AMENDMENT NO. 10 TO LEASE NO. 5352
PARCEL 13 - MARINA DEL REY

AGREEMENT TERMINATING LEASE NO. 5353
PARCEL 14 - MARINA DEL REY

THIS AMENDMENT TO LEASE made and entered into this 21st
day of July, 1969,

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

AND GRENADA MARINE HOLDINGS LIMITED, a corporation, hereinafter referred to as "Lessee,"

WITNESSETH:

WHEREAS, the predecessors in interest of Lessee and County entered into two leases and agreements on September 7, 1961, under the terms of which County leased Parcel 13 (Lease No. 5352) and Parcel 14 (Lease No. 5353) as separate leaseholds more particularly described in Exhibit "A" attached to each lease (hereinafter referred to as Parcel 13 and Parcel 14); and

WHEREAS, the two said leases for Parcel 13 and Parcel 14 are now under the common leasehold interest of Lessee; and

WHEREAS, Parcel 13 and Parcel 14 are physically located immediately adjacent to each other and it is otherwise in the best interest of the County and Lessee that said Parcel 13 and Parcel 14 be combined into one parcel, in order that the construction of improvements contemplated by Lessee be developed as a single, integrated unit, and in order that the administrative procedures of both parties be simplified; and

WHEREAS, the basic terms and conditions of Lease Number 5352 (Parcel 13) and Lease Number 5353 (Parcel 14) are essentially the same and to the extent the terms and conditions of the leases vary from each other, Lessee desires and agrees to fully comply and abide with those terms and conditions most favorable to County except as otherwise herein provided; and

WHEREAS, in order that Parcel 13 and Parcel 14 may be fully combined and effectively brought under one lease agreement, it is
necessary that existing Lease No. 5352 (currently applicable to Parcel 13) be amended in several respects and that Lease No. 5353 (previously applicable to Parcel 14) be terminated; and

WHEREAS, the combined leasehold premises covered by Lease No. 5352 will consist of a total of 543,544 square feet as more particularly described and illustrated in Exhibits "A" and "B" attached hereto and incorporated by reference which exhibits are acknowledged to be new and revised legal descriptions of said leasehold and shall henceforth be known as Parcel 13R; and

WHEREAS, the aforesaid Lease No. 5352 has previously been amended on May 23, 1962 (Amendment No. 1), May 23, 1962 (Amendment No. 2), February 20, 1963 (Amendment No. 3), July 16, 1963 (Amendment No. 4), December 17, 1963 (Amendment No. 5), May 4, 1964 (Amendment No. 6), August 10, 1966 (Amendment No. 7), April 3, 1967 (Amendment No. 8), and April 26, 1968 (Amendment No. 9); and

WHEREAS, because of these many previous amendments to said Lease No. 5352, it is the desire of the parties for purposes of clarification to rewrite this lease incorporating all of the applicable portions of said Amendment Nos. 1 through 9 in a rewritten, consolidated Amended Lease No. 5352; and

WHEREAS, to facilitate such incorporation and consolidation, it is necessary that modifications hereinbelow be made to Sections 1, 5, 6, 7, 10, 12, 13, 15, 18, 20, 21, and 22, and that Section 50 be added to this lease, such modifications and additions being further indicated by brackets in this Amendment No. 10; and

WHEREAS, it is also the desire of the parties hereto to extend the required construction schedule and to adjust the rental provisions of the lease, as amended, by amending Sections 6 and 12 hereof; and

WHEREAS, County is to receive additional consideration in the form of mandatory increased rent effective January 1, 1970, and certain other additional benefits; and

WHEREAS, Section 10(c) of the lease requires Lessee to furnish a bond guaranteeing removal of all debris; and
WHEREAS, the parties agree that it is impracticable to furnish and maintain such a bond and is otherwise unnecessary, and for that reason desire to delete said Section 10(c);

NOW, THEREFORE, the parties agree that the terms and provisions of the Amended Lease are as follows:
I, ____________________________

E.L. Crosson, Consul

of the United States of America at Nassau, N.P., Bahamas, duly commis-

sioned and qualified, do hereby certify that _______Bernard A. Thompson______

whose true signature and official seal are, respectively, subscribed

were fixed to the annexed document, was on the ___________day

21st April 1969, the date thereof, _______________________

Notary Public in and for the Bahama Islands,

I am commissioned and qualified to whose official acts faith and credit

WITNESS WHEREOF I have hereunto set my hand and affixed the seal

21st __________ 1969

of ___________, _________.

E. L. Crosson

Consul of the

United States of America.
IN WITNESS WHEREOF, County has, by order of the Board of Supervisors, caused this Amended Lease to be subscribed by the Chairman of said Board and attested by the Executive Officer thereof, and the Lessee has executed the same the day, month and year first hereinabove written.

DATED ______________, 1969

GRENADE MARINE HOLDINGS LIMITED,
a corporation

By ________________
President

By ________________
Secretary

NASSAU, BAHAMAS.
NOTARY PUBLIC.

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

APPROVED AS TO FORM:

JOHN D. MAHARG
County Counsel

COUNTY OF LOS ANGELES

Chairman, Board of Supervisors

APPROVED
BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES
MAY 20, 1969

JAMES S. MIZE
EXECUTIVE OFFICER
STATE OF CALIFORNIA
County of Los Angeles

On this 20th day of May, A.D. 1969, 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

ERNEST E. DEBS

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 for 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 above written.

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

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BAHAMA ISLANDS
New Providence

on the 18th day of April, 1969, before me, the undersigned, a Notary Public in and for the said State, personally appeared

Robert N. Slatter
President, and
Ronald Springle
Secretary of GRENADE MARINE HOLDINGS LIMITED

the Corporation that executed the within instrument, known to me to be the persons who executed the within instrument, on behalf of the Corporation herein named, and acknowledged to me that such Corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors.

WITNESS my hand and official seal.

Notary Public in and for said State of BAHAMA ISLANDS

Acknowledgment — Corp. & Sec. — Wolfsa Form 196 — Rev. 3-64