

**ADMENDMENT NO. 15 TO LEASE NO. 6734
PARCEL NO. 44U - MARINA DEL REY**

THIS AMENDMENT TO LEASE made and entered into this 19th day of September 2002.

BY AND BETWEEN

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

AND

PACIFIC MARINA VENTURE, LLC,
hereinafter referred to as "Lessee".

WITNESSETH

WHEREAS, on the fourth day of April, 1963, the parties hereto, or their predecessors in interest, entered into Lease No. 6734, under the terms of which County leased to Lessee that certain real property located in the Marina del Rey Small Craft Harbor, County of Los Angeles, State of California, commonly known as Parcel 44U, which leasehold premises (the "Premises") are more particularly and legally described in Exhibit "A" attached to and incorporated in said Lease, as amended (the Lease and all amendments are collectively hereafter referred to as the "Lease"); and

WHEREAS, on the first day of February, 2000, the parties hereto entered into that Amendment No. 14 to the Lease, under the terms of which the provisions of the Lease relating to the payment of rent to the County for any new and used boat sales activities and/or boat brokerage activities undertaken on the Premises were amended; and

WHEREAS, the parties hereto wish to have the terms of Amendment No. 14 applied at the earlier commencement date of February 1, 1999;

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

1. The Effective Date of Amendment No. 14 to the Lease is hereby amended to be February 1, 1999.
2. Except as herein specifically amended, all terms, conditions and provisions of the Lease shall be and continue to remain in full force and effect and are unmodified, and each of the parties hereto reaffirms and reacknowledges their respective obligations under the Lease as amended hereby.

IN WITNESS WHEREOF, County has, by order of its Board of Supervisors, authorized this Amendment to Lease to be subscribed by the Director of the Department of Beaches and Harbors, and the Lessee has executed same.

LESSEE:

PACIFIC MARINA VENTURE, LLC

By: Michael Pashare

By: [Signature]

COUNTY OF LOS ANGELES

By: Stan Wisniewski
Stan Wisniewski, Director
Department of Beaches and Harbors

APPROVED AS TO FORM:
LLOYD W. PELLMAN
County Counsel

By: [Signature]
Deputy