

Small Craft Harbors  
Fiji Way  
Marina del Rey, California

NOTICE OF AMENDMENT TO LEASE

TO WHOM IT MAY CONCERN:

FREE M

Please take notice that on the 21st day of December, 1976, the  
County of Los Angeles, as Lessor and Marina Investment Company, a  
joint venture

as Lessee of the following described parcel or parcels of land and water situated  
within the Marina del Rey Small Craft Harbor of the County of Los Angeles, State  
of California, previously referred to as Parcel (s) Number 33R,  
now known as Parcel (s) Number 33R, legally described in exhibit  
"A" attached hereto and incorporated herein, did enter into an agreement amending  
that certain indenture of lease dated May 4, 1966.

Said original indenture and said agreement of amendment are on file in the official  
files of the Executive Officer, Board of Supervisors of the County of Los Angeles.

RECORDED IN OFFICIAL RECORDS  
LOS ANGELES COUNTY, CA.  
11 MIN. 4 P.M. JAN 7 1977  
Recorder's Office

County of Los Angeles  
Department of Small Craft Harbors  
By [Signature]  
Leo Bialis, Chief, Lease &  
Finance Division

STATE OF CALIFORNIA )  
County of Los Angeles) ss.

On this 5<sup>th</sup> day of January, A.D., 1977, before me JAMES S.  
MIZE, Executive Officer and Clerk of the Board of Supervisors of the County of  
Los Angeles, State of California, residing therein, duly commissioned and sworn,  
personally appeared LEO BIALIS, known to me to be the Chief, Lease and Finance  
Division of the Department of Small Craft Harbors 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 and Clerk  
of the Board of Supervisors of the County  
of Los Angeles  
By [Signature]  
Deputy

AMENDMENT NO. 2 TO LEASE NO. 10665  
PARCEL NO. 33R - MARINA DEL REY

10665 SUPPLEMENT 2

RENEGOTIATION OF RENT

THIS AMENDMENT TO LEASE made and entered into this 21<sup>st</sup>  
day of December, 1976,

BY AND BETWEEN

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

AND

MARINA INVESTMENT COMPANY, a joint  
venture, hereinafter referred to  
as "LESSEE",

W I T N E S S E T H:

WHEREAS, on May 4, 1966, 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 and com-  
monly known as Parcel 33R; and

WHEREAS, Section 15 of said lease provides that the square  
foot and percentage rentals set forth therein shall apply and be  
in effect for the first ten (10) years of the term thereof and at  
the end of said ten (10) year period the said rentals shall be  
readjusted in accordance with the standards of fair market value;  
and

WHEREAS, said Section 15 further provides that such readjust-  
ment shall be accomplished by agreement of the parties, and in the  
event such agreement cannot be reached, the readjustment shall be  
determined by a board of three (3) real estate appraisers in the  
manner set forth at length in said Section 15; and

WHEREAS, the parties hereto have arrived at an agreement upon  
the readjustment of said rents without the necessity of arbitration  
by real estate appraisers;

NOW, THEREFORE, in consideration of the mutual agreements,  
covenants and conditions contained herein, the parties, and each  
of them, agree as follows:

1. Section 12 (SQUARE FOOT RENTAL) of said lease is amended by deleting the first paragraph and substituting the following therefor:

"The annual square foot rental for the whole of the demised premises shall be \$0.46 per square foot of land and water area as to 108,012 square feet. The total annual rental for the entire leasehold shall be FORTY-NINE THOUSAND SIX HUNDRED EIGHTY-FIVE AND 52/100 DOLLARS (\$49,685.52). The above rental shall remain in full force and effect until the next renegotiation period provided for in Section 15 of the lease."

2. The rental provided for in Section 13 (PERCENTAGE RENTALS) of said lease, as amended, shall remain in full force and effect until the next renegotiation period provided for in Section 15 of the lease.

3. County and Lessee hereby acknowledge that the rentals provided for by this amendment constitute the fair market rental value of the leasehold interest created by this lease and agreement as of the effective date of this amendment. Lessee and County further waive any and all rights they may have to determination of said fair market rental value by a board of real estate appraisers as set forth in Paragraphs 2, 3 and 4 of Section 15 of this lease.

4. The effective date of this amendment shall be April 1, 1976.

5. 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.

MARINA INVESTMENT COMPANY,  
a joint venture

By Eva Rezzonico  
Eva Rezzonico

By Louis A. Rezzonico, Jr.  
Louis A. Rezzonico, Jr.

ATTEST:

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

By Frances Sanders  
Deputy



County of Los Angeles

APPROVED AS TO FORM:

JOHN H. LARSON  
County Counsel

By Edmund D. Callman  
Chairman, Board of Supervisors

By Robert W. Hodges  
Deputy

ADOPTED  
BOARD OF SUPERVISORS  
COUNTY OF LOS ANGELES

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DEC 21 1976

James S. Mize  
JAMES S. MIZE  
EXECUTIVE OFFICER