

AMENDMENT NO. 3 TO LEASE NO. 10023

PARCEL NO. 101 - MARINA DEL REY

THIS AMENDMENT TO LEASE made this 31st day of October,
1972,

BY AND BETWEEN

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

AND

DEL REY SHORES NORTH, a joint venture,
hereinafter referred to as "Lessee,"

W I T N E S S E T H:

WHEREAS, the predecessors in interest of Lessee and County have, on the 24th day of September, 1965, entered into a lease under which County leased that certain real property in the Marina del Rey Small Craft Harbor now known as Parcel No. 101, which premises are legally described in Exhibit "A" attached to said lease, as amended; and

WHEREAS, the County Road Commissioner has determined that in order to handle safely and expeditiously increased vehicular traffic, it is in the public interest to widen that certain dedicated public highway known as Via Marina, a portion of which extends along the frontage of the leasehold premises hereunder demised; and

WHEREAS, County has constructed appropriate improvements which include sidewalks, curbs, gutters, and new asphaltic concrete paving on said Via Marina and extending in front of and beyond Lessee's premises; and

WHEREAS, Lessee has agreed to give up that portion of the leasehold premises needed to effect said street widening in exchange for reimbursement for his cost to salvage and/or relocate certain existing improvements including but not limited to signs, lighting fixtures and conduit, and the like, which are located within such area;

NOW, THEREFORE, in consideration of the mutual promises and covenants of the parties hereto, it is hereby agreed as follows:

1. The leasehold which shall henceforth be known as Parcel No. 101S as legally described in Exhibit "A" and Exhibit "A-1" attached hereto and incorporated herein is hereby reduced 1,467 square feet and the total area remaining under lease shall be 224,060 square feet of land which area includes 10,090 square feet of land constituting that certain 30-foot access, fire access and harbor utilities right of way reserved by County and for which Lessee shall pay no rent.

2. Section 12 (Square Foot Rental) is hereby deleted and the following substituted therefor:

"The annual rental for the whole of the demised premises shall be Eight and Five Tenth Cents (\$.085) per square foot as to 213,970 square feet of land area, or the total of Eighteen Thousand One Hundred Eighty Seven Dollars and Forty Five Cents (\$18,187.45)."

"Lessee shall pay to County said rental in twelve (12) equal monthly installments. Said installments shall be due and payable in advance on the first day of each calendar month."

3. Section 50 (Reimbursement to Lessee) is hereby added to this lease as follows:

"It is hereby acknowledged by the parties hereto that Lessee has removed and/or relocated certain existing improvements previously constructed upon the demised premises in order to facilitate the construction of those certain street improvements hereinabove described. County agrees to reimburse Lessee for the direct costs involved in said removal and/or relocation in an amount not to exceed Six Thousand Two Hundred and Sixteen Dollars and Eighty Eight Cents (\$6,216.88)."

4. The effective date of this Amendment to Lease is the first day of the month following execution of this document by the Chairman of the Board of Supervisors, County of Los Angeles.

5. Any and all other terms and conditions contained in the lease shall remain in full force and effect and are hereby reaffirmed.

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 Executive Officer-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.

Del Rey Shores North, a Joint Venture composed of Kirk Douglas and R.A.J. Investment Co., a partnership
By R.A.J. Investment Co.

By [Signature]
Jerry B. Epstein, General Partner
By _____

By _____ President
By _____ Secretary

ATTEST:

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

By [Signature]
Deputy



APPROVED AS TO FORM:

JOHN D. MAHARG
County Counsel

By [Signature]
Deputy

THE COUNTY OF LOS ANGELES

By [Signature]
Chairman, Board of Supervisors

ADOPTED
BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

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OCT 31 1972

[Signature]
JAMES S. MIZE
EXECUTIVE OFFICER

STATE OF CALIFORNIA }
County of Los Angeles } ss

On this 31st day of October, A.D., 19 72, 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

WARREN M. DORN, 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 *Myra Glenn* Deputy

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TO 442 C
(Partnership)



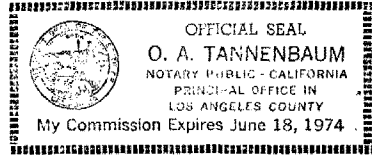
STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } ss.

On August 29, 1972
before me, the undersigned, a Notary Public in and for said State, personally appeared
Jerry B. Epstein

known to me

to be one of the ~~of the~~ joint venturers of the joint
venture
that executed the within instrument, and acknowledged to me
that such ~~person~~ person executed the same.
WITNESS my hand and official seal.

Signature *Jerry B. Epstein*
Name (Typed or Printed)



(This area for official notarial seal)

STAPLE HERE

Exhibit A

LEGAL DESCRIPTION

Marina Del Rey
Lease Parcel No. 101S

Parcels 304 to 314 inclusive, 317 to 320 inclusive and 323, 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 Recorder of said County.

Excepting therefrom that portion thereof which lies northerly of the following described line:

Beginning at the intersection of the easterly line of said Parcel 308 with a line parallel with and 27 feet northerly, measured at right angles, from the straight line in the northerly boundary of Parcel 202, as shown on said map; thence West along said parallel line 200.00 feet to the beginning of a tangent curve concave to the south and having a radius of 100 feet; thence westerly along said curve through a central angle of $35^{\circ}03'05''$ a distance of 61.18 feet; thence South $54^{\circ}56'55''$ West tangent to said curve 440.96 feet to the southwesterly line of said Parcel 323.

Also excepting therefrom that portion thereof which lies southerly of the following described line:

Beginning at the intersection of the easterly line of said Parcel 304 with the southerly line of the northerly 26 feet of said last mentioned parcel; thence West along said southerly line 124.00 feet to the beginning of a tangent curve concave to the south and having a radius of 45 feet; thence westerly along said last mentioned curve through a central angle of $35^{\circ}03'05''$ a distance of 27.53 feet; thence South $54^{\circ}56'55''$ West tangent to said last mentioned curve 297.03 feet to the southwesterly boundary of said Parcel 317.

Also excepting therefrom that portion thereof which lies easterly of the following described line:

Commencing at the intersection of a line parallel with and 40 feet northwesterly, measured at right angles, from the straight line in the northwesterly boundary of Parcel 406, as shown on said map, with a line parallel with and 35.5 feet southwesterly, measured at right angles, from the straight line in the southwesterly boundary of said last mentioned parcel; thence South 36°00'53" East along said last mentioned parallel line 156.78 feet to the beginning of a tangent curve concave to the southwest and having a radius of 810 feet; thence southeasterly along said last mentioned curve through a central angle of 23°06'08" a distance of 326.60 feet; thence South 12°54'45" East tangent to said last mentioned curve 64.36 feet to the beginning of a curve concave to the west, having a radius of 1231.31 feet, tangent to said last mentioned course and tangent to a line parallel with and 40 feet easterly, measured at right angles, from the easterly line of said Parcel 308; thence southerly along said last mentioned curve 247.07 feet to a point hereby designated "Point A"; thence continuing southerly along said last mentioned curve 30.42 feet to said last mentioned parallel line; thence South along said last mentioned parallel line to the easterly prolongation of the southerly line of the northerly 26 feet of said Parcel 304; thence West along said easterly prolongation and said last mentioned southerly line to a point in the westerly line of the easterly 3.5 feet of said last mentioned parcel, said last mentioned point being the true point of beginning; thence North along said westerly line and its northerly prolongation 358.24 feet to a line parallel with and 19.41 feet southerly, measured at right angles, from the straight line in the northerly boundary of said Parcel 202; thence West along said last mentioned parallel line 2.00 feet; thence North 6.00 feet; thence East 2.00 feet; thence North 5.00 feet; thence North 1°24'56" West along a straight line, which passes through the intersection of a radial of said 1231.31 foot radius curve at said "Point A" with a curve concentric with and 47 feet westerly, measured radially, from said last mentioned curve a distance of 7.00 feet; thence South 88°35'04" West 4.00 feet; thence North 1°24'56" West 5.00 feet; thence North 88°35'04" East 4.00 feet to said last mentioned straight line; thence North 1°24'56" West along said last mentioned straight line 23.42 feet to a line parallel with and 27 feet northerly, measured at right angles, from said straight line in the northerly boundary of Parcel 202.

Together with a right of way for ingress and egress, to be used in common with the owners of the leasehold estates designated as Parcels 100S, 102S and 103T and their tenants, all persons lawfully occupying the premises, and their invitees (hereinafter referred to as "Others"), over those portions of Parcels 300, 315, 316, 317, 323 to 326 inclusive, 332, 353, 354 and 369, as shown on said map, within the following described boundaries:

Beginning at the intersection of the southwesterly boundary of said Parcel 326 with the westerly prolongation of the straight line in the southerly boundary of said Parcel 300; thence East along said westerly prolongation and said last mentioned straight

line 54.85 feet; thence North 35°03'05" West to the southeasterly boundary of above described parcel of land; thence South 54°56'55" West along said southeasterly boundary to the most southerly corner of said parcel of land; thence northwesterly along the southwesterly boundary of said parcel of land to the most westerly corner of said parcel of land; thence northeasterly along the northwesterly boundary of said parcel of land to the northwesterly prolongation of said course of North 35°03'05" West; thence North 35°03'05" West along said northwesterly prolongation to a line parallel with and 30 feet northeasterly, measured at right angles, from the southwesterly line of said Parcel 325; thence North 34°06'16" West along said last mentioned parallel line 529.10 feet to a line parallel with and 30 feet northeasterly, measured at right angles, from that certain course of North 36°00'30" West 380.10 feet in the southwesterly boundary of said Parcel 369; thence North 36°00'30" West along said last mentioned parallel line 371.20 feet; thence North 14°23'56" West 54.29 feet to the northwesterly boundary of said last mentioned parcel; thence South 52°40'22" West along said last mentioned northwesterly boundary to the most westerly corner of said last mentioned parcel; thence southeasterly along the southwesterly lines of said Parcels 369, 354, 353, 332, 325 and 324 to the northeasterly corner of said Parcel 326; thence westerly and southeasterly along the northerly and southwesterly boundaries of said last mentioned parcel to the point of beginning.

Also together with a right of way for ingress and egress over those portions of Parcels 308, 309, 319, 320, 322 and 323, as shown on said map, within the following described boundaries:

Beginning at the most westerly corner of above described parcel of land; thence North 35°52'53" West along the southwesterly line of said Parcel 323 to a line parallel with and 26 feet northwesterly, measured at right angles, from above described course of South 54°56'55" West 440.96 feet in the northwesterly boundary of said parcel of land; thence North 54°56'55" East along said last mentioned parallel line to a line parallel with and 20 feet northerly, measured at right angles, from above described course of West in the northerly boundary of said parcel of land; thence East along said last mentioned parallel line to the northerly prolongation of above described course of North 1°24'56" West 23.42 feet in the easterly boundary of said parcel of land; thence South 1°24'56" East along said last mentioned northerly prolongation to said northerly boundary; thence westerly and southwesterly along the northerly and northwesterly boundaries of said parcel of land to the point of beginning.

Reserving and excepting unto the County of Los Angeles a right of way for ingress and egress, to be used only in common with "Others", over that portion of above described parcel of land which lies southwesterly of the following described line:

Beginning at a point in the southerly boundary of said Parcel 300 distant East thereon 27.40 feet from the southwesterly corner of said last mentioned parcel; thence North 35°03'05" West to a line parallel with and 30 feet northeasterly, measured at right angles, from the southwesterly line of said Parcel 325.

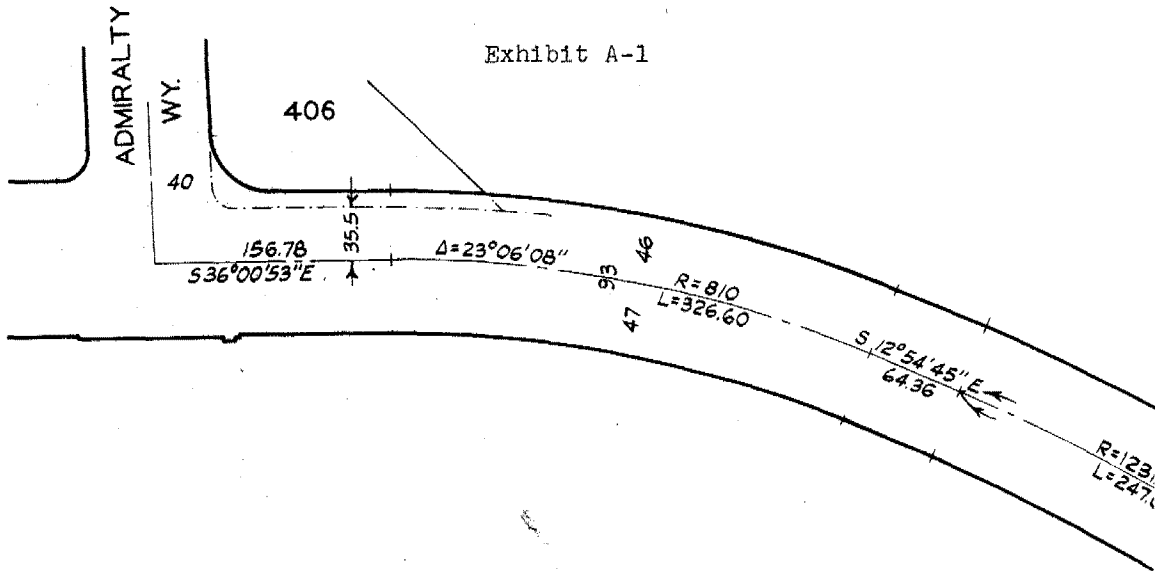
Also reserving and excepting unto the County of Los Angeles a right of way for access, fire access and harbor utility purposes in and across that portion thereof designated on said map as easement to be reserved by said County for such purposes.

DESCRIPTION APPROVED

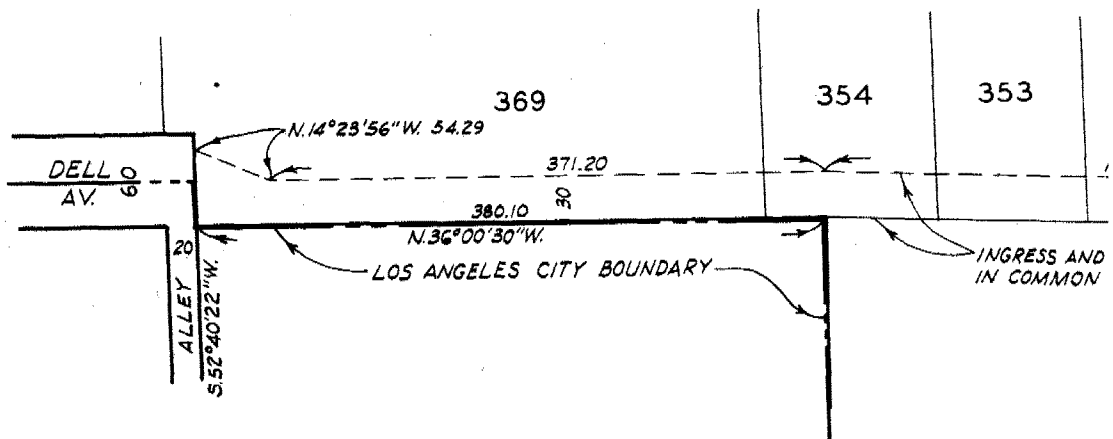
APR 14 1972
HARVEY T. BRANDT
County Engineer

By James Lygubinski Deputy

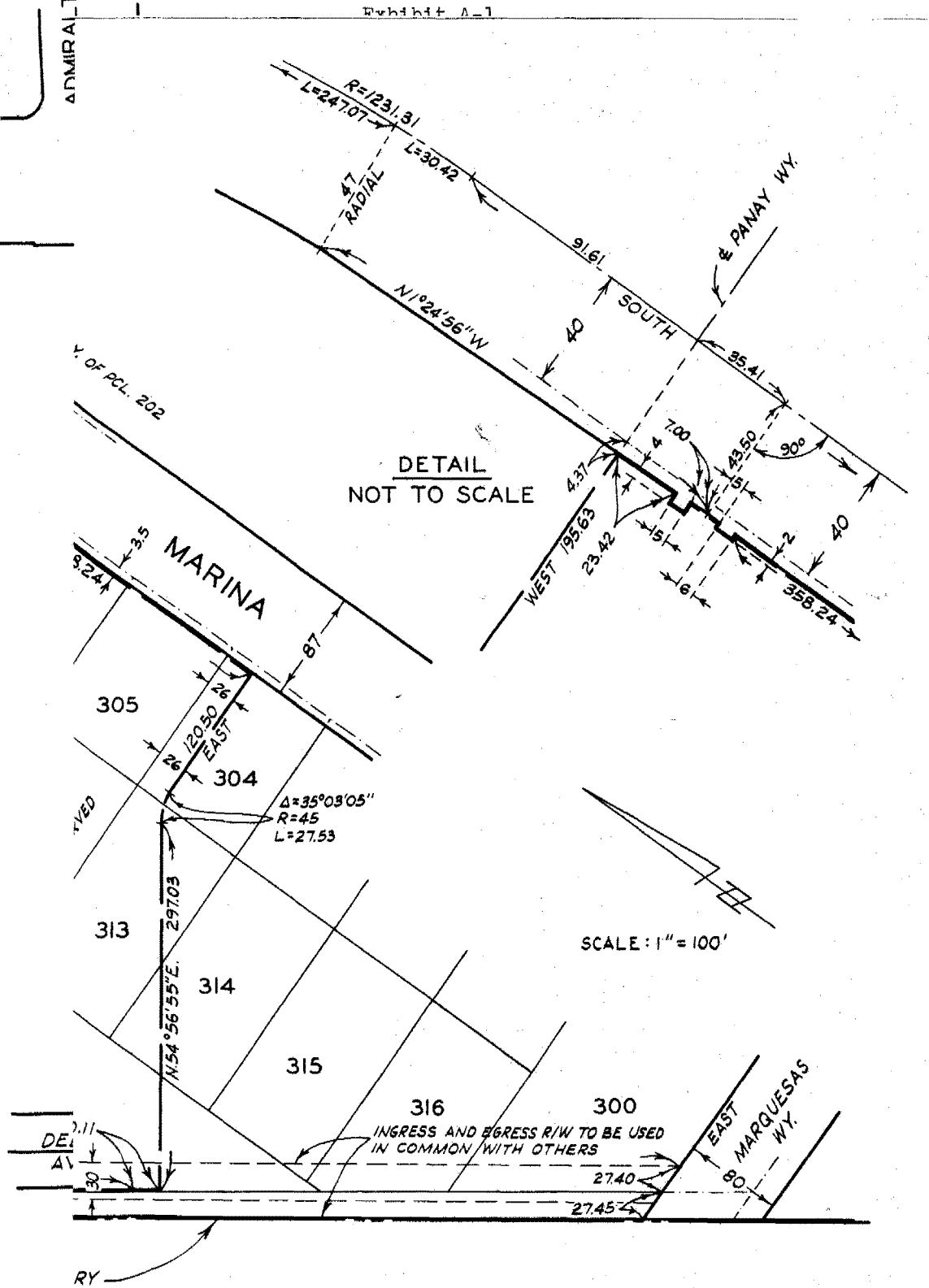
Exhibit A-1



L. /



ADMIRALTY



AREA: 224,060^{sq} = 5.144 AC.

— — — BOUNDARY OF LEASE PARCEL 1015

MAY 1972

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