

ESTABLISH OR INTEREST

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RECORDING REQUESTED BY AND MADE BY

H.S. Althaus
727 W. 7th LA 17

4385 AMENDMENT TO LEASE #1

FEE \$3.60 3C

THIS AMENDMENT TO LEASE made this 16th day of March, 1962, by and between the County of Los Angeles, hereinafter referred to as "County" and Vadim P. Kondratief, dba V.P.K. Investment & Development Company, Suite 220, 8925 Wilshire Boulevard, Beverly Hills, California,

hereinafter referred to as "Lessee" WITNESSETH:

WHEREAS, the parties hereto have heretofore on the fourth day of October, 1961 entered into a lease of premises commonly referred to as Parcel No eight Marine del Rey, consisting of a total of 246,044 square feet and situated in the Marina del Rey Small Craft Harbor of the County of Los Angeles, State of California, more particularly described in Exhibit "A" attached hereto and incorporated herein, and

WHEREAS, Section 13 of the said lease provides for the manner of payment of square foot and holding rentals, and;

WHEREAS, the Board of Supervisors, on the 19th day of December, 1961, adopted a resolution authorizing an amendment to the provisions of the said lease with respect to the said holding rentals,

NOW, THEREFORE, in consideration of the mutual promises and covenants of each of the parties hereto it is hereby agreed as follows.

1. Paragraph 5 of Section 13 of the said lease is hereby amended to read as follows

RECORDED
APR 5 1962

RECORDED IN OFFICIAL RECORDS
OF LOS ANGELES COUNTY, CALIF.
80 Min. Post 11 A.M. APR 20 1962
RAY E. LEE, County Recorder

APPROVED BY BOARD OF SUPERVISORS

DEC 19 1961

Gordon T. Harvig
Gordon T. Harvig
Clerk of the Board

APR 20 1962

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Deputy

Prior to the start of square foot rental payments as in this section above provided for, Lessee shall pay to County each month in advance a "holding rental"

consisting of one-third of the contemplated total monthly installment of square foot rental. In the event of the start of proportionate square foot rentals under a program of progressive completion, as in this section above provided for, the "holding rental" shall be abated for that portion of the completed improvements and adjoining area thus made subject to square foot rental.

The "holding rental" shall commence on the first day of the month following notice to the Lessee by Director that the premises are available for occupancy. Premises shall be considered available for occupancy notwithstanding that roads may not be surfaced or that utilities may not be available to the parcel.

If Director finds that Lessee has completed his improvement and construction but cannot utilize it due to failure of the County to complete roadways, water access, or utility lines, Director shall order the abatement of all rental payments ~~until~~ water access, roadways, and utility lines are provided, which in the opinion of the Director are available for the operation of the Lessee's functions.

2. This Amendment to Lease is not retroactive and does not abate any holding rental which has accrued prior to the 19th day of December, 1961.
3. All other terms and conditions and covenants of the said lease are to remain unchanged.

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

Dated March 26, 1962

Valin J. Koutantiel

By Harold P. Johnson
Attorney in Fact

(CORPORATE SEAL)

By _____

By _____

President

Secretary

GORDON T. NESVIG

THE COUNTY OF LOS ANGELES

Clerk of the Board of Supervisors

By Elsie Alford Deputy
By [Signature] Chairman of its Board of Supervisors

APPROVED AS TO FORM:

HAROLD W. KENNEDY
County Counsel

By [Signature]
Deputy

STATE OF CALIFORNIA
County of Los Angeles ss.

On this 20th day of April, A. D., 1962, before me GORDON T. NESVIG, Clerk of the Board of Supervisors of the County of Los Angeles, State of California, residing therein, duly commissioned and sworn, personally appeared:

ERNEST E. DEBS

_____, known to me to be the Chairman of Board of Supervisors of the County of Los Angeles and the person who executed the within instrument on behalf of the County therein named, and acknowledged to me that such County executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year of this certificate first above written.

GORDON T. NESVIG, Clerk of the Board of Supervisors

By Elsie Alford
Deputy

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