

AMENDMENT NO. 2 TO LEASE FOR PARCEL NO. 44

MARINA DEL REY

THIS AMENDMENT TO LEASE made and entered into this 24th  
day of September, 1965,

BY AND BETWEEN

COUNTY OF LOS ANGELES, a body  
corporate and politic, herein-  
after referred to as "County,"

AND

SAN JOAQUIN SMALL BUSINESS  
INVESTMENT CORPORATION, a  
California corporation, herein-  
after referred to as "Lessee,"

WITNESSETH:

WHEREAS, the predecessor in interest of Lessee and County entered into a lease on April 4, 1963 under the terms of which County leased to Lessee Parcel Number Forty-four (44) of the Marina del Rey Small Craft Harbor; and

WHEREAS, on or about February 9, 1965, the predecessor in interest of Lessee herein assigned his entire right, title and interest in and to said leasehold to Lessee herein; and

WHEREAS, San Joaquin Small Business Investment Corporation, a California corporation, entered into a lease and agreement with County on or about August 31, 1965 under the terms of which County leased to said San Joaquin Small Business Investment Corporation that property in the Marina del Rey Small Craft Harbor commonly known as Parcel Eighty-six (86); and

WHEREAS, as the result of said lease and assignments, Parcel Number Forty-four (44) and Parcel Number Eighty-six (86) came under common ownership; and

WHEREAS, it is to the best interest of County and Lessee that said Parcels 44 and 86 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 County may be simplified;

NOW, THEREFORE, in consideration of the mutual covenants, conditions and promises contained hereinbelow, the parties, and each of them, do agree as follows:

1. That certain Lease and Agreement No. 6734 entered into by and between the COUNTY OF LOS ANGELES and the predecessors in interest of Lessee on or about April 4, 1963 and all amendments and supplements thereto and all covenants, promises and conditions contained therein are hereby deemed to apply to that certain real property located in the Marina del Rey Small Craft Harbor and commonly known as Parcel 86. Said parcel is legally described in Exhibit "A" attached hereto and incorporated herein by reference.

2. That certain leasehold estate covering Parcel 86 created by virtue of that certain Lease and Agreement No. 9961 entered into by and between the COUNTY OF LOS ANGELES and SAN JOAQUIN SMALL BUSINESS INVESTMENT CORPORATION, a California corporation, on or about August 31, 1965, is hereby merged into the leasehold covered by the said Lease No. 6734, as amended and is thereby extinguished and superseded. The combined leasehold shall be known as Parcel 44R and is described in Exhibit "B" attached hereto and consists of a total of 501,745 square feet.

3. Notwithstanding any provisions of Lease No. 6734 and of Lease No. 9961, it is expressly agreed that the Lessee shall pay as rent for and on account of the real property known as Parcel 44R, the following amount: \$0.799722 per square foot of land area per year and \$0.0868572 per square foot of water area per year or a total of \$41,259.08 per year, subject to the provisions for holding rental and other rental adjustment provided for in said Lease and Agreement No. 6734 and amendments thereto.

4. Any and all other terms and conditions in the present agreement are hereby reaffirmed and shall remain unaffected and in full force during the term of the agreement and any extensions thereof.

IN WITNESS WHEREOF, the COUNTY OF LOS ANGELES, by order of its Board of Supervisors, has caused this amendment to lease to be executed on its behalf by the Chairman of said Board and attested by the Clerk thereof, and the Lessee has executed this amendment to lease, or caused it to be duly executed, the day, month and year first above written.

Dated \_\_\_\_\_, 19\_\_.

SAN JOAQUIN SMALL BUSINESS INVESTMENT CORPORATION, a California corporation

By *Frank Dawson*  
President

By *J. E. Boyle*  
Secretary

(SEAL)

ATTEST:

GORDON T. NESVIG, Clerk of the Board of Supervisors

By WINIFRED BERNSTEIN  
Deputy

COUNTY OF LOS ANGELES

By BURTON W. CHACE  
Chairman of its Board of Supervisors

APPROVED AS TO FORM:

HAROLD W. KENNEDY,  
County Counsel

By *Jerome A. Johnson*  
Deputy