AMENDMENT NO. 7
NOTICE OF AMENDMENT TO LEASE

TO WHOM IT MAY CONCERN:

Please take notice that on the 4th day of September, 1973, the County of Los Angeles, as Lessor and 44 DEL REY PROPERTIES, a limited partnership

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 ______________________, now known as Parcel(s) Number 44T, legally described in exhibit "A" attached hereto and incorporated herein, did enter into an agreement amending that certain indenture of lease dated April 4, 1963.

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.

County of Los Angeles
Department of Small Craft Harbors

By ____________________________
Leo Bialis, Harbor Controller

STATE OF CALIFORNIA

County of Los Angeles ss.

On this 40 day of __________, A.D., 1973, 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 Harbor Controller 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.
RENEGOTIATION OF RENT

THIS AMENDMENT TO LEASE made and entered into this ______ day of ____________________, 1973,

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

AND 44 DEL REY PROPERTIES, a limited partnership, hereinafter referred to as "Lessee,"

WITNESSETH:

WHEREAS, on April 4, 1963, the predecessors in interest of 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 commonly known as Parcel 44T; 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 re-adjusted in accordance with the standards of fair market value; and

WHEREAS, said Section 15 further provides that such readjustment 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;
1. The rental provided for in Section 12 and the percentage rentals provided for in Section 13 of the lease shall remain in full force and effect until the next renegotiation period provided for in Section 15 of this lease.

2. 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.

3. The effective date of this amendment shall be April 1, 1973.

4. 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.

DATED \underline{July 31}, 1973.

ATTEST:

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

By \underline{Amy Lewis}

By \underline{Catherine Sherman}

44 DEL REY PROPERTIES, a limited partnership

APPROVED AS TO FORM: THE COUNTY OF LOS ANGELES
STATE OF CALIFORNIA,
COUNTY OF LOS ANGELES

before me, the undersigned, a Notary Public in and for said State, personally appeared

A. M. Lurie, known to me to be the
person whose name is subscribed to the within Instrument, and acknowledged to me that he executed the same.

WITNESS my hand and official seal.

ACKNOWLEDGMENT—General—Welcotta Form 222—Rev. 3.64
A SUBSIDIARY OF AMERICAN STATIONERY PRODUCTS CORP.

ON August 3, 1973

STATE OF CALIFORNIA
County of Los Angeles

On this 16th day of September, A.D. 1973, 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

PETER F. SCHABARUM, 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 Overman

Deputy