AMENDMENT TO LEASE

THIS AMENDMENT TO LEASE made this 7th day of February 1963, by and between the County of Los Angeles hereinafter referred to as "County" and Neptune Development Company, Inc. hereinafter referred to as "Lessee" WITNESSETH:

WHEREAS, the parties hereto have heretofore, on the Fourth day of May 1962, entered into a lease of premises, commonly referred to as Parcel No. Ten (10), Marina del Rey, consisting of a total of 523,074 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, the Board of Supervisors on the Twenty-second day of January 1963, adopted a resolution authorizing certain amendments to the provisions of the said lease:

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

1. SECTION 21 (DEFAULT) IS AMENDED BY ADDING THE FOLLOWING SUBPARAGRAPH TO READ AS FOLLOWS:

Upon any default under this lease, where the leasehold and/or improvements thereon are subject to a mortgage or trust deed, County shall give mortgagor notice in writing, and the mortgagor, his successors and assigns, shall have the right at any time within six (6) months from the date of such notice to correct the default and reinstate the lease, or, if County declares the lease
forfeited and secures possession of the leased premises, the mortgagee within six (6) months of such forfeiture and securing of possession may elect to request and receive a new lease running to mortgagee, his successors and assigns, having the same provisions and conditions as this lease and having a term equal to the remaining term of this lease, except that the mortgagee's liability for ground rental shall not extend beyond the property encumbered by his loan or loans, the County to deliver possession of the property immediately upon the execution of such new lease, and the mortgagee to pay to County the amount of ground rentals due under this lease less any net rentals or other income which County may have received during the time it may have been in possession of the property.

2. All other terms and conditions and covenants to the said Lease are to remain unchanged.

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 January 24, 1963

_Neptune Development Co., Inc._

By [Signature]
President

By [Signature]
Secretary

THE COUNTY OF LOS ANGELES

By [Signature]
Chairman of its Board of Supervisors

APPROVED AS TO FORM:

HAROLD W. KENNEDY
County Counsel

By [Signature]
Deputy
LEGAL DESCRIPTION

Marina Del Rey
Lease Parcel No. 10 Amended

Parcels 102 to 132 inclusive, in the County of Los Angeles, State of California, as shown on Los Angeles County Assessor's Map No. 88, recorded in Book 1, pages 53 to 70 inclusive, of Assessor's Maps, in the office of the Recorder of said county.

Reserving and excepting therefrom unto the County of Los Angeles easements for sanitary sewer, fire access and harbor utility purposes over those portions thereof designated on said map to be reserved by said county for such purposes.

Also reserving and excepting therefrom unto the County of Los Angeles an easement for drainage purposes in and across that portion of above described parcel of land which lies within the northerly 10 feet of the easterly 12 feet of the westerly 40 feet of said Parcel 118.

DESCRIPTION APPROVED

JAN 9 1962

JOHN A. LAMBIE
County Engineer

DEPUTY
STATE OF CALIFORNIA
COUNTY OF
Los Angeles

On January 24, 1963 before me, the undersigned, a Notary Public in and for said County and State, personally appeared

Stanton J. Platt
known to me to be the President, and

Lionel R. Neufeld
known to me to be the Secretary of the Corporation that executed the within instrument, known to me to be the persons who executed the within instrument on behalf of the Corporation therein named, and acknowledged to me that such Corporation executed the within instrument pursuant to its bylaws or a resolution of its Board of Directors.

WITNESS my hand and Official Seal,

(Sign)

Notary Public Commissioned for said County and State

Suzanne L. Rosenthal

My Commission Expires October 13, 1964