Lessee of portions of the Leased Premises shall in any way relieve Lessee of any of its obligations to the County set forth or arising from this lease and a termination of Lessee's rights hereunder shall ipso facto terminate all subleases.
- 16.6 No consent to subleasing by the Lessee to a person, corporation or partnership conducting any business for profit derived from activities at the Airport shall be granted by the County without a duly executed Permit Agreement between the County and the sublessee.
- 16.7 If the Lessee assigns, sells, conveys, transfers, mortgages, or pledges this Agreement or sublets any portion of the Leased Premises in violation of the foregoing provisions of this Section 16, or if the Leased Premises are occupied by anyone other than the Lessee, County may collect from any assignee, sublessee or anyone who claims a right to this Agreement or who occupies the Leased Premises any charges or fees payable by it and may apply the net amount collected to the rents herein reserved; and no such collection shall be deemed a waiver by County of the agreements contained in this Section 16 nor of acceptance by County of any assignee, claimant or occupant, nor as a release of the Lessee by County from the further performance by the Lessee of the agreements contained herein.
- 16.8 For the purposes of this Section 16, any assignment of stock by merger, consolidation or liquidation, or any change in the ownership of or power to vote a majority of the outstanding voting stock of lessee from owners of such stock or those controlling the power to vote such stock on the date of this Agreement, shall be considered an assignment.

SECTION 17 **CONDEMNATION**

- 17.1 In the event that the Leased Premises or any material part thereof shall be condemned and taken by authority of eminent domain for any purpose during the term of this lease, rentals for that portion of the Leased Premises so taken shall be abated from the date that Lessee is dispossessed therefrom; provided, however, if, in the Lessee's judgment, the remaining portion of the Leased Premises is insufficient for Lessee's operations authorized hereunder, Lessee may terminate this Agreement and all of its rights and unaccrued obligations hereunder effective as of the date it is dispossessed of the condemned portion (or effective as of any date thereafter and within ninety (90) days of the date of such dispossession) by giving County thirty (30) days written notice of such termination.

SECTION 18 **NON-DISCRIMINATION**

- 18.1 The Lessee, for it, its heirs, personal representatives, successors in interest, and assigns, as a part of the consideration hereof, does hereby covenant and agree as a covenant running with the land that in the event facilities are constructed, maintained, or otherwise operated on the Leased Premises for a purpose for which a United States Government program or activity is extended, the Lessee shall maintain and operate such facilities and services in compliance with all other requirements imposed pursuant to Title 49, Code of Federal Regulations, Department of Transportation, Subtitle A, Office of the Secretary, Part 21, Nondiscrimination in Federally-assisted programs of the Department of Transportation-Effectuation of Title VI of the Civil Rights Act of 1964, and as said Regulations may be amended.
- 18.2 The Lessee, for itself, its personal representatives, successors in interest and assigns, as a part of the consideration hereof, does hereby covenant and agree as a covenant running with the land that (1) no person on the grounds of race, color, or national origin shall be excluded from participation in, denied the benefits of, or be otherwise subjected to discrimination in the use of the Leased Premises; (2) that in the construction of any improvements on, over, or under such land and the furnishing of services thereon, no person on the grounds of race, color, or national origin shall be excluded from participation in, denied the benefits of, or otherwise be subjected to discrimination; and (3) that the Lessee shall use the Leased Premises in compliance with all other requirements imposed by or pursuant to Title 49, Code of Federal

Regulations, Department of Transportation, Subtitle A, Office of the Secretary, Part 21, Nondiscrimination in Federally-assisted programs of the Department of Transportation Effectuation of Title VI of the Civil Rights Act of 1964, and as said Regulations may be amended.

- 18.3 In this connection, the County reserves the right to take whatever action it might be entitled by law to take in order to enforce this provision. This provision is to be considered as a covenant on the part of the Lessee, a breach of which, continuing after notice by County to cease and desist, will constitute a material breach of this Agreement and will entitle the County, at its option, to exercise its right of termination as provided for herein, or take any action that it deems necessary to enforce compliance herewith.
- 18.4 The Lessee shall include the foregoing provisions in every agreement or concession pursuant to which any person or persons, other than the Lessee, operates any facility at the Leased Premises providing service to the public and shall include thereon a provision granting the County a right to take such action as the United States may direct to enforce such covenant.
- 18.5 The Lessee shall indemnify and hold harmless County from any claims and demands of third persons including the United States of America resulting from the Lessee's noncompliance with any of the provisions of this Section 18 and the Lessee shall reimburse County for any loss or expense incurred by reason of such noncompliance.

SECTION 19
GOVERNMENTAL REQUIREMENTS

- 19.1 The Lessee shall procure all licenses, certificates, permits or other authorization from all governmental authorities, if any, having jurisdiction over the Lessee's operations at the Leased Premises which may be necessary for the Lessee's operations thereat.
- 19.2 The Lessee shall pay all taxes, license, certification, permit and examination fees and excise taxes which may be assessed, levied, exacted or imposed on the Leased Premises or operation hereunder or on the gross receipts or income to Lessee there from, including any possessory right which Lessee may have in or to premises covered hereby or improvements thereon by reason of its possessory rights, use or occupancy thereof, and shall make all applications, reports and returns required in connection therewith. Lessee shall be solely responsible for the payment of such taxes, assessments, fees or charges. In the event any such taxes or assessments described in this Section 19 are charged to Manager, Manager shall notify Lessee in writing of the amount due and Lessee shall pay Manager said amount within thirty (30) days of such notice. In the event of failure to pay said taxes before delinquency and/or pay Manager the required amount within thirty (30) days, County or Manager may elect to treat such failure as a material breach of this Lease by Lessee.

SECTION 20
RIGHTS OF ENTRY RESERVED

- 20.1 The County, by its officers, employees, agents, representatives and contractors shall have the right at all reasonable times to enter upon the Leased Premises for any and all purposes; provided, such action by the County, its officers, employees, agents, representatives and contractors does not unreasonably interfere with the Lessee's use, occupancy, or security requirements of the Leased Premises.
- 20.2 Without limiting the generality of the foregoing, the County, by its officers, employees, agents, representatives, contractors and furnishers of utilities and other services, shall have the right, at its own cost and expense, whether for its own benefit, or for the benefit of others than the Lessee at the Airport, to maintain existing and future utility, mechanical, electrical and other systems and to enter upon the Leased Premises at all reasonable times to make such repairs, replacements or alterations thereto, as may, in the opinion of the County, be deemed necessary or advisable, and from time to time to construct or install over,

in or under the Leased Premises such systems or parts thereof and in connection with such maintenance use the Leased Premises for access to other parts of the Airport otherwise not conveniently accessible; provided, however, that in the exercise of such right of access, repair, alteration or new construction, the County shall not unreasonably interfere with the actual use and occupancy of the Leased Premises by the Lessee. It is specifically understood and agreed that the reservation of the aforesaid right by the County shall not impose or be construed to impose upon the County any obligation to repair, replace or alter any utility service lines now or hereafter located on the Leased Premises for the purpose of providing utility services only to the Leased Premises.

- 20.3 In the event that any personal property of Lessee shall obstruct the access of the County, its officers, employees, agents or contractors, or the utility company furnishing utility service to any of the existing utility, mechanical, electrical and other systems, and thus shall interfere with the inspection, maintenance or repair of any such system, Lessee shall move such property, as directed by the County or said utility company, in order that access may be had to the system or part thereof for inspection, maintenance or repair. If Lessee shall fail to so move such property after direction from County or said utility company to do so, the County or the utility company may move it, and the Lessee hereby agrees to pay the cost of such moving upon demand, and further Lessee hereby waives any claim for damages as a result therefrom, except for claims for damages arising from the County's sole negligence.
- 20.4 At any reasonable time, and from time to time during the ordinary business hours, the County, by its officers, agents and employees, whether or not accompanied by a prospective lessee, occupier or user of the Leased Premises, shall have the right to enter thereon for the purpose of exhibiting and viewing all parts of the same, subject to Lessee's reasonable security requirements.
- 20.5 Exercise of any or all of the foregoing rights by the County or others under right of the County shall not be, nor be construed to be, an eviction of Lessee, nor be made the grounds for any abatement of rental nor any claim or demand for damages, consequential or otherwise.

SECTION 21 **ADDITIONAL RENTS AND CHARGES**

- 21.1 Except as provided in Section 6.3 (b), in the event Lessee fails within thirty (30) days after receipt of written notice from County to perform or commence to perform any obligation required herein to be performed by Lessee, County may enter the Leased Premises (without such entering causing or constituting a cancellation of this Agreement or an interference with the possession of such Leased Premises by Lessee) and do all things reasonably necessary to perform such obligation, charging to Lessee the cost and expense thereof, and Lessee agrees to pay to the County upon demand such charge in addition to other amounts payable by Lessee hereunder. Provided, however, that if Lessee's failure to perform any such obligation endangers the safety of the public or employees or property of the County, or other tenants of the Airport, and County so states in its notice to Lessee, the County may perform such obligation of Lessee at any time after the giving of such notice, and charge to the Lessee the reasonable cost and expense thereof which Lessee shall pay upon demand.
- 21.2 If the County elects to pay any sum or sums or incur any obligation or expense by reason of the failure, neglect or refusal of Lessee to perform or fulfill any one or more of the conditions, covenants or agreements contained in this Agreement, or as the result of any act or omission of Lessee contrary to said conditions, covenants or agreements, Lessee hereby agrees to pay the sum or sums so paid or expense so incurred by the County as the result of such failure, neglect or refusal of Lessee, including interest, not to exceed the greater of Fifteen Percent (15%) per annum or the rate which is Four Percent (4%) per annum above the prime rate as published by the *Wall Street Journal*, together with all costs, damages and penalties. In such event, the total of such amounts may be added to any installment of rent thereafter due hereunder, and each and every part of the same shall be and become additional rent recoverable by the County in the same manner and with like remedies as if it were originally a part of the rent provided for in this Agreement.

SECTION 22
TERMINATION BY COUNTY

- 22.1 In the event of a default on the part of Lessee in the payment of rents, or any other charges required by this Agreement to be paid to the County, the County shall give written notice to Lessee of such default, and demand the cancellation of this Agreement, or the correction thereof. If, within thirty (30) days after the date County gives such notice, Lessee has not corrected said default, and paid the delinquent amount in full, this Agreement and all rights and privileges granted hereby in and to the Leased Premises shall terminate.
- 22.2 This Agreement together with all rights and privileges granted in and to the Leased Premises shall terminate automatically, upon the happening of any one or more of the following events:
- 22.2.1 The filing of Lessee of a voluntary petition in bankruptcy, or any assignment for benefit of creditors of all or any part of Lessee's assets; or,
- 22.2.2 Any institution of proceedings in bankruptcy against Lessee; provided, however, that the Lessee may defeat such termination if the petition is dismissed within thirty (30) days after the institution thereof; or,
- 22.2.3 The filing of a petition requesting a court to take jurisdiction of Lessee or its assets under the provisions of any Federal reorganization act; or,
- 22.2.4 The filing of a request for the appointment of a receiver or trustee of Lessee's assets by a court of competent jurisdiction, or the request for the appointment of a receiver or trustee of Lessee's assets by a voluntary agreement with Lessee's creditors; or,
- 22.2.5 The abandonment by Lessee of the conduct of its authorized Airport business at the Airport, and in this connection suspension of operations for a period of sixty (60) days will be considered abandonment in the absence of a satisfactory explanation which is accepted in writing by the County, unless said abandonment is necessitated by the occurrence of a natural disaster which renders the premises unfit for occupation or it's intended purpose.
- 22.3 Upon the default by Lessee in the performance of any covenant or conditions required to be performed by Lessee, and the failure of Lessee to remedy such default for a period of thirty (30) days after receipt from the County of written notice to remedy the same (except as otherwise provided in Section 6.3 (b) above) and, except default in the timely payment of any money due the County, the County shall have the right to cancel this Agreement for such cause.
- 22.4 Upon the default of Lessee, and the giving of notice by the County to cancel this Agreement as provided for elsewhere herein, said notice of cancellation shall be final; provided, however, that should the County determine that Lessee is diligently remedying such default to completion, and so advises Lessee in writing, said notice of cancellation shall be held in abeyance. If, however, the County determines that such default is no longer being diligently remedied to conclusion, the County shall so advise Lessee in writing, and said notice of cancellation shall no longer be held in abeyance for any reason and shall become final without further notice to Lessee. The determination of the County in this regard shall in all events be conclusive and binding upon Lessee.
- 22.5 Upon the cancellation or termination of this Agreement for any reason, all rights of the Lessee, tenants and any other persons in possession shall terminate, including all rights or alleged rights of creditors, trustees, assigns, and all others similarly so situated as to the Leased Premises. Upon said cancellation or termination of this Agreement for any reason, the Leased Premises, except for such personal property which may be removed from said Leased Premises as provided for elsewhere herein, shall be free of all encumbrances and all claims of Lessee, its tenants, creditors, trustees, assigns and all others, and the County shall have immediate right of possession to the Leased Premises.

- 22.6 Failure by the County to take any authorized action upon default by Lessee of any of the terms, covenants or conditions required to be performed, kept and observed by Lessee shall not be construed to be, nor act as, a waiver of said default nor of any subsequent default of any of the terms, covenants and conditions contained herein to be performed, kept and observed by Lessee. Acceptance of rentals by the County under the terms hereof, for any period or periods after a default by Lessee of any the terms, covenants and conditions herein required to be performed, kept and observed by Lessee shall not be deemed a waiver or estoppel of any right on the part of the County to cancel this Agreement for any subsequent failure by Lessee to so perform, keep or observe any of said terms, covenants or conditions.
- 22.7 Lessee hereby grants to Manager a lien against Lessee's aircraft and all personal property, which Lessee may, from time to time, store in or upon the Leased Premises. This lien shall exist and continue to exist for all unpaid amounts which Lessee may owe Manager, from time to time, and the assertion of the lien shall not relieve Lessee from the obligation to pay the monthly fees as herein provided. In the event Lessee does not fully and immediately discharge all unpaid amounts, manager is hereby granted and shall have the right to take and recover possession of Lessee's aircraft and satisfy its lien in accordance with § § 1208.61 through 1208.70, inclusive, of the Code of Civil Procedure of the State of California, or any successor sections. Manager may also take and recover possession of any personal action, and exercise its lien against the same and, in addition thereto, recover all costs and expenses including attorney's fees in connection with the repossession of said personal property and assertion of its lien.

SECTION 23
TERMINATION BY LESSEE

- 23.1 In addition to any other right or cancellation herein given to Lessee, or any other rights to which it may be entitled to by law, equity or otherwise, as long as Lessee is not in default in payment to County of any amounts due County hereunder this Agreement, Lessee may cancel this Agreement and thereby terminate all of its rights and unaccrued obligations hereunder, by giving County written notice upon or after the happening of the following events:
- 23.1.1 Issuance by a court of competent jurisdiction of an injunction which in any way substantially prevents or restrains the use of the Leased Premises, or any part thereof necessary to Lessee's business operations on the Airport, and which injunction remains in force for a period of at least thirty (30) days after the party against whom the injunction has been issued has exhausted or abandoned all appeals or one hundred twenty (120) days, whichever is shorter, if such injunction is not necessitated by or issued as a result of an act or omission of Lessee; or,
- 23.1.2 The assumption by the United States Government, or any authorized agency thereof, of the operation, control or use of the Airport and its facilities, or any substantial part thereof, in such a manner as substantially to restrict Lessee from operating its authorized Airport business for a continuous period of at least ninety (90) days.

SECTION 24
SURRENDER AND RIGHT OR RE-ENTRY

- 24.1 Upon the cancellation or termination of this Agreement pursuant to any terms hereof, Lessee agrees peaceably to surrender up the Leased Premises to the County in the same condition as they are at the time of the commencement of the term hereof, and as they may hereafter be repaired and improved by Lessee; save and except, (a) such normal wear and tear thereof as could not have been prevented by ordinary and usual repairs and maintenance; (b) obsolescence in spite of repair; and (c) damage to or destruction of the leasehold improvements for which insurance proceeds are received by the County. Upon such cancellation or termination, the County may re-enter and repossess the Leased Premises together with all improvements and additions thereto, or pursue any remedy permitted by law for the enforcement of any of the provisions of this Agreement, at County's election. Furthermore, upon such cancellation or termination, and for a reasonable time thereafter (not exceeding thirty (30) days after such cancellation or termination, and for

which period Lessee will pay to the County current lease rentals), or during the term of this Agreement, if Lessee is not in default in rentals or any other charges or obligations due the County, Lessee shall have the right to remove its personal property, fixtures and trade equipment which it may have on the Leased Premises, provided the removal thereof does not impair, limit or destroy the utility of said Leased Premises or building for the purpose for which they were constructed or improved, and provided, further, that Lessee repairs all damages that might be occasioned by such removal, and restores the building and site to the condition above required.

SECTION 25
SERVICES TO LESSEE

- 25.1 County covenants and agrees that during the term of this Agreement it will operate the Airport as such for the use and benefit of the public provided, however, that the County may prohibit or limit any given type, kind, or class of aeronautical use of the Airport if such action is necessary for the safe operation of the Airport or necessary to serve the civil aviation needs of the public. The County further agrees to use its best efforts to maintain the runways and taxiways in good repair. County agrees to keep in good repair hardsurfaced public roads for access to the Leased Premises.
- 25.2 Lessee will contract with the furnishers of all utilities for the furnishing of such services to the Leased Premises and shall pay for all water, gas, electricity, sanitary sewer service, other utilities, telephone, burglary and fire protection services furnished to the Leased Premises.
- 25.3 Lessee will also contract with the furnishers of all other utilities and services they may require for the furnishing of such services to the Leased Premises and shall pay for all other utilities and services.

SECTION 26
SURVIVAL OF THE OBLIGATIONS OF THE LESSEE

- 26.1 In the event that the Agreement shall have been terminated in accordance with a notice of termination as provided in Section 22 hereof, all the obligations of the Lessee under this Agreement shall survive such termination, re-entry, regaining or resumption of possession and shall remain in full force and effect for the full term of this Agreement, and the amount or amounts of damages or deficiency shall become due and payable to County to the same extent, at the same time or times, and in the same manner as if no termination, re-entry, regaining or resumption of possession had taken place. County may maintain separate actions each month to recover the damage or deficiency then due or at its option and at any time may sue to recover the full deficiency less the proper discount, for the entire unexpired term of the Agreement.
- 26.2 The amount of damages for the period of time subsequent to termination (or re-entry, regaining or resumption of possession) on account of the Lessee's rental obligations, shall be the sum of the following:
- 26.2.1 The amount of the total of all installments thereof payable prior to the effective date of termination except that the credit to be allowed for the installment payable on the first (1st) day of the month in which the termination is effective shall be prorated for the part of the month the Agreement remains in effect on the basis of the total days in the month;
- 26.2.2 An amount equal to all expenses incurred by County in connection with regaining possession, restoring the Leased Premises, acquiring a new lease for the Leased Premises, legal expenses (including but not limited to attorney's fees), putting the Leased Premises in order, maintenance and brokerage fees; and,
- 26.2.3 An amount equal to any deficiency for the remaining term of the Lease, computed in accordance with the provisions of Section 26.2.

SECTION 27
USE SUBSEQUENT TO CANCELLATION OR TERMINATION

- 27.1 The County, upon termination or cancellation pursuant to Section 22 hereof, may occupy the Leased Premises or may enter into an agreement with another lessee and shall have the right to permit any person, firm or corporation to enter upon the Leased Premises and use the same. Such use may be of only part of the Leased Premises or of the entire Leased Premises, together with other premises, and for a period of time the same as or different from the balance of the term hereunder remaining, and on terms and conditions the same as or different from those set forth in this Agreement.
- 27.2 County shall also, upon said termination or cancellation, or upon re-entry, regaining or resumption of possession, have the right to repair and to make structural or other changes in the Leased Premises, including changes which alter its character and the suitability thereof for the purpose of the Lessee under this Agreement, without affecting, altering or diminishing the obligations of the Lessee hereunder, provided, that any structural changes shall not be at Lessee's expense.
- 27.3 In the event either of use by others or of any actual use and occupancy by County, there shall be credited to the account of the Lessee against its survived obligations hereunder any net amount remaining after deducting from the amount actually received from any lessee, licensee, permittee or other occupier in connection with the use of the said Leased Premises or portion thereof during the balance of the term of use and occupancy as the same is originally stated in this Agreement, or from the market value of the occupancy of such portion of the Leased Premises as County may itself during such period actually use and occupy, all expenses, costs and disbursements incurred or paid by County in connection therewith. No such use and occupancy shall be or be construed to be an acceptance of a surrender of the Leased Premises, nor shall such use and occupancy constitute a waiver of any rights of County hereunder. County will use its best efforts to minimize damages to Lessee under this Section.

SECTION 28
LIMITATION OF RIGHTS AND PRIVILEGES GRANTED

- 28.1 Except the exclusive right of Lessee to possession of the Leased Premises, no exclusive rights at the Airport are granted by this Agreement and no greater rights or privileges with respect to the use of the Leased Premises or any part thereof are granted or intended to be granted to the Lessee by this Agreement, or by any provision thereof, than the rights and privileges expressly and specifically granted hereby.

SECTION 29
NOTICES

- 29.1 All notices, consents and approvals required or desired to be given by the parties hereto shall be sent in writing, and shall be deemed sufficiently given when same is deposited in the United States Mail, sufficient postage prepaid, registered or certified mail, return receipt requested, addressed to the recipient at the address set forth below:

To County: Airport Manager
 El Monte Airport
 4233 North Santa Anita Avenue, Box 1
 El Monte, CA 91731

With copy to: Robert A. Clifford
 American Airports Corporation
 2425 Olympic Blvd., Ste. 650E
 Santa Monica, CA 90404

and

To Lessee: Leonard Rosenthal
Wings, the Café at El Monte Airport
4233 North Santa Anita Avenue
El Monte, CA 91731

- 29.2 Such addresses shall be subject to change from time to time to such other addresses as may have been specified in written notice given by the intended recipient to sender.

SECTION 30
HOLDING OVER

- 30.1 No holding over by Lessee after the termination of this lease shall operate to extend or renew this lease for any further term whatsoever; but Lessee will by such holding over become the tenant at will of County after written notice by County to vacate such premises continued occupancy thereof by Lessee shall constitute Lessee a trespasser.
- 30.2 Any holding over by Lessee beyond the thirty (30) day period permitted for removal of fixtures without the written consent of the County shall make the Lessee liable to the County for damages equal to double the rentals provided for herein and which were in effect at the termination of the lease.
- 30.3 All insurance coverage that Lessee is required under the provisions hereof to maintain in effect shall continue in effect for so long as Lessee or any of Lessee's sublessees or tenants occupies the Leased Premises or any part thereof.

SECTION 31
INVALID PROVISIONS

- 31.1 The invalidity of any provisions, articles, paragraphs, portions, or clauses of this Agreement shall have no effect upon the validity of any other part or portion hereof, so long as the remainder shall constitute an enforceable Agreement.

SECTION 32
MISCELLANEOUS PROVISIONS

- 32.1 Remedies to be Nonexclusive. All remedies provided in this Agreement shall be deemed cumulative and additional and not in lieu of, or exclusive of, each other, or of any other remedy available to the County, or Lessee, at law or in equity, and the exercise of any remedy, or the existence herein of other remedies or indemnities shall not prevent the exercise of any other remedy.
- 32.2 Non-Waiver of Rights. The failure by either party to exercise any right, or rights accruing to it by virtue of the breach of any covenant, condition or agreement herein by the other party shall not operate as a waiver of the exercise of such right or rights in the event of any subsequent breach by such other party, nor shall other party be relieved thereby from its obligations under the terms hereof.
- 32.3 Force Majeure. Neither party shall be deemed in violation of this Agreement if it is prevented from performing any of its obligations hereunder by reason of labor disputes, acts of God, acts of the public enemy, acts of superior governmental authority or other circumstances for which it is not responsible or which is not in its control; provided, however, that this section shall not excuse Lessee from paying the rentals herein specified.

- 32.4 Non-liability of Individuals. No director, officer, agent or employee of either party hereto shall be charged personally or held contractually liable by or to the other party under any term or provision of this Agreement or of any supplement, modification or amendment to this Agreement because of any breach thereof, or because of his or their execution or attempted execution of the same.
- 32.5 Quiet Enjoyment. The County covenants that as long as Lessee is not in default of any provision of this Agreement, Lessee shall and may peaceably and quietly have, hold and enjoy the Leased Premises exclusively to it during the term hereof unless sooner canceled as provided in this Agreement.
- General Provisions.
- 32.6 Lessee shall not use, or permit the use of, the Leased Premises, or any part thereof, for any purpose or use other than those authorized by this Agreement.
- 32.7 This Agreement shall be performable and enforceable in **Los Angeles County, CA**, and shall be construed in accordance with the laws of the State of California.
- 32.8 This Agreement is made for the sole and exclusive benefit of the County and Lessee, their successors and assigns, and is not made for the benefit of any third party.
- 32.9 In the event of any ambiguity in any of the terms of this Agreement, it shall not be construed for or against any party hereto on the basis that such party did or did not author the same.
- 32.10 All covenants, stipulations and agreements in this Agreement shall extend to and bind each party hereto, its legal representatives, successors and assigns.
- 32.11 The titles of the several articles of this Agreement are inserted herein for convenience only, and are not intended and shall not be construed to affect in any manner the terms and provisions hereof, or the interpretation or construction thereof.
- 32.12 Nothing herein contained shall create or be construed to creating a co-partnership between the County and the Lessee or to constitute the Lessee an agent of the County. The County and the Lessee each expressly disclaim the existence of such a relationship between them.
- 32.13 County Lobbyist Ordinance. Each County lobbyist, as defined in Los Angeles County Code Section 2.160.010, retained by Lessee, shall fully comply with the County Lobbyist Ordinance, Los Angeles County Code Chapter 2.160. Failure on the part of any County lobbyist, retained by Lessee, to fully comply with the County Lobbyist Ordinance shall constitute a Material Breach of this Agreement upon which County may immediately terminate or suspend this Agreement.

SECTION 33
SUBORDINATION CLAUSES

- 33.1 This Agreement is subject and subordinate to the following:
- 33.1.1 County reserves the right to develop and improve the Airport as it sees fit, regardless of the desires or view of Lessee, and without interference or hindrance by or on behalf of Lessee, provided, Lessee is not deprived of the use of or access to the Leased Premises.
- 33.1.2 County reserves the right to take any action it considers necessary to protect the aerial approaches to the Airport against obstruction, together with the right to prevent Lessee from erecting or permitting to be erected any building or other structure on the Airport which, in the opinion of the County, would limit the usefulness of the Airport or constitute a hazard to aircraft.

- 33.1.3 This Agreement is and shall be subordinate to the provisions of existing and future agreements between County and the United States relative to the operation or maintenance of the Airport, the execution of which has been or may be required as a condition precedent to the obtaining or expenditure of Federal funds for the benefit of the Airport.
- 33.1.4 During the time of war or national emergency, County shall have the right to lease all or any part of the landing area or of the Airport to the United States for military or naval use, and if any such lease is executed, the provisions of this Agreement insofar as they may be inconsistent with the provisions of such lease to the Government, shall be suspended, but such suspension shall not extend the term of this Agreement. Abatement of rentals shall be determined by the County in proportion to the degree of interference with Lessee's use of the Leased Premises.
- 33.1.5 Except to the extent required for the performance of any obligations of Lessee hereunder, nothing contained in this Agreement shall grant to the Lessee any rights whatsoever in the airspace above the Leased Premises other than those rights where subject to Federal Aviation Administration rules, regulations and orders currently or subsequently effective.

SECTION 34
ENTIRE AGREEMENT

- 34.1 The Agreement consists of Sections 1 to 34, inclusive, and Exhibit A, Exhibit B, and Exhibit C.
- 34.2 It constitutes the entire Agreement of the parties hereto and may not be changed, modified, discharged or extended except by written instrument duly executed by the County and the Lessee. The parties agree that no representations or warranties shall be binding upon the County or the Lessee unless expressed in writing in this Agreement of Lease.

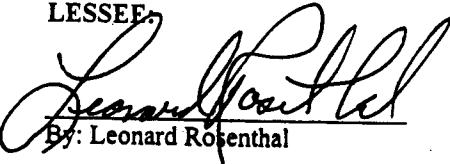
IN WITNESS WHEREOF, the Lessee has executed this Lease, or caused it to be duly executed, and the County of Los Angeles, by order of its Board of Supervisors, has caused this Lease to be executed on its behalf on the day, month, and year first written above.

Dated _____

COUNTY OF LOS ANGELES (County)

By: _____
Chair, Board of Supervisors

Dated 6/25/03

LESSEE

By: Leonard Rosenthal

ATTEST:


VIOLET VARONA-LUKENS

Executive Officer-Clerk of the
Board of Supervisors

By: _____
Deputy

APPROVED AS TO FORM:

LLOYD W. PELLMAN
County Counsel

By: 
Deputy

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California }
County of Los Angeles } ss.

On 6/25/03, before me, Maria Luisa Gomez,
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")
personally appeared Leonard Milton Rosenthal,
Name(s) of Signer(s)

- personally known to me
- proved to me on the basis of satisfactory evidence



to be the person(s) whose name(s) ~~is/are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(ies), and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Place Notary Seal Above

Maria Luisa Gomez
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Lease Contract

Document Date: 6/25/03 Number of Pages: 2

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer

Signer's Name: Leonard Rosenthal

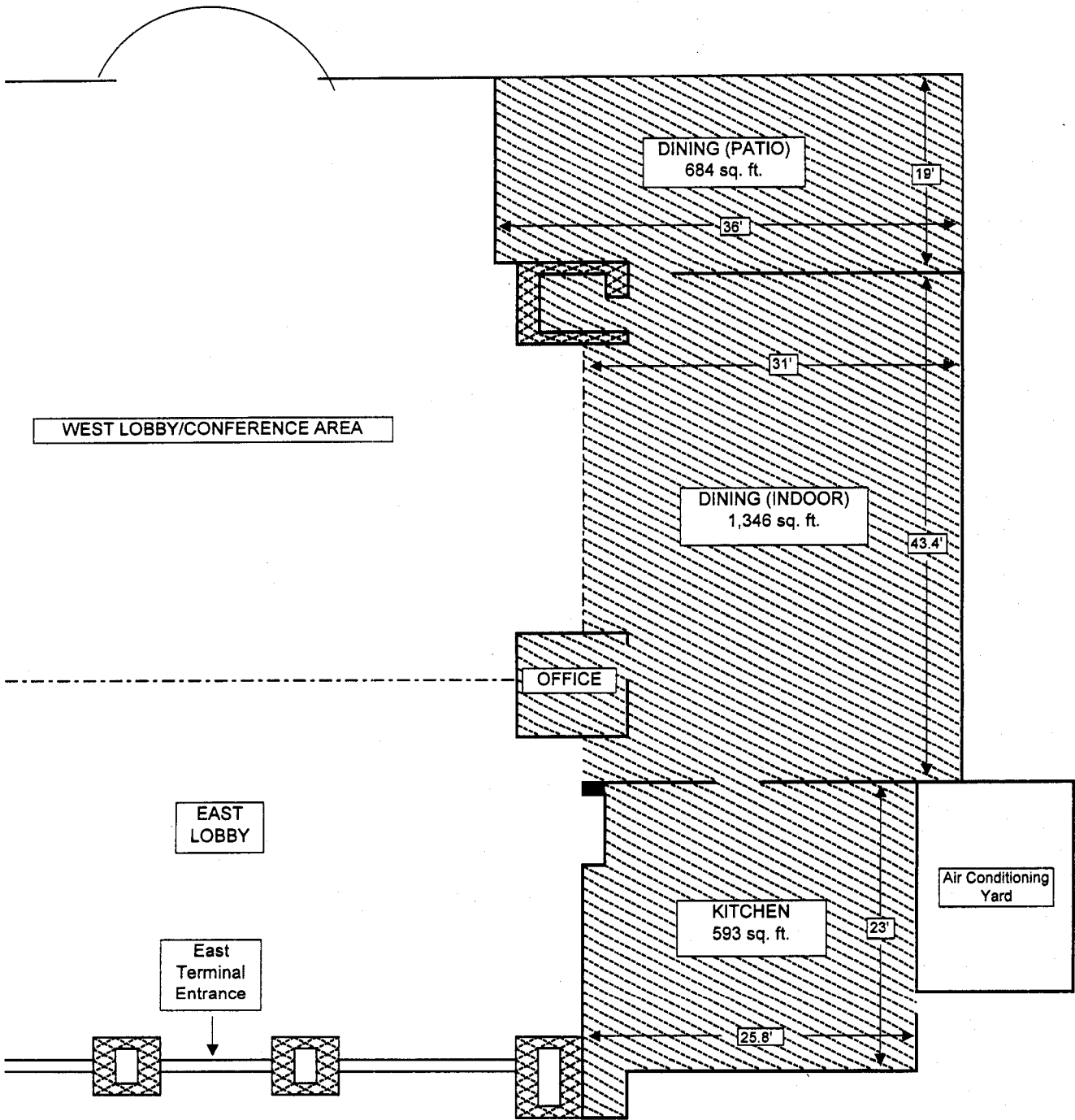
- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here



EXHIBIT A
Leased Premises



**FBO FACILITY
Restaurant**

(Store front located on the North side of the Terminal)

Leased Area:
Approx. Dimensions 85' X 31'
Total Leased Area 2623 Square Feet


 Indicates Leased Area

EXHIBIT B
Insurance

The Lessee in its own name as insured and, at its sole cost and expense, shall secure, and maintain in continuous effect during the Term of this Agreement, insurance policies issued by an insurance carrier licensed to do business in the State of California providing for:

1. Workers Compensation - Coverage shall be provided for all employees. Coverage shall be for statutory limits in compliance with applicable state and federal laws. The policy must include employers liability with a minimum limit of \$100,000 each accident/\$500,000 disease policy limit/\$100,000 disease each employee.
2. Comprehensive General Liability with a minimum single limit of \$1,000,000 per occurrence for bodily injury and property damage with the following coverages:
 - (a) Broad form contractual liability
 - (b) Premises and Operations
 - (c) Hangarkeepers Liability
3. Comprehensive Automobile Liability with a minimum single limit of \$1,000,000 per occurrence for bodily injury and property damage with coverage in the following areas:
 - (a) Owned vehicles
 - (b) Non-owned vehicles
 - (c) Hired vehicles
4. Rental interruption insurance in the amount equal to 6 (six) months rent.

The Lessee shall provide County with the Policies and Certificates indicating proof of the foregoing insurance coverages. Such certificates shall name "The County of Los Angeles" and "American Airports Corporation" as additional insured and provide that the carrier issuing the certificate shall notify County thirty (30) days in advance of any cancellation or material change in the terms or coverage of such insurance policies. Any such notice shall be in writing and shall be served by certified mail, return receipt requested on the Airport Manager, **El Monte Airport, 4233 N. Santa Anita Ave., El Monte, CA 91731**. The failure of the Lessee to obtain or maintain such insurance coverage shall not relieve the Lessee from any liability arising from this Agreement nor shall any such liability be limited to the liability insurance coverage provided for herein.

AIRPORTS AND HARBORS

EXHIBIT C
Airport Rules and Regulations

LOS ANGELES COUNTY CODE

TITLE 19
AIRPORTS AND HARBORS

The provisions codified in this title reflect changes made by all County ordinances up to and including Ordinance 12264, passed November 18, 1980.

AIRPORTS AND HARBORS

AIRPORTS

Title 19

AIRPORTS AND HARBORS

Chapters:

- 19.04 Airports
- 19.08 Airport Hazards
- 19.12 Harbors

Chapter 19.04

AIRPORTS¹

Parts:

- 1. General Provisions
- 2. Definitions
- 3. Rules and Regulations
- 4. Aircraft Operations and Facilities
- 5. Motor Vehicle Regulations
- 6. Fire regulations

Part 1

GENERAL PROVISIONS

Sections:

- 19.04.010 Title for citation.
- 19.04.020 Purpose of chapter provisions.
- 19.04.030 Applicability of provisions.
- 19.04.040 Regulations imposed by county - Ejection of violators authorized when.
- 19.04.050 Provisions supplement state and federal regulations.
- 19.04.060 Exceptions and variances - Conditions.
- 19.04.070 Compliance with regulations.
- 19.04.080 Liability limitations.
- 19.04.090 Enforcement authority.
- 19.04.100 Violation - Penalty.
- 19.04.110 Severability.

19.04.010 Title for citation. The ordinance codified in this chapter shall be known as, and may be cited as the "airport ordinance." (Ord. 9979 Art. 1 § 2, 1970.)

19.04.020 Purpose of chapter provisions. The purpose of this chapter is to provide minimum standards to safeguard life, limb, property and public welfare by regulating and controlling the various activities on airports and STOLports owned or operated or both by the County of Los Angeles. (Ord. 9979 Art. 1 § 1, 1970.)

AIRPORTS AND HARBORS

- 19.04.030 Applicability of provisions.** The provisions of this chapter shall apply to any person, firm or corporation using such county airports or any navigation facility or portion thereof or space therein, provided that in no case shall the public be deprived of its rightful, equal and uniform use of the landing area or air navigation facilities. (Ord. 9979 Art. 1 § 3, 1970.)
- 19.04.040 Regulations imposed by county - Ejection of violators authorized when.** The regulations in this chapter and the regulations imposed pursuant to Section 19.04.560 are imposed by the county of Los Angeles as operator of and in charge of all of the county airports as conditions upon the privilege of being present upon or using any county airport. Every person who violates any such conditions is a trespasser ab initio and may be excluded from the airport upon which the violation of such condition occurs. (Ord. 9979 Art. 1 § 4, 1970.)
- 19.04.050 Provisions supplement state and federal regulations.** The rules and regulations codified in this chapter are a supplement to any local laws or ordinances, including state and federal laws, that may be in effect, and in no manner will these rules be construed to reduce or limit the authority of said laws or regulations. (Ord. 9979 Art. 1 § 10, 1970.)
- 19.04.060 Exceptions and variances - Conditions.** If the director of aviation finds that any provision of this ordinance or any regulation adopted pursuant to Section 19.04.560 would, if enforced, cause unnecessary hardship or practical difficulties inconsistent with economic feasibility, or would do manifest injustice, or impose a burden upon any person disproportionate to any benefit to the general public or to the airport, he may grant for a limited time, to be specified in such exception or variance, an exception or variance to such provision or regulation, but only to the extent that such exception or variance does not violate any other Ordinance, or any state or federal statute or regulation. (Ord. 9979 Art. 1 § 8, 1970.)
- 19.04.070 Compliance with regulations.** A person shall not enter, be or remain on any airport unless he complies with all of the regulations set forth in this chapter applicable to such airport, and with all other applicable ordinances, rules and regulations. (Ord. 9979 Art. 1 § 5, 1970.)
- 19.04.080 Liability limitations.** A person exercising any of the privileges authorized by this chapter does so at his own risk without liability on the part of the county, or Los Angeles County Flood Control District, for any injury to person or property resulting therefrom. (Ord. 9979 Art. 1 § 11, 1970.)
- 19.04.090 Enforcement authority.** The director shall enforce the provisions of this chapter. (Ord. 9979 Art. 1 § 6, 1970.)
- 19.04.100 Violation - Penalty.** Any person within the unincorporated territory of the county of Los Angeles who violates any provision of this chapter, the conditions of any permit issued pursuant thereto, or any rule or regulation relating to airports, is guilty of a misdemeanor. Upon conviction thereof, he shall be punishable by a fine of not less than \$5.00 nor more than \$200.00, or by imprisonment in the County Jail for not less than five days nor more than six months, or by both such fine and imprisonment. Every day during any portion of which any violation of such provision of this chapter or of such regulation is committed, continued or permitted shall constitute such violation a separate offense. (Ord. 9979 Art. 1 § 7, 1970.)
- 19.04.110 Severability.** If any provision or clause of the ordinance codified in this chapter, or application thereof to any person or circumstances is held invalid, such invalidity shall not affect other provisions or applications of the ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are declared to be severable. (Ord. 9979 Art. 1 § 9, 1970.)

AIRPORTS AND HARBORS

Part 2

DEFINITIONS

Sections:

19.04.120	Aerobatic.
19.04.130	Aircraft.
19.04.140	Airport.
19.04.150	Air traffic.
19.04.160	Apron.
19.04.170	Board.
19.04.180	Commercial operator.
19.04.190	Commercial vehicle.
19.04.200	County.
19.04.210	Deputy.
19.04.220	Director.
19.04.230	Driveway.
19.04.240	FAA
19.04.250	Flying club (commercial).
19.04.260	Flying club (nonprofit).
19.04.270	Loading ramp.
19.04.280	Loading zone.
19.04.290	Manager.
19.04.300	Motor vehicle.
19.04.310	Operator.
19.04.320	Parking area and aircraft parking area.
19.04.330	Parking rent.
19.04.340	Passenger ramp.
19.04.350	Pedestrian.
19.04.360	Person.
19.04.370	Pilot's association.
19.04.380	Propeller blast.
19.04.390	Section.
19.04.400	Shall and may.
19.04.410	Traffic.
19.04.420	Vehicle.

19.04.120 Aerobatic. "Aerobatic" means maneuvers intentionally performed by an aircraft involving an abnormal attitude as defined in FAA Regulations. (Ord. 9979 Art. 2 § 28, 1970.)

19.04.130 Aircraft. "Aircraft" means any contrivance, now known or hereafter invented, for use or designed for navigation of or flight in the air. (Ord. 9979 Art. 2 § 25, 1970.)

19.04.140 Airport. "Airport" means any airport and/or STOLport owned or operated, or both, by the county of Los Angeles, California. (Ord. 9979 Art. 2 § 19, 1970.)

19.04.150 Air traffic. "Air traffic" means aircraft in operation anywhere in the airspace and on that part of the airport normally used for the movement of aircraft. (Ord. 9979 Art. 2 § 26, 1970.)

AIRPORTS AND HARBORS

- 19.04.160 Apron.** "Apron" means that area normally used for the parking, tying down and fueling of aircraft and the movement of aircraft between main taxiways and hangars or aircraft parking space. (Ord. 9979 Art. 2 § 29, 1970.)
- 19.04.170 Board.** "Board" means the board of supervisors of the county of Los Angeles. (Ord. 9979 Art. 2 § 13, 1970.)
- 19.04.180 Commercial operator.** "Commercial operator" means one who provides services on any airport as an airport tenant, lessee, licensee or permittee. (Ord. 9979 Art. 2 § 20, 1970.)
- 19.04.190 Commercial vehicle.** "Commercial vehicle" means a vehicle used or maintained for the transportation of persons or property for hire, compensation or profit. (Ord. 9979 Art. 2 § 38, 1970.)
- 19.04.200 County.** "County" means the county of Los Angeles. (Ord. 9979 Art. 2 § 12, 1970.)
- 19.04.210 Deputy.** "Deputy" means chief, aviation division; assistant chief, aviation division; head airport manager or airport manager. (Ord. 9979 Art. 2 § 17, 1970.)
- 19.04.220 Director.** "Director" means the director of aviation of the county of Los Angeles, or other person authorized by him to act in his behalf. (Ord. 9979 Art. 2 § 16, 1970.)
- 19.04.230 Driveway.** "Driveway" means any street or roadway, either improved or unimproved, within the boundaries of the airport set aside or designated for use by vehicles. (Ord. 9979 Art. 2 § 39, 1970.)
- 19.04.240 FAA.** "FAA" means the Federal Aviation Administration of the United States. (Ord. 9979 Art. 2 § 42, 1970.)
- 19.04.250 Flying club (commercial).** "Flying club (commercial)" means any person or groups of persons owning or operating an aircraft from any airports that do not meet the requirements of a private plane owner, a nonprofit flying club, or if a fee is derived from the operation of the aircraft, shall be deemed a commercial operator, and shall be required to meet all requirements and pay all fees as prescribed. The director shall have the sole discretion to determine whether a flying club is nonprofit or commercial. (Ord. 9979 Art. 2 § 23, 1970.)
- 19.04.260 Flying club (nonprofit).** "Flying club (nonprofit)" means any group of persons joining together equally or proportionately in aircraft ownership in a nonprofit venture for the personal pleasure and use of participating members only. (Ord. 9979 Art. 2 § 22, 1970.)
- 19.04.270 Loading ramp.** "Loading ramp" means that space reserved for the loading and unloading of aircraft. (Ord. 9979 Art. 2 § 33, 1970.)
- 19.04.280 Loading zone.** "Loading zone" means that space reserved for the exclusive use of vehicles during the loading or unloading of passengers or materials. (Ord. 9979 Art. 2 § 32, 1970.)
- 19.04.290 Manager.** "Manager" means any person appointed by the director of aviation or his authorized representative to serve in managerial capacity at any Los Angeles County airport. (Ord. 9979 Art. 2 § 18, 1970.)
- 19.04.300 Motor vehicle.** "Motor vehicle" means a vehicle which is self-propelled. (Ord. 9979 Art. 2 § 37, 1970.)

AIRPORTS AND HARBORS

- 19.04.310 Operator.** "Operator" means the pilot or owner of an aircraft, or any person who has rented or otherwise has the authorized use of such aircraft for the purpose of operation by him or his agent. (Ord. 9979 Art. 2 § 21, 1970.)
- 19.04.320 Parking area and aircraft parking area.** "Parking area" means and includes any portion of the airport which is set aside for the parking of vehicles. "Aircraft parking area" means the area set aside for the parking of aircraft. (Ord. 9979 Art. 2 § 31, 1970.)
- 19.04.330 Parking rent.** "Parking rent" means and denotes the privilege of parking rented to a person for the parking or tethering of his aircraft or vehicle. It does not denote any form of implied liability such as "hangar keeper's liability" or liability similar thereto. (Ord. 9979 Art. 2 § 30, 1970.)
- 19.04.340 Passenger ramp.** "Passenger ramp" means equipment used to aid the loading and unloading of aircraft passengers. (Ord. 9979 Art. 2 § 34, 1970.)
- 19.04.350 Pedestrian.** "Pedestrian" means any person afoot. (Ord. 9979 Art. 2 § 41, 1970.)
- 19.04.360 Person.** "Person" means any individual, firm, copartnership, corporation, company, association, joint stock association or political body, and includes any trustee, receiver, assignee or similar representative thereof (Ord. 9979 Art. 2 § 35, 1970.)
- 19.04.370 Pilot's association.** "Pilot's association" means any nonprofit organized group of pilots, and others, for the purpose of promoting and bettering aviation and for social activities. (Ord. 9979 Art. 2 § 24, 1970.)
- 19.04.380 Propeller blast.** "Propeller blast" means the resultant air movement created by the propeller, rotor or jet exhaust from any aircraft. (Ord. 9979 Art. 2 § 27, 1970.)
- 19.04.390 Section.** "Section" means a section of this chapter. (Ord. 9979 Art. 2 § 15, 1970.)
- 19.04.400 Shall and may.** "Shall" is mandatory and "may" is permissive. (Ord. 9979 Art. 2 § 14, 1970.)
- 19.04.410 Traffic.** "Traffic" means pedestrians and vehicles, either singly or together, while using any driveway. (Ord. 9979 Art. 2 § 40, 1970.)
- 19.04.420 Vehicle.** "Vehicle" means a device in, upon or by which any person or property is or may be propelled, moved or drawn upon a highway. (Ord. 9979 Art. 2 § 36, 1970.)

Part 3

RULES AND REGULATIONS

Sections:

- 19.04.430 Entry on airport property constitutes agreement to comply with regulations.
- 19.04.440 Experimental aircraft and motor vehicles.
- 19.04.450 Areas closed to the public - Entry restrictions.
- 19.04.460 Roads and walks - Use restrictions.
- 19.04.470 Landing areas - Pedestrian restrictions.
- 19.04.480 Animals - Control required.
- 19.04.490 Apron of airport - Activities restricted.
- 19.04.500 Sanitation of premises - Comfort stations.
- 19.04.510 Injuring airport property - Payment of costs.

AIRPORTS AND HARBORS

- 19.04.520 Commercial operations - Requirements generally.
- 19.04.530 Advertisements - Approval for posting or distribution.
- 19.04.540 Lost articles.
- 19.04.550 Gambling prohibited.

19.04.430 **Entry on airport property constitutes agreement to comply with regulations.** Any permission granted by the board of supervisors of the County of Los Angeles, or director thereof, directly or indirectly, expressly or by implication, to enter upon or use the airport or any part thereof (including aircraft operators, crew members and passengers, spectators, sightseers, pleasure and commercial vehicles, officers and employees of airlines, lessees and other persons occupying space at such airport, persons doing business with any airport, its lessees, sublessees and permittees, and all other persons whosoever whether or not of the type indicated) is conditioned upon compliance with this chapter, and rules and regulations of Los Angeles County airports; and entry upon or into the airport by any person shall be deemed to constitute an agreement by such person to comply with said ordinance, rules and regulations. (Ord. 9979 Art. 3 § 43, 1970.)

19.04.440 **Experimental aircraft and motor vehicles.** Demonstrations or testing of experimental aircraft or motor vehicles shall not be conducted on an airport without the express approval of the director. (Ord. 9979 Art. 3 § 52, 1970.)

19.04.450 **Areas closed to the public - Entry restrictions.** Persons shall not enter any restricted area posted as "closed" to the public except persons authorized by the director. (Ord. 9979 Art. 3 § 47, 1970.)

19.04.460 **Roads and walks - Use restrictions.**

- A. All persons wishing to travel on any airport must do so only on roads, walks or places provided for this class of traffic.
- B. All persons shall use the roads or walks or places in such a manner as not to hinder or obstruct their proper use. (Ord. 9979 Art. 3 § 46, 1970.)

19.04.470 **Landing areas - Pedestrian restrictions.** A person shall not enter, be or remain upon any landing area of any airport unless the director or airport manager finds that his presence will not endanger anyone or interfere with any operations of the airport and has given him permission to so enter, be or remain. (Ord. 9979 Art. 3 § 48, 1970.)

19.04.480 **Animals - Control required.** Dogs and other animals may be permitted on an airport only if on a leash or confined in such a manner as to be under control. (Ord. 9979 Art. 3 § 51, 1970.)

19.04.490 **Apron of airport - Activities restricted.**

- A. Persons on the apron shall be careful to keep clear of moving aircraft or turning propellers.
- B. No one shall use, climb upon, sit in, push or otherwise touch property of others parked or based on the airport.
- C. Children under 14 years of age must be accompanied by adults when in any area except the terminal building. (Ord. 9979 Art. 3 § 49, 1970.)

AIRPORTS AND HARBORS

19.04.500 Sanitation of premises - Comfort stations.

- A. Garbage, papers and refuse, or other material, shall be placed in receptacles provided for that purpose.
- B. Comfort stations are for the convenience of the public and all persons shall use them only in a clean and sanitary manner. (Ord. 9979 Art. 3 § 54, 1970.)

19.04.510 Injuring airport property - Payment of costs.

- A. Persons shall not:
 - 1. Destroy, injure, deface or disturb any property;
 - 2. Abandon any personal property on the airport;
 - 3. Alter in any way, unless approved in advance in writing by the director, any building, structure, fixtures or equipment; or
 - 4. Hoist any objects in any manner from any building or structure except as approved by the director.
- B. Any and all airport property destroyed, injured or damaged, by accident or otherwise, shall be paid for by the party or parties responsible. (Ord. 9979 Art. 3 § 50, 1970.)

19.04.520 Commercial operations - Requirements generally. All persons wishing to use an airport, or any portion thereof, for any revenue-producing activity such as, but not limited to, commercial photography, air shows, air charters, flight instruction, sales of equipment, supplies or aircraft, and maintenance or repair of aircraft, or for any consideration of any nature whatsoever, must secure an appropriate permit, license or lease for such activity from the director and pay the rates and charges prescribed for such use. An approved performance bond may also be required. (See Section 19.04.580.) (Ord. 9979 Art. 3 § 44, 1970.)

19.04.530 Advertisements - Approval for posting or distribution. All persons wishing to post, distribute or display signs, advertisements, circulars, printed or written matter at any airport must obtain the approval of the director and post such notices in a manner prescribed by the director. (Ord. 9979 Art. 3 § 45, 1970.)

19.04.540 Lost articles. Any person finding lost articles shall deposit them at the airport office. (Ord. 9979 Art. 3 § 55, 1970.)

19.04.550 Gambling prohibited. Persons shall not conduct gambling in any form, or operate gambling devices anywhere on an airport. (Ord. 9979 Art. 3 § 53, 1970.)

Part 4

AIRCRAFT OPERATIONS AND FACILITIES

Sections:

- 19.04.560 Director powers and duties.
- 19.04.570 Hours of operation.
- 19.04.580 Commercial operations - Permit procedures and fees.
- 19.04.590 Airport fees - Payment required.
- 19.04.600 Airport fees - Penalties for failure to pay.
- 19.04.610 Insurance requirements for commercial operators.
- 19.04.620 Aircraft - Storage license and registration requirements.

AIRPORTS AND HARBORS

- 19.04.630 Instructors, mechanics and other personnel - Registration.
- 19.04.640 Visiting pilots - Registration.
- 19.04.650 Flying clubs.
- 19.04.660 Tenants and lessees - Posting of information.
- 19.04.670 Traffic rules - Passengers, aircraft and equipment.
- 19.04.680 Aircraft - Engine operation restrictions.
- 19.04.690 Brakes and blocking devices for aircraft and equipment.
- 19.04.700 Aircraft - Taxiing restrictions.
- 19.04.710 Loading gates - Use restrictions.
- 19.04.720 Freight and cargo handling.
- 19.04.730 Aircraft - Parking and storage specifications.
- 19.04.740 Intoxicating liquor, narcotics or drugs - Restrictions.
- 19.04.750 Aircraft - Unnecessary noise prohibited.
- 19.04.760 Aircraft operation - Traffic pattern.
- 19.04.770 Aircraft operation - Takeoffs and landings.
- 19.04.780 Aircraft operation - Formation takeoffs and landings.
- 19.04.790 Unattended aircraft.
- 19.04.800 Helicopter operations.
- 19.04.810 Gliders - Towing restrictions.
- 19.04.820 Aircraft - Agricultural activities prohibited.
- 19.04.830 Model aircraft - Operation prohibited.
- 19.04.840 Parachute jumping prohibited - Exception.
- 19.04.850 Aircraft - Maintenance and repair activities.
- 19.04.860 Aircraft - Washing facilities.
- 19.04.870 Aircraft - Fuel and oil.
- 19.04.880 Accident report requirements.
- 19.04.890 Damaged or disabled aircraft - Removal requirements.
- 19.04.900 Aircraft impound area - Placement conditions.

19.04.560 Director powers and duties.

- A. The director shall recommend to the board for approval and adoption and the board may adopt rates and charges and such additional regulations regarding each airport operation as may be necessary, provided such regulations are not conflicting with anything contained in this chapter.
- B. The director shall be responsible for notifying the appropriate authorities of all flight operations being conducted in an illegal or hazardous manner within an airport flight pattern or control zone.
- C. The manager shall have the authority to take such steps as may be necessary for the handling, policing and protection of the public at the airport.
- D. The manager may, in his absence, appoint the assistant airport manager, or an airport serviceman, to act as his agent for the county in matters not affecting policy. (Ord. 9979 Art. 4 § 56, 1970.)

19.04.570 Hours of operation. The airport will be in operation for such hours as designated by the director, subject to such restrictions as are necessary in the interest or safety. (Ord. 9979 Art. 4 § 57, 1970.)

19.04.580 Commercial operations - Permit procedures and fees. A written permit issued by the county of Los Angeles is required of all persons prior to commencing commercial operations from or upon an airport.

AIRPORTS AND HARBORS

- A. Application. To obtain a permit, the applicant shall first file an application in writing with the director on a form furnished by the director.
- B. Duration. Permits may be issued for the following duration:
 - 1. Temporary, from one to 30 days, as shown on permit;
 - 2. Month-to-month;
 - 3. Semi-annual;
 - 4. Annual.
- C. Permit Fees. An appropriate fee, set by the board, shall be paid upon the issuance of a permit to operate any commercial activity on or off an airport.
- D. Permits. The permit will indicate the type of activity, dates covered, principals involved and the fee paid, as well as any special conditions or requirements.
- E. Special Requirements. Because of the nature of each activity, there may be additional or special requirements for a permit, such as insurance, equipment, inspections, approved performance bonds, or whatever the director may require for the protection of the public and the county of Los Angeles. (Ord. 9979 Art. 4 § 58, 1970.)

19.04.590 Airport fees - Payment required. Persons shall not operate an aircraft or use a landing area, passenger ramp, apron area or aircraft parking and storage area except upon payment of such fees and charges as established by the board. (Ord. 9979 Art. 4 § 59, 1970.)

19.04.600 Airport fees - Penalties for failure to pay. Any aircraft owner, agent or pilot in charge failing to pay any fee charged against aircraft owned or controlled by him shall be subject to:

- A. Having said aircraft held until such fees are paid;
- B. Any other penalties which may be imposed by law. (Ord. 9979 Art. 4 § 60, 1970.)

19.04.610 Insurance requirements for commercial operators.

- A. All commercial operators on any airport shall obtain public liability and property damage insurance together with product liability coverage, with a hold-harmless endorsement in favor of the county of Los Angeles, its officers and employees, in amounts set by the director from a company or companies which are licensed to do business in California and which are satisfactory to the director.
- B. All commercial operators shall obtain insurance which shall be extended to cover persons who rent aircraft from a commercial operator against claims for property damage or liability to passengers or third parties. (Ord. 9979 Art. 4 § 87, 1970.)

19.04.620 Aircraft - Storage license and registration requirements. All persons wishing to store aircraft on an airport must make application and complete an aircraft storage license. Each commercial operator shall submit a list of aircraft based in this area, including his own, to the airport manager, stating the owner's name, address, telephone number, aircraft make, model and registration number. On the first day of each month, a report of newly based or departed aircraft shall be submitted. (Ord. 10294 § 1, 1971; Ord. 9979 Art. 4 § 62, 1970.)

AIRPORTS AND HARBORS

- 19.04.630 Instructors, mechanics and other personnel - Registration.** All flight instructors, charter pilots, ground-school instructors and aircraft and engine mechanics shall be registered with the manager's office prior to operating from any airport, and shall have such required licenses, permits or certificates verified. (Ord. 9979 Art. 4 § 61, 1970.)
- 19.04.640 Visiting pilots - Registration.** All visiting pilots who land at an airport shall register on arrival. (Ord. 9979 Art. 4 § 63, 1970.)
- 19.04.650 Flying clubs.**
- A. Profit-making clubs are considered to be commercial operators and shall not base at any airport without a lease.
 - B. All nonprofit flying clubs shall be registered and file a copy of their organizational papers with the airport office.
 - C. All flying clubs shall carry insurance in an amount and type set by the director. Members of flying clubs shall each have reasonable and proportionate ownership in the club's airplanes and equipment.
 - D. No club shall solicit for the purpose of instruction any person on the premises of a commercial operator without the written permission of said operator on file with the director.
 - E. The director shall have the sole discretion to determine whether a flying club is nonprofit or commercial. (Ord. 9979 Art. 4 § 64, 1970.)
- 19.04.660 Tenants and lessees - Posting of information.** All lessees and tenants shall maintain bulletin boards in conspicuous places for the purpose of posting the information of their personnel and customers, airport regulations and charges. Each tenant shall post on his bulletin board Workmen's Compensation notices, lists of physicians and the names of liability insurance carriers. (Ord. 9979 Art. 4 § 86, 1970.)
- 19.04.670 Traffic rules - Passengers, aircraft and equipment.**
- A. Persons shall not board or disembark from any aircraft on the landing or takeoff area.
 - B. Aircraft shall not be permitted to stop on or remain on any part of the landing or takeoff area. Engine operation when loading or unloading passengers is prohibited except in cases where FAA regulations permit.
 - C. Persons or equipment are not allowed on runways or taxiways except when authorized by the director. (Ord. 9979 Art. 4 § 69, 1970.)
- 19.04.680 Aircraft - Engine operation restrictions.**
- A. Aircraft engines shall not be started or run unless a qualified operator is at the control and effective brakes are on and locked or wheels blocked.
 - B. Aircraft engines shall not be operated in a manner or position that hangars, buildings, or other facilities, property or persons may be damaged or injured by such operation. (Ord. 9979 Art. 4 § 74, 1970.)

AIRPORTS AND HARBORS

19.04.690 Brakes and blocking devices for aircraft and equipment. Aircraft, passenger ramps, baggage trucks and other such portable equipment shall be equipped with brakes. In alternative cases, suitable blocking devices shall be securely set when equipment is not in use. (Ord. 9979 Art. 4 § 76, 1970.)

19.04.700 Aircraft - Taxiing restrictions.

- A. Pilots shall taxi their aircraft at a safe speed on taxiways, displaying extreme caution at all times.
- B. Aircraft shall not taxi onto the runways without first stopping to observe traffic and to wait for approaching aircraft to pass or land.
- C. Aircraft shall not be taxied into or out of hangars or push-in tiedown spots.
- D. Helicopters shall not air-taxi unless permitted by the director. (Ord. 9979 Art. 4 § 75, 1970.)

19.04.710 Loading gates - Use restrictions.

- A. The loading gate in front of the administration building or such other designated areas will be used only for the immediate loading or unloading of passengers, baggage, freight or cargo.
- B. Aircraft at the loading gate shall move out of the area as soon as loaded or unloaded.
- C. If an aircraft is delayed because of late passengers, equipment trouble, or for any other reason, the aircraft shall be moved to an area designated by the director. (Ord. 9979 Art. 4 § 71, 1970.)

19.04.720 Freight and cargo handling. The handling of freight and cargo will be done only in areas designated by the director. (Ord. 9979 Art. 4 § 72, 1970.)

19.04.730 Aircraft - Parking and storage specifications.

- A. Aircraft shall be stored and repairs made only in areas designated for that purpose by the director.
- B. Privately owned aircraft shall be parked only in the aircraft parking area or in a hangar.
- C. Flying school and rental aircraft shall be parked and operated from an area assigned them by the director.
- D. Visiting aircraft shall be parked in the aircraft parking area in positions assigned them by the director.
- E. At the direction of the director, the operator, owner or pilot of any aircraft on the airport shall move the aircraft from the place where it is parked or stored to any other place designated on the airport. If the operator refuses to comply with the director, the director shall order the aircraft moved or towed to such designated place at the operator's expense and without liability for damage to the county, its officers, employees or agents, that may result from such moving.
- F. Open parking spaces for aircraft shall not be used for toolboxes, ladders, storage lockers or other tools or equipment.
- G. Hangar entrances shall be kept clear at all times. (Ord. 9979 Art. 4 § 70, 1970.)

AIRPORTS AND HARBORS

- 19.04.740 Intoxicating liquor, narcotics or drugs - Restrictions.** No person who is under the influence of, or in possession of, Intoxicating liquor, narcotics or any dangerous drug (as now or hereafter listed in Section 4211 of the Business and Professions Code) shall board or operate any aircraft or motor vehicle upon an airport. (Ord. 9979 Art. 4 § 82, 1970.)
- 19.04.750 Aircraft - Unnecessary noise prohibited.** Aircraft shall be operated in a manner while on the ground or in flight so as to create the least amount of noise commensurate with safe operation. (Ord. 9979 Art. 4 § 66, 1970.)
- 19.04.760 Aircraft operation - Traffic pattern.**
- A. Unless otherwise authorized, all aircraft entering the landing pattern shall do so in compliance with the published flight pattern. Pilots shall maintain a proper interval, as provided in the FAA air traffic control manual, to avoid crowding of the runways on landing.
 - B. The director, unless superseded by other authority, by appropriate notice and clearances shall designate the traffic pattern altitude at each airport. (Ord. 9979 Art. 4 § 65, 1970.)
- 19.04.770 Aircraft operation - Take-offs and landings.**
- A. Pilots shall make an engine check at least 100 feet clear of the runway and visually check for landing traffic before entering the takeoff position.
 - B. Before taxiing an aircraft into position on the runway for takeoff, the final approach shall be clear.
 - C. All takeoffs and landings of aircraft shall be made on the runway only.
 - D. All initial takeoffs of aircraft shall be made from the end of the runway.
 - E. No aircraft shall land or take off in such a manner as to clear any public street at an altitude of less than 50 feet.
 - F. No 180-degree turns or turn-backs shall be made on the landing runway.
 - G. Aircraft landing at the airport shall make the landing runway available to others by leaving the line of traffic as promptly as possible.
 - H. The director may delay or restrict any flight or other operations at the airport, and may refuse takeoff clearance to any aircraft when necessary in the interest of safety.
 - I. The director, by appropriate notices, may restrict, regulate or entirely suspend student training, touch-and-go landings, practice takeoffs and landings, or simulated forced landings when required in the interest of safety. (Ord. 9979 Art. 4 § 68, 1970.)
- 19.04.780 Aircraft operation - Formation takeoffs and landings.** Formation takeoffs or landings shall not be permitted. (Ord. 9979 Art. 4 § 67, 1970.)
- 19.04.790 Unattended aircraft.** Aircraft shall not be left unattended unless properly tied down. Owners of such aircraft shall be held responsible for any damage resulting from failure to comply with this rule. (Ord. 9979 Art. 4 § 73, 1970.)

AIRPORTS AND HARBORS

- 19.04.800 Helicopter operations.** Helicopters shall land and take off from designated areas only. (Ord. 9979 Art. 4 § 77, 1970.)
- 19.04.810 Gliders - Towing restrictions.** A person shall not tow or pull a glider by airplane, motor vehicle or any other method where such towing or pulling is for the purpose of taking off unless approved by the director. (Ord. 9979 Art. 4 § 78, 1970.)
- 19.04.820 Aircraft - Agricultural activities prohibited.** No dusting, spraying of insecticide, or other flights of an agricultural nature shall be allowed from an airport. (Ord. 9979 Art. 4 § 84, 1970.)
- 19.04.830 Model aircraft - Operation prohibited.** No person shall fly or cause or permit the flying of model aircraft or any similar device on any airport. (Ord. 9979 Art. 4 § 88, 1970.)
- 19.04.840 Parachute jumping prohibited - Exception.** Parachute jumping within the confines of airport boundaries, flight patterns, approach zones or 45-degree entry legs, is prohibited unless prior approval is obtained from the FAA and the Division of Aeronautics of the state of California. (Ord. 9979 Art. 4 § 79, 1970.)
- 19.04.850 Aircraft - Maintenance and repair activities.**
- A. Aircraft may be maintained and repaired on county-owned airports in designated maintenance and repair areas and buildings, in leased areas and buildings, in tee hangars and tiedown spaces rented under aircraft storage license agreements, and in buildings or areas approved or assigned by the airport manager, subject to compliance with terms and conditions included in applicable leases or license agreements.
 - B. Aircraft maintenance and repair performed in the areas and buildings is authorized subject to compliance with appropriate Federal Aviation Regulations, government agencies as provided in Section 19.04.050 of this chapter, Building and Fire Codes, and airport regulations. Maintenance performed by commercial operators not otherwise authorized by lease license agreement or contract is permitted subject to compliance with Sections 19.04.520 and 19.04.580 of this chapter. (Ord. 10294 § 2, 1971; Ord. 9979 Art. 4 § 85, 1970.)
- 19.04.860 Aircraft - Washing facilities.** Aircraft shall be washed only in areas provided for that purpose, or in any other area so designated by the director. Arrangements for the use of these facilities shall be made in advance. (Ord. 9979 Art. 4 § 83, 1970.)
- 19.04.870 Aircraft - Fuel and oil.** The county of Los Angeles shall be the distributor for fuel and oil products on all airports. (Ord. 9979 Art. 4 § 89, 1970.)
- 19.04.880 Accident report requirements.** Witnesses of and participants involved in aircraft, vehicular or pedestrian accidents occurring on or within airport boundaries shall make a full report to the director as soon after the accident as practicable, and submit such information together with their names and addresses to complete required accident reports. (Ord. 9979 Art. 4 § 80, 1970.)
- 19.04.890 Damaged or disabled aircraft - Removal requirements.** The operator shall be responsible for the prompt removal of damaged or disabled aircraft or parts thereof unless required or directed to delay such action pending an investigation of the accident. In the event it shall become necessary for Los Angeles County airport personnel to move or have moved such disabled aircraft, or parts thereof, such removal shall be at the operator's expense, without liability to the county, its officers, employees or agents for damage which may result. (Ord. 9979 Art. 4 § 81, 1970.)

AIRPORTS AND HARBORS

19.04.900 Aircraft impound area - Placement conditions. The director may establish an impound area on each airport to lock aircraft in place, and place therein any aircraft in possession of the county for which payment is owing to the county, and not paid on demand, for repairs, labor, supplies, materials or for storage of safekeeping; also for reasonable charges for the use of any landing aid and reasonable landing fee. The moving of such aircraft shall in no way obligate the county for any damages done. A \$ 10.00 charge for moving shall be added to the account. (Ord. 9979 Art. 4 § 90, 1970.)

Part 5

MOTOR VEHICLE REGULATIONS³

Sections:

- 19.04.910 Operation regulations applicable.
- 19.04.920 Flight operations area restrictions.
- 19.04.930 Clearance of fire gate and entrance areas.
- 19.04.940 Loading areas.
- 19.04.950 Speed limits.
- 19.04.960 Crossing runways - Procedures.
- 19.04.970 Yield right-of-way to aircraft.
- 19.04.980 Parking restrictions.
- 19.04.990 Repairs and cleaning restricted.
- 19.04.1000 Bicycles and certain other vehicles prohibited - Exceptions.

19.04.910 Operation regulations applicable. Motor vehicles shall be operated on an airport in strict accordance with the motor vehicle laws of the state of California and local jurisdictions. In addition thereto, the following regulations set forth in this Part 5 pertaining to operation of motor vehicles on airports shall apply. (Ord. 9979 Art. 5 § 91, 1970.)

19.04.920 Flight operations area restrictions.

- A. Motor vehicles shall not be permitted on the airport flight operations area except by prior approval of the director.
- B. All motor vehicles in daily use on the flight operations area shall be painted as set forth in the Federal Aviation Administration Regulations (FARs) or subsequent FARs.
- C. Other motor vehicles having occasion to enter the flight operations area shall display a flag above the vehicle. This flag shall be not less than three feet square, consisting of a checkered pattern of orange and white squares of not less than one foot on a side with the orange squares appearing at the corners and in the center of the flag. (Ord. 9979 Art. 5 § 92, 1970.)

19.04.930 Clearance of fire gate and entrance areas. All fire gates and entrances shall be kept clear of motor vehicles at all times. (Ord. 9979 Art. 5 § 99, 1970.)

19.04.940 Loading areas. All motor vehicles shall load and unload only at locations designated by the director. (Ord. 9979 Art. 5 § 97, 1970.)

19.04.950 Speed limits. Motor vehicles shall be operated on established streets and roadways in strict compliance with speed limits posted on traffic signs, and in any event shall not be in excess of 25 miles per hour, and shall at all times be operated in a proper and safe manner. On passenger loading ramps

AIRPORTS AND HARBORS

and in areas immediately adjacent to hangars, speed shall not exceed 10 miles per hour. (Ord. 9979 Art. 5 § 93, 1970.)

- 19.04.960 Crossing runways - Procedures.** The operator of a motor vehicle authorized to enter taxiways or runways shall exercise caution so as to keep clear of aircraft and shall follow the directions of the control tower, if any. (Ord. 9979 Art. 5 § 94, 1970.)
- 19.04.970 Yield right-of-way to aircraft.** Motor vehicular traffic shall yield the right-of-way to aircraft. (Ord. 9979 Art. 5 § 95, 1970.)
- 19.04.980 Parking restrictions.** Motor vehicles shall not be parked on an airport other than in the manner and at locations designated by the director. (Ord. 9979 Art. 5 § 98, 1970.)
- 19.04.990 Repairs and deaning restricted.** No person shall clean or make any repairs to motor vehicles anywhere on an airport, except those minor repairs necessary to remove such motor vehicles from an airport. (Ord. 9979 Art. 5 § 100, 1970.)
- 19.04.1000 Bicycles and certain other vehicles prohibited - Exceptions.** Bicycles, and other two- or three-wheel vehicles are strictly prohibited except when used in the conduct of business, such as transportation to an airport, or if approved by the director. (Ord. 9979 Art. 5 § 96, 1970.)

Part 6

FIRE REGULATIONS⁵

Sections:

- 19.04.1010 Fire equipment requirements.
- 19.04.1020 Smoking and open-flame operations.
- 19.04.1030 Flammable materials - Use restrictions.
- 19.04.1040 Cleanliness of premises and equipment.
- 19.04.1050 Flammable rags and waste.
- 19.04.1060 Operations involving fire hazards.

19.04.1010 Fire equipment requirements.

- A. Adequate and readily accessible fire extinguishers shall be provided by lessees, and maintained in proper working order. Each fire extinguisher shall carry a suitable tab showing date of most recent inspection.
- B. Use of any fire equipment, no matter how trivial, shall be reported to the director immediately after use. (Ord. 9979 Art. 6 § 101, 1970.)

19.04.1020 Smoking and open-flame operations.

- A. Smoking or lighting of open flames shall be prohibited in the following locations:
 - 1. Places with posted "no smoking" signs;
 - 2. On ramps or aprons;
 - 3. Within 50 feet of fuel trucks or fuel-loading stations.

AIRPORTS AND HARBORS

- B. Persons shall not be permitted to conduct any open-flame operations in any building, or part thereof, except those specifically rented for repair-shop purposes, unless specifically authorized by the director.
- C. Open flames, unprotected lightbulbs, blowtorches, heaters, welding, or other causes of fire or sources of sparks shall not be permitted within a distance of 100 feet while any fuel filling or draining operations are being conducted, or at any distance where ignition of fuel vapor is possible. (Ord. 9979 Art. 6 § 102, 1970.)

19.04.1030 Flammable materials - Use restrictions.

- A. No person shall keep, store, use or discard any flammable liquids, gases, signal flares or other similar material in hangars or in any building on any airport; however, such materials may be kept in aircraft in the proper receptacles installed in the aircraft for such purpose, or in rooms or areas specifically approved for such storage by the director.
- B. No cylinder or flask of compressed flammable gas shall be kept or stored except at such place as may be designated by the director.
- C. No gasoline shall be stored aboveground or brought upon the premises of an airport except by persons duly authorized by the director.
- D. Extreme caution shall be observed in handling paints, thinners and other flammable substances.
- E. The process of fabric preparation or painting shall not be carried on in any hangar or building other than those specifically approved for the purpose.
- F. No aircraft shall be fueled or drained while in a hangar or other enclosed place. Fueling shall be done in such a manner and with such equipment that adequate connections for the grounding at a point of zero electrical potential shall be continuously maintained during such times.
- G. No person shall use flammable volatile liquids in cleaning operations unless such cleaning operations are conducted in open air and 50 feet or more away from any other airplane, equipment or building.
- H. Aircraft or aircraft engines shall not be cleaned or degreased unless such operations are done in maintenance areas properly equipped to handle such works, or in a space designated for such purpose by the director. (Ord. 9979 Art. 6 § 103, 1970.)

19.04.1040 Cleanliness of premises and equipment.

- A. Hangars and building space shall be kept clean inside and out.
- B. Hangar floors, gasoline pits and trucks shall be kept clean and free of excess gasoline, grease and other flammable liquids, solids or gases.
- C. Floors shall be kept clean and free of oil, and no volatile or flammable solvent shall be used for cleaning floors. (Ord. 9979 Art. 6 § 104, 1970.)

19.04.1050 Flammable rags and waste.

- A. Lessees of hangars or other airport areas shall provide suitable metal receptacles for the storage of oily waste, rags and other rubbish. All such waste or rubbish shall be removed by the lessee at frequent

AIRPORTS AND HARBORS

intervals. In garages, shops or other buildings operated or maintained by the airport, the above and other rules prescribed by the director shall be observed by employees on the airport engaged in operation or maintenance of such garages, shops or other buildings.

- B. Boxes, crates, rubbish, paper or other litter shall not be permitted to accumulate in or about any hangar, and all oil, paint, varnish cans, bottles or other containers shall be removed from the hangar immediately upon being emptied.
- C. Any spilled gasoline in enclosures shall be wiped up immediately. The cleaning rags shall be disposed of promptly and the space ventilated. (Ord. 9979 Art. 6 § 105, 1970.)

19.04.1060 Operations involving fire hazards. When any operation involving fire hazard not specifically covered by any regulation contained in this chapter constitutes an unsafe practice, in the opinion of the director, the operator shall cease such operation immediately upon notice. (Ord. 9979 Art. 6 § 106, 1970.)

Chapter 19.08

AIRPORT HAZARDS

Sections:

- 19.08.010 Definitions.
- 19.08.020 Board of supervisors findings.
- 19.08.030 High-tension electrical lines prohibited where.
- 19.08.040 Exceptions to chapter applicability.
- 19.08.050 Violation - Penalty.
- 19.08.060 Severability.

19.08.010 Definitions. As used in this chapter:

- A. "Airport" means any area of land or water which is used or intended for use for the landing and taking-off of aircraft.
- B. "Person" means any individual, firm, copartnership, joint adventure, association, social club, fraternal organization, corporation, estate, trust, business trust, receiver, syndicate, this and any other county, city and county, municipality, district or other political subdivision, or any other group or combination acting as a unit. (Ord. 6703 §§ 2 and 3, 1955.)

19.08.020 Board of supervisors findings. The board of supervisors finds that high-tension wires carrying in excess of 66,000 volts in close proximity to airports present an extreme hazard to human life because of the possibility of contact with such wires by planes due to engine failure or other difficulties. (Ord. 6703 § 1, 1955.)

19.08.030 High-tension electrical lines prohibited where. A person shall not construct, establish or maintain any high-tension line carrying more than 66,000 volts of electricity within 2,000 feet of the outer boundaries of any airport unless all parts of such wire or wires are not more than 65 feet above the highest portion of such outer boundaries of the airport. (Ord. 6703 § 4, 1955.)

19.08.040 Exceptions to chapter applicability. This chapter does not apply to any high-tension line existing on June 14, 1955, the day that the ordinance codified in this chapter was adopted, unless the voltage in such line is subsequently increased or such line is raised or its position changed so as to bring it nearer to the outer boundaries of any airport. (Ord. 6703 § 5, 1955.)

AIRPORTS AND HARBORS

19.08.050 Violation - Penalty. Violation of this chapter is punishable by a fine of not more than \$500.00 or by imprisonment in the County Jail for a period of not more than six months, or by both such fine and imprisonment. Each day during any portion of which any violation of any provision of this chapter is committed, continued or permitted is a separate offense. (Ord. 6703 § 7, 1955.)

19.08.060 Severability. If any portion of the ordinance codified in this chapter or the application thereof to any person or circumstance is held invalid, the remainder of such ordinance and the application of such provision to other persons or circumstances shall not be affected thereby. (Ord. 6703 § 6, 1955.)

Title 19.doc

¹ *For statutory provisions on county airports, see Gov. Code § 26020 et seq. and § 50470 et. seq. For county Aero Museum, see Ch. 2.90 of this code. For interference with airport operation, see Ch. 13.14.*

For further information regarding Airport Rules and Regulations, or for information regarding references stated in this excerpt of the Los Angeles County Code, please contact us by e-mail at [Aviation Division](#) or call at (626) 458-7389.