

AMENDMENT NO. 7 TO LEASE NO. 11525
PARCEL 75T, MARINA DEL REY SMALL CRAFT HARBOR

THIS AMENDMENT TO LEASE made and entered into this 12th
day of August, 1980.

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

AND DEL REY PROFESSIONAL ASSOCIATION,
a general partnership hereinafter
referred to as "Lessee,"

WITNESSETH

WHEREAS, on the 27th day of October, 1966, County and the predecessors
in interest of Lessee entered into Lease No. 11525 under the terms of which
Lessee is leasing from County that certain real property located in the Marina
del Rey Small Craft Harbor of the County of Los Angeles, State of California,
now commonly known as Parcel 75T, which leasehold premises are more
particularly and legally described in Exhibit "A" attached to said lease; and

WHEREAS, it is now the desire of County to construct on a portion of
said leasehold premises a public sidewalk which, if effected, will become
an element of the improvements constituting public thoroughfares known as
"Admiralty Way" and "Bali Way"; and

WHEREAS, Lessee is willing to reduce the area of said leasehold premises
for the purpose of providing right of way for the construction of a public side-
walk provided that the rental for said premises as presently defined in
Section 12 entitled "SQUARE FOOT RENTAL," of said Lease No. 11525 be
reduced in an equitable proportion, County concurring therewith;

NOW THEREFORE, in consideration of the mutual covenants and condi-
tions contained herein, the parties and each of them agree as follows:

1. The total area of the leasehold constituting Parcel 75T shall be reduced by approximately 572 square feet as shown on the map which is attached hereto.

2. The remaining area of the leasehold is hereby acknowledged to encompass 52,083 square feet which is more particularly and legally described in Exhibit "A" which is hereby attached hereto and incorporated herein and which area shall henceforth be referred to as Parcel 75W.

3. The title and first paragraph of Section 7 (SECURITY DEPOSIT), as heretofore amended by Section 1, Amendment No. 4, is hereby deleted and the following substituted therefor:

"7. RENTAL SECURITY DEPOSIT

County hereby acknowledges receipt from Lessee of the sum of TWO THOUSAND SIX HUNDRED FOUR AND 15/100 DOLLARS (\$2,604.15). This sum, which is an amount equal to approximately three (3) months' minimum bid rental, shall be retained by County as a security deposit to cover delinquent rent and any other financial obligations of the Lessee under this lease, and shall be so applied at the discretion of County."

4. The first paragraph of Section 12 (SQUARE FOOT RENTAL), as heretofore amended by Section 4, Amendment No. 4, is hereby deleted and the following substituted therefor:

"12. SQUARE FOOT RENTAL

The annual square foot rental for the whole of the demised premises shall be \$0.20 per square foot as to 52,083 square feet of land area. The total annual rental for the entire leasehold shall be Ten Thousand Four Hundred Sixteen and 60/100 DOLLARS (\$10,416.60)."

5. County hereby agrees that, in the event County proceeds to construct the above-mentioned public sidewalk, it shall assume full responsibility for the protection and safeguarding of Lessee's premises and improvements including, but not necessarily limited to, providing retaining walls as may be required to maintain the existing grade on the leasehold, repairing and or relocating

TO 1946 CA (8-74)
(Partnership)



STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } SS.
On JUNE 30, 1980

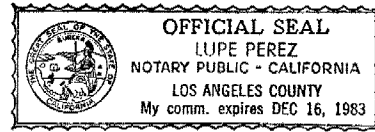
↑
SY. FILE HERE
↓
On _____ before me, the undersigned, a Notary Public in and for said State, personally appeared C. RONALD McBRIDE, M.D., President of the Executive Committee & HERBERT PRILLWITZ, M.D., Secretary of the Executive Committee

_____ known to me to be Two of the partners of the partnership that executed the within instrument, and acknowledged to me that such partnership executed the same.

WITNESS my hand and official seal.

Signature

Lupe Perez



(This area for official notarial seal)

as necessary any existing irrigation system components, and relocating or replacing any existing trees and/or shrubs that may interfere with said construction, together with any other work directly attributable to County's construction.

Lessee shall not be obligated to pay any costs of such work and hereby grants to the County of Los Angeles, its agents or assigns, for a period not to exceed one year from the effective date hereof, permission to enter upon that portion of the real property described in Exhibit "A" which is attached hereto for the purposes necessarily incident to the construction of the proposed public sidewalk.

6. The effective date of this amendment shall be the first day of the month immediately following the execution of this amendment.

7. All other terms and conditions contained in said lease and the amendments thereto shall remain in full force and effect and are hereby reaffirmed and ratified.

DEL REY PROFESSIONAL ASSOCIATION,
a general partnership

By *[Signature]*
H. P. [Signature], W. S. Exec. Com.

ATTEST:

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

By *[Signature]*
Deputy



COUNTY OF LOS ANGELES

APPROVED AS TO FORM:

JOHN H. LARSON
County Counsel

By *[Signature]*
Deputy

By *[Signature]*
Chairman, Board of Supervisors

ADOPTED
BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

3.

82

AUG 12 1980

[Signature]
JAMES S. MIZE

Legal Description

MARINA DEL REY
LEASE PARCEL NO. 75W

EXHIBIT A

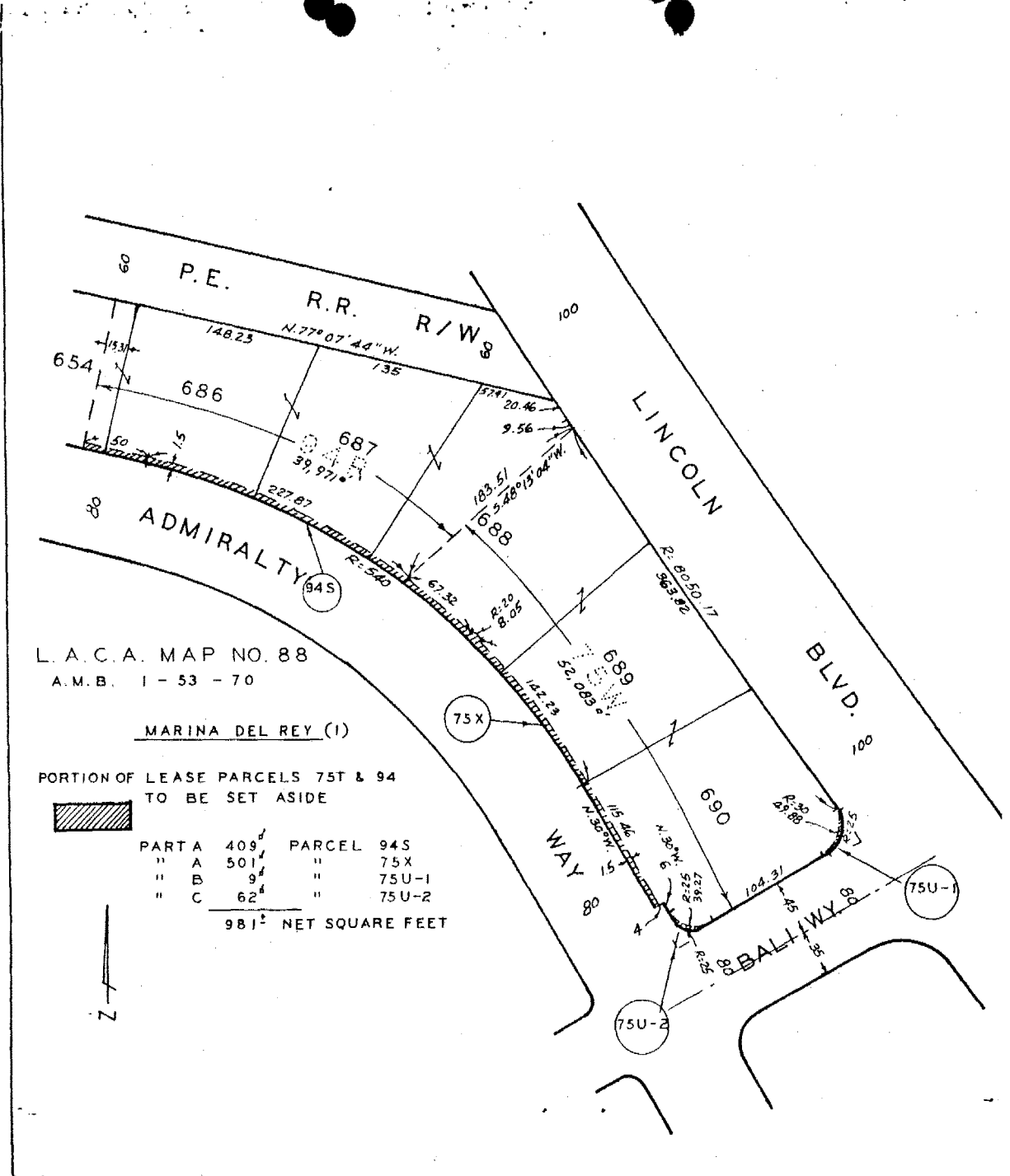
Those portions of Parcels 688, 689 and 690, in the County of Los Angeles, State of California, as shown on Los Angeles County Assessor's Map No. 88, filed in Book 1, pages 53 to 70 inclusive, of Assessor's Maps, in the office of the Registrar-Recorder of said County, within the following described boundaries:

Commencing at the northwesterly terminus of that certain 8050.17 foot radius curve in the northeasterly boundary of said Parcel 688; thence southeasterly along said certain curve 9.56 feet to a point, a radial of said certain curve to said point bears South 57°19'49" West, said point also being the true point of beginning; thence South 48°13'04" West 183.51 feet to a curve concentric with and 1.5 feet northeasterly, measured radially, from that certain 540 foot radius curve in the southwesterly boundary of said last mentioned parcel; thence southeasterly along said concentric curve 67.32 feet to a point, a radial of said concentric curve to said last mentioned point bears North 44°06'16" East, said last mentioned point also being the beginning of a curve concave to the southwest and having a radius of 20 feet, a radial of said 20 foot radius curve to said last mentioned point bears North 32°59'27" East; thence southeasterly along said 20 foot radius curve 8.05 feet to said concentric curve; thence southeasterly along said concentric curve 142.23 feet to the northeasterly line of the southwesterly 1.5 feet of said Parcel 690; thence South 30°00'00" East along said northeasterly line 115.46 feet to the northwesterly line of that certain parcel of land described as Parcel F, for Admiralty Way, in a resolution of the Board of Supervisors of the County of Los Angeles, a certified copy of which was recorded as Document No. 3149, on March 22, 1967, in Book D3591, page 377, of Official Records, in the office of said Registrar-Recorder; thence North 60°00'00" East along said northwesterly line to the northeasterly line of the southwesterly 4 feet of said Parcel 690; thence South 30°00'00" East along said last mentioned northeasterly line 6.00 feet to the beginning of a curve concave to the north, having a radius of 25 feet, tangent to said last mentioned northeasterly line and tangent to a line parallel with and 18 feet northwesterly, measured at right angles, from the northeasterly prolongation of the straight line in the southeasterly boundary of Parcel 703, as shown on said map; thence easterly along said last mentioned curve 39.27 feet to said parallel line; thence North 60°00'00" East along said parallel line 104.31 feet to the beginning of a curve concave to the west, having a radius of 30 feet, tangent to said parallel line and tangent to the northeasterly boundary of said Parcel 690; thence northerly along said last mentioned curve 49.88 feet to said last mentioned northeasterly boundary; thence northwesterly along the northeasterly boundaries of said Parcels 690, 689 and 688 a distance of 363.82 feet to said true point of beginning.

Reserving and excepting unto the County of Los Angeles a right of way for access and harbor utility purposes in and across that portion thereof designated on said map as an easement to be reserved by said County for such purposes.

DESCRIPTION APPROVED
April 18, 1980
STEPHEN J. KOONCE
County Engineer

By Agent I. A. Pan Deputy



L.A.C.A. MAP NO. 88
 A.M.B. 1-53-70

MARINA DEL REY (I)

PORTION OF LEASE PARCELS 75T & 94
 TO BE SET ASIDE



PART A	409 ^d	PARCEL	94S
" A	501 ^d	"	75X
" B	9 ^d	"	75U-1
" C	62 ^d	"	75U-2
981 ^d NET SQUARE FEET			

COUNTY OF LOS ANGELES / SMALL CRAFT HARBORS

DATE 5-30-80	A.M.B.	SUP. DIST 4TH	1" = 100'	COUNTY OWNED PROPERTY TO BE SET ASIDE FOR PUBLIC ROAD & HIGHWAY PURPOSES	JOB NO. ADMIRALTY PARK
THO. GUIDE 49 E-5	I.M.	RD. DIST.	D.R.		PROJECT



COUNTY OF LOS ANGELES / DEPARTMENT OF SMALL CRAFT HARBORS
Administration Building, Fiji Way, Marina del Rey, California 90291 / 823-4571 / 870-6782

VICTOR ADORIAN
Director

September 10, 1980

Dr. Ronald McBride
Del Rey Professional Assn.
4560 Admiralty Way
Marina del Rey, CA. 90291

Dear Dr. McBride:

Re: PARCELS 75T & 94 - MARINA DEL REY

Enclosed for your records are executed copies of Amendment Nos. 2 and 7 to Leases for the above parcels which were adopted by the Board of Supervisors on August 12, 1980.

Very truly yours,

Victor Adorian
Director

Richard R. Landon
Property Manager

VA:RRL:jp

Enclosures