AMENDMENT NO. 11 TO LEASE NO. 4710  
PARCEL NO. 1S - MARINA DEL REY

THIS AMENDMENT TO LEASE made and entered into this day of December, 1985.

BY AND BETWEEN COUNTY OF LOS ANGELES, hereinafter referred to as "County,"

AND UNION OIL COMPANY OF CALIFORNIA, hereinafter referred to as "Lessees,"

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, Amendment No. 9 to said lease established by mutual agreement the percentage rentals to be paid for the ten year period that commenced May 10, 1976; and
WHEREAS, the parties hereto desire to revise certain portions of the percentage rent schedule in accord with current standards of fair market value; and

WHEREAS, the parties desire to condition approval of this lease amendment upon approval of the terms set forth in this amendment and the proposed attached lease amendments for parcels 51S and 55, Marina del Rey.

NOW, THEREFORE, in consideration of the mutual agreements, covenants and conditions in this amendment and the attached lease amendments for parcels 51S and 55, Marina del Rey, the parties, and each of them, agree as follows:

1. Subsections (a) and (s) in the second paragraph of Section 13 (PERCENTAGE RENTALS) of said lease are hereby deleted and the following substituted therefore:

"(a) TWENTY FIVE PERCENT (25%) of gross receipts from the rental or other fees charged for the use of boat slips, anchorages, moorings, dockside gear lockers, dockside storage space, and such other facilities and services ancillary thereto as are provided in common to all tenants."
"(s) FIVE PERCENT (5%) of gross receipts from the sale of miscellaneous goods and services not specifically provided for elsewhere in this Section."

2. The effective date of this amendment shall be the first day of the month following approval by the Board of Supervisors and execution by the Chairman of this amendment and the proposed lease amendments for parcels 51S and 55, Marina del Rey, that are attached hereto as Exhibits A and B. Therefore, it is understood and agreed by the parties that this lease amendment shall become effective only in the event of their mutual approval and acceptance of all amendatory terms contained in these lease amendments for the three leaseholds that Lessee currently owns in Marina del Rey, and conversely ineffective for any purpose whatsoever without such mutual assent to be bound by the terms of all three lease amendments.

3. Every other term and condition contained in said lease and agreement shall remain in full force and effect and is hereby reaffirmed.
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
G. C. ROW, MANAGER MARKETING REAL ESTATE
UNION 76 DIVISION WESTERN REGIONS

By

Y. P. Price, ASSISTANT SECRETARY
COUNTY OF LOS ANGELES

By

Erma D. Edelman
Chairman, Board of Supervisors

ATTEST:

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

APPROVED AS TO FORM:

DE WITT W. CLINTON
County Counsel

By

Deputy

ADOPTED
BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

11
NOV 26 1985

LARRY J. MONTEILH
EXECUTIVE OFFICER

By

Deputy

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On this 21st day of September, 1951, before me, the undersigned, a Notary Public in and for said State, personally appeared _______________ and _______________, personally known to me (or proved to me on the basis of satisfactory evidence) to be the _______________ and _______________, respectively, who executed the instrument within the State of California on behalf of the corporation therein named, and acknowledged to me that the corporation executed it.

WITNESS my hand and official seal.

[Signature]

Notary Public in and for said State