

#10

AMENDMENT NO. 10 TO LEASE NO. 4710
PARCEL NO. 1S - MARINA DEL REY

THIS AMENDMENT TO LEASE made and entered into this 7th
day of ~~October~~ NOVEMBER, 1984,

BY AND BETWEEN

COUNTY OF LOS ANGELES,
hereinafter referred to as
"County",

AND

UNION OIL COMPANY OF CALIFORNIA,
hereinafter referred to as
"Lessee",

W I T N E S S E T H:

WHEREAS, on July 21, 1961, Lessee and County entered into a
lease and agreement under the terms of which County leased to Lessee
that certain real property located in the Marina del Rey now commonly
known as Parcel 1S; and

WHEREAS, the parties desire to amend lease section 3 so as to
eliminate the prohibition against using said premises for the sale
of live bait in order to allow Lessee to engage in the conduct of
this activity on the leasehold; and

WHEREAS, the parties further desire to amend lease section 13 to reduce the applicable percentage rental to the gross receipts of this activity from ten percent to five percent;

NOW, THEREFORE, in consideration of the mutual agreements, covenants and conditions, the parties, and each of them, agree as follows:

1. Section 3 of said lease (PURPOSE OR USE OF PROPERTY) is hereby amended by deleting from the second paragraph therein the following item:

"(b) Live bait sales."

2. Subsection (b) of section 13 (PERCENTAGE RENTALS) of said lease is hereby deleted and the following substituted therefore:

"(b) TEN PERCENT (10%) of gross receipts from the rental or other fees charged for the use of dry storage facilities, landside gear lockers, landside storage space, boats, motors, tackle, recreational equipment, tools, equipment, launch and retrieving of small boats."

3. Subsection (t) is added to section 13 (PERCENTAGE RENTAL):

"(t) FIVE PERCENT (5%) of gross receipts from live bait sales."

4. It is mutually agreed that subsection (t) of section 13 (PERCENTAGE RENTAL) shall remain in full force and effect until the earlier of the following dates: (1) the effective date of a lease amendment increasing the percentage rental of subsection (s) of section 13 (PERCENTAGE RENTALS) from one percent (1%) to five percent (5%); or (2) the effective date of the second decennial readjustment of the rentals provided for in sections 12 (SQUARE FOOT RENTAL) and 13 (PERCENTAGE RENTALS) pursuant to the provisions of section 15 (GENERAL RENT RENEGOTIATION AND ARBITRATION). Thereafter subsection (t) shall be deemed to be of no further force or effect, as it is mutually agreed that the gross receipts of live bait sales shall be subject to the percentage rental of subsection (s) rather than subsection (t).

5. The effective date of this amendment shall be the first day of the month following execution by the Chairman of the Board of Supervisors.

IN WITNESS WHEREOF, County has, by order of its Board of Supervisors, caused this amendment to lease to be subscribed by the Chairman of said Board and attested by the Executive Officer-Clerk thereof, and the Lessee has executed the same the day, month and year first hereinabove written.

UNION OIL COMPANY OF CALIFORNIA

By C. C. Row
C. C. ROW, MANAGER MARKETING REAL ESTATE
UNION 76 DIVISION WESTERN REGION



By [Signature]
R. E. JENKINS, ASSISTANT SECRETARY
COUNTY OF LOS ANGELES

By [Signature]
Chairman, Board of Supervisors

ATTEST:

LARRY J. MONTEILH
Executive Officer-Clerk of the
Board of Supervisors

ADOPTED
BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

By [Signature]
Deputy

9 NOV 27 1984

[Signature]
LARRY J. MONTEILH
EXECUTIVE OFFICER

APPROVED AS TO FORM:

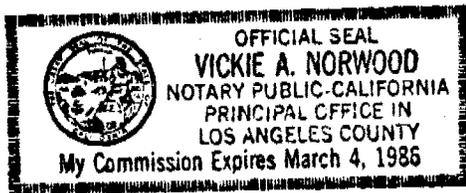
DE WITT W. CLINTON
County Counsel

By [Signature]
Deputy

STATE OF CALIFORNIA)
) SS.
COUNTY OF LOS ANGELES)

On this 9th day of October, in the year 1984,
before me, the undersigned a Notary Public in and for said State,
personally appeared C. C. ROW and R. E. JENKINS, personally known
to me to be the MANAGER, MARKETING REAL ESTATE and ASSISTANT SECRETARY,
respectively, who executed the within instrument on behalf of the
corporation therein named, and acknowledged to me that the Corporation
executed it.

WITNESS my hand and official seal.



Vickie A. Norwood
Notary Public in and for said State