

AMENDMENT NO. 11 TO LEASE FOR NO. ~~3823~~ 5576

PARCEL NO. 102S - MARINA DEL REY

THIS AMENDMENT TO LEASE made this 20th day of November, 1974.

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

AND AMERICAN CENTURY MORTGAGE INVESTORS,
a Massachusetts Business Trust
hereinafter referred to as "Lessee,"

WITNESSETH:

WHEREAS, the parties hereto or their predecessors in interest have, on the fourth day of May, 1962, entered into a lease under which Lessee leased from County that certain real property in the Marina del Rey Small Craft Harbor known as Parcel No. 102S; and

WHEREAS, the lease contains various sections which the Lessee and Lessor agree should be clarified;

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

1. Section 11 (GROSS RECEIPTS) of said lease is amended by deleting the words "or elsewhere" in the ninth line of the first paragraph.
2. Section 11 (GROSS RECEIPTS) of said lease is further amended by deleting the last paragraph of said section and substituting the following therefor:

"The Director, by policy statement, consistent with recognized and accepted business and accounting practices, and with the approval of the Lessee, Auditor-Controller and County Counsel, may further interpret the term 'gross receipts' as used in this lease."

3. Section 13 (PERCENTAGE RENTALS) of said lease is amended by deleting the last sentence of the first paragraph of said section and substituting the following therefor:

"The Director, by policy statement and with the approval of the Lessee, Auditor-Controller and County Counsel, may further interpret the percentage categories as set forth in this Section 13, with such determination and interpretation to be a guideline in determining the appropriate categories."

4. Section 13 (PERCENTAGE RENTALS) of said lease is further amended by deleting the phrase "and as further defined in Policy Statement No. 21 issued by Director" from Subsections (f), (g) and (s) of said Section.

5. Section 13 (PERCENTAGE RENTALS) of said lease is further amended by deleting the last paragraph of said section and substituting the following therefor:

"Furthermore, where the Director and the Lessee and/or sublessee find that a percentage of gross receipts is not suitable or applicable for a particular activity not otherwise provided for herein, the Director may establish a minimum monthly rental or fee for that activity. Said rental or fee shall be set by the mutual consent of Director and Lessee and shall be reasonable in accordance with the revenue generated by the Lessee and/or sublessee."

6. Section 22 (SUBLEASES, ASSIGNMENTS, TRUST DEED BENEFICIARIES, MORTGAGES AND SUCCESSORS) of said lease is amended by adding the following sentence to the end of the first paragraph of Subsection C (Assignments) of said section:

"Said consent will not be unreasonably withheld."

7. The effective date of this amendment shall be the first day of the month following execution by the Chairman of the Board of Supervisors.

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

IN WITNESS WHEREOF, County has, by order of its Board of Supervisor~~s~~, 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.

ATTEST:

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

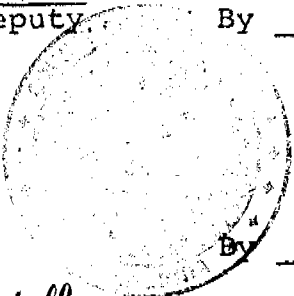
AMERICAN CENTURY MORTGAGE INVESTORS

By Catherine Quernon
Deputy

By [Signature]
ASSISTANT SECRETARY

APPROVED AS TO FORM:

JOHN H. LARSON
County Counsel



COUNTY OF LOS ANGELES

By Robert W. Rodolf
Deputy

By [Signature]
Chairman, Board of Supervisors

ADOPTED
BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

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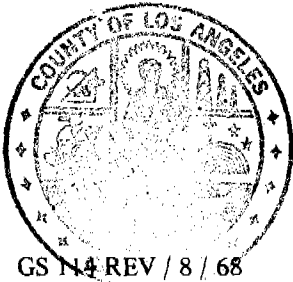
[Signature]
JAMES S. MIZE
EXECUTIVE OFFICER

STATE OF CALIFORNIA
County of Los Angeles } ss

On this 20th day of November, A.D., 19 74, 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

K. HAHN, 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.



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

By Catherine Querman

Deputy