

AMENDMENT NO. 7 TO LEASE FOR NO. 4985

PARCEL NO. 8T - MARINA DEL REY

THIS AMENDMENT TO LEASE made this 20th day of

November, 1974.

BY AND BETWEEN

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

AND

INTERSTATE MARINA DEVELOPMENT

COMPANY, a limited partnership

hereinafter referred to as "Lessee,"

WITNESSETH:

WHEREAS, the parties hereto or their predecessors in interest have, on the fourth day of October, 1961, entered into a lease under which Lessee leased from County that certain real property in the Marina del Rey Small Craft Harbor known as Parcel No. 8T; and

WHEREAS, the lease contains various sections which the Lessee and Lessor agree should be clarified;

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

1. Section 11 (GROSS RECEIPTS) of said lease is amended by deleting the words "or elsewhere" in the ninth line of the first paragraph.

2. Section 11 (GROSS RECEIPTS) of said lease is further amended by deleting the last paragraph of said section and substituting the following therefor:

"The Director, by policy statement, consistent with recognized and accepted business and accounting practices, and with the approval of the Lessee, Auditor-Controller and County Counsel, may further interpret the term 'gross receipts' as used in this lease."

3. Section 13 (PERCENTAGE RENTALS) of said lease is amended by deleting the last sentence of the first paragraph of said section and substituting the following therefor:

"The Director, by policy statement and with the approval of the Lessee, Auditor-Controller and County Counsel, may further interpret the percentage categories as set forth in this Section 13, with such determination and interpretation to be a guideline in determining the appropriate categories."

4. Section 13 (PERCENTAGE RENTALS) of said lease is further amended by deleting the phrase "and as further defined in Policy Statement No. 21 issued by Director" from Subsections (f), (g) and (s) of said Section.

5. Section 13 (PERCENTAGE RENTALS) of said lease is further amended by deleting the last paragraph of said section and substituting the following therefor:

"Furthermore, where the Director and the Lessee and/or sublessee find that a percentage of gross receipts is not suitable or applicable for a particular activity not otherwise provided for herein, the Director may establish a minimum monthly rental or fee for that activity. Said rental or fee shall be set by the mutual consent of Director and Lessee and shall be reasonable in accordance with the revenue generated by the Lessee and/or sublessee."

6. Section 22 (SUBLEASES, ASSIGNMENTS, TRUST DEED BENEFICIARIES, MORTGAGES AND SUCCESSORS) of said lease is amended by adding the following sentence to the end of the first paragraph of Subsection C (Assignments) of said section:

"Said consent will not be unreasonably withheld."

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

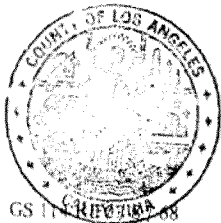
STATE OF CALIFORNIA
County of Los Angeles } ss

On this 20th day of November, A.D., 19 74, before me JAMES S. MIZE, Executive Officer — Clerk of the Board of Supervisors of the County of Los Angeles, State of California, residing therein, duly commissioned and sworn, personally appeared

K. HAHN

known to me to be the Chairman of the 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.



JAMES S. MIZE, Executive Officer — Clerk of the Board of Supervisors

By Catherine [Signature] Deputy

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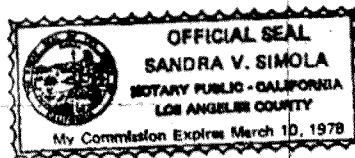
STATE OF CALIFORNIA
COUNTY OF LOS ANGELES } ss

On April 22, 1974 before me, the undersigned, a Notary Public in and for said State, personally appeared A. M. LURIE known to me to be the President, and MENDEL E. FINK known to me to be the Assistant Secretary of Real Property Development Corporation the corporation that executed

the within instrument and known to me to be the persons who executed the within instrument on behalf of said corporation, said corporation being known to me to be the general partner of Interstate Marina Development Co., the limited partnership that executed the within instrument, and acknowledged to me that such corporation executed the same as such general partner and that such limited partnership executed the same.

Witness my hand and official seal.
Signature [Signature]

Name (Typed or Printed)



(This area for official notarial seal)

8. Any and all other terms and conditions contained in said lease shall remain in full force and effect and are 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.

INTERSTATE MARINA DEVELOPMENT CO.
REAL PROPERTY DEVELOPMENT CORPORATION
GENERAL PARTNER

ATTEST:

JAMES S. MIZE, Executive-
Officer-Clerk of the
Board of Supervisors

By Catherine Querson
Deputy

By P. M. Lurie, Pres.

By Thomas E. Ford
A. Sec.

APPROVED AS TO FORM:

JOHN H. LARSON
County Counsel

By Robert W. Redolf
Deputy



COUNTY OF LOS ANGELES

By [Signature]
Chairman, Board of Supervisors

ADOPTED
BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

102

NOV 12 1974

James S. Mize
JAMES S. MIZE
EXECUTIVE OFFICER

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ATTEST:

JAMES S. MIZE, Executive-
Officer-Clerk of the
Board of Supervisors

By Catherine Quisenberry
Deputy

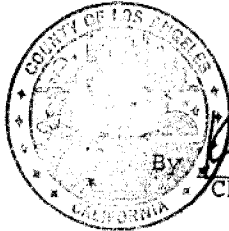
By A. M. Lurie, Pres.

By Thomas H. F. ...
A. Sec.

APPROVED AS TO FORM:

JOHN H. LARSON
County Counsel

By Robert W. Redell
Deputy



COUNTY OF LOS ANGELES

By [Signature]
Chairman, Board of Supervisors

ADOPTED
BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

102

NOV 12 1974

James S. Mize
JAMES S. MIZE
EXECUTIVE OFFICER

STATE OF CALIFORNIA }
County of Los Angeles } ss

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K. HAHN

known to me to be the Chairman of the 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.



JAMES S. MIZE, Executive Officer — Clerk of the Board of Supervisors

By Catherine Quenon Deputy

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } ss.

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the within instrument and known to me to be the persons who executed the within instrument on behalf of said corporation, said corporation being known to me to be the general partner of Interstate Marina Development Co., the limited partnership that executed the within instrument, and acknowledged to me that such corporation executed the same as such general partner and that such limited partnership executed the same.

Witness my hand and official seal.
Signed: [Signature]

Name (Typed or Printed)



(This area for official notarial seal)