

LEASE AGREEMENT

by and between

COUNTY OF LOS ANGELES

and

SANTA MONICA YACHT CLUB

(Lease No. 76494)

Dated as of MARCH 11, 2008

TABLE OF CONTENTS

1.	BACKGROUND AND GENERAL.....	1
1.1	Definitions.....	1
1.2	Lease	5
1.2.1	As-Is.....	5
1.2.2	Title.....	6
1.2.3	Additional Access Rights.....	6
1.2.4	Parking Lot.....	6
1.2.5	Anchorage.....	7
2.	LEASE TERM.....	9
2.1	Term.....	9
2.2	Early Termination or Extension of Term in Connection with Replacement Facility	9
2.3	Early Termination for Failure to Meet Dues Threshold	9
2.4	Relocation of Premises During Term	9
3.	USE OF PREMISES.....	10
3.1	Permitted Use.....	10
3.2	Prohibited Uses	10
3.3	Signs and Awnings	11
3.4	Compliance with Regulations.....	11
3.5	Rules and Regulations.....	11
3.6	Reservations.....	11
4.	RENTS AND OTHER PAYMENTS	12
4.1	Base Rent.....	12
4.2	Percentage Rent	12
4.3	Gross Receipts	12
4.4	Net Lease	14
4.5	Rent Payments	16
4.6	Late Fees	16
5.	IMPROVEMENTS; ALTERATIONS; SURRENDER AT TERMINATION OF LEASE.....	17

5.1	Ownership of Improvements.....	17
5.2	No Alterations Without Approval of Landlord.....	17
5.3	Protection of Landlord.....	17
5.4	Surrender of Possession of Premises at Termination of Lease.....	17
6.	CONDEMNATION.....	18
7.	SECURITY DEPOSIT.....	18
8.	INDEMNITY.....	19
9.	INSURANCE.....	19
10.	MAINTENANCE AND REPAIR; DAMAGE AND DESTRUCTION.....	24
10.1	Allocation of Maintenance and Repair Obligations.....	24
10.2	Maintenance Deficiencies.....	25
10.3	Repairs Not Performed by Lessee.....	26
10.4	Damage of Destruction.....	27
11.	ASSIGNMENT AND SUBLEASE.....	27
12.	NO ENCUMBRANCES.....	27
13.	DEFAULT.....	28
14.	ACCOUNTING.....	29
15.	MISCELLANEOUS.....	31
16.	ARBITRATION.....	35
17.	INTERPRETATION.....	40
EXHIBIT A	PREMISES OUTLINE.....	A-1
EXHIBIT B	PARKING LOT.....	B-1
EXHIBIT C	ANCHORAGE.....	C-1

LEASE AGREEMENT

THIS LEASE AGREEMENT ("Lease") is made and entered into as of MARCH 11, 2008 ("Effective Date"), by and between the COUNTY OF LOS ANGELES ("Landlord"), as landlord, and SANTA MONICA YACHT CLUB, a California corporation, dba Santa Monica Windjammers Yacht Club ("Tenant"), as tenant.

RECITALS

A. Landlord owns fee title to certain land and improvements located in the Marina del Rey Small Craft Harbor and referred to herein as the Premises.

B. Landlord desires to lease to Tenant, and Tenant desire to lease from Landlord, the Premises, on and subject to the terms and conditions set forth in this Lease.

NOW, THEREFORE, in consideration of the mutual covenants, agreements and conditions set forth herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Landlord and Tenant hereby agree as follows:

1. BACKGROUND AND GENERAL.

1.1 **Definitions.** The defined terms in this Lease shall have the following meanings:

1.1.1 "ACCESS AREAS" shall have the meaning set forth in Section 1.2.3.

1.1.2 "ADA" shall have the meaning set forth in Section 1.2.1.

1.1.3 "ALTERATIONS" shall have the meaning set forth in Section 5.2.

1.1.4 "ANCHORAGE" shall mean the boat slips depicted on Exhibit C attached to this Lease.

1.1.5 "ANNUAL ESTIMATE STATEMENT" shall have the meaning set forth in Section 4.4.

1.1.6 "ANNUAL RECONCILIATION STATEMENT" shall have the meaning set forth in Section 4.4.

1.1.7 "APPLICABLE LAWS" shall have the meaning set forth in Section 1.2.1.

1.1.8 "APPLICABLE RATE" shall mean an annually compounded rate of interest equal to the (a) the Prime Rate plus three percent (3%) per annum; or (b) the maximum rate of interest which may be charged pursuant to Applicable Laws.

1.1.9 "AUDITOR-CONTROLLER" shall mean the Auditor-Controller of the County of Los Angeles, California.

1.1.10 **"BOARD"** shall mean the Board of Supervisors for the County of Los Angeles.

1.1.11 **"BOATER RESTROOMS"** shall mean the restroom, showers and laundry building owned by County and located adjacent to the Premises, and which is used as restrooms, showers and laundry facilities that serve the Anchorage.

1.1.12 **"BUILDING"** shall have the meaning for such term set forth in the definition of Premises in this Section 1.1.

1.1.13 **"BUSINESS DAY"** shall have the meaning set forth in Section 17.3.

1.1.14 **"CITY"** shall mean the City of Los Angeles, California.

1.1.15 **"CPI"** shall mean the Consumer Price Index--All Urban Consumers for Los Angeles-Riverside-Orange County, as published from time to time by the United States Department of Labor or, in the event such index is no longer published or otherwise available, such replacement index as may be agreed upon by Landlord and Tenant.

1.1.16 **"COUNTY"** shall mean Los Angeles County, California.

1.1.17 **"DEPARTMENT"** shall mean the Department of Beaches and Harbors of the County of Los Angeles.

1.1.18 **"DIRECTOR"** shall mean the Director of the Department of Beaches and Harbors of the County of Los Angeles or any successor County officer responsible for the administration of this Lease.

1.1.19 **"DRY STORAGE FACILITIES"** shall mean the portion of the Premises located in the Parking Lot that are used for the dry storage of boats, as depicted in Exhibits A and B attached to this Lease.

1.1.20 **"DRY STORAGE GROSS RECEIPTS"** shall have the meaning set forth in Section 4.2.

1.1.21 **"EFFECTIVE DATE"** shall mean the date set forth in the first paragraph of this Lease.

1.1.22 **"EVENTS OF DEFAULT"** shall have the meaning set forth in Section 13.1.

1.1.23 **"GROSS RECEIPTS"** shall have the meaning set forth in Section 4.3.

1.1.24 **"GROSS RECEIPTS REPORT"** shall have the meaning set forth in Section 4.3.2.

1.1.25 **"HOIST"** shall have the meaning for such term set forth in the definition of Premises in this Section 1.1.

1.1.26 **"IMPROVEMENTS"** means all buildings, structures, fixtures, fences, walls, paving, driveways, walkways, plazas, landscaping, permanently affixed utility systems and other improvements now or hereafter located on the Premises.

1.1.27 **"LANDLORD"** shall have the meaning set forth in the first paragraph of this Lease.

1.1.28 **"LATE FEE"** shall have the meaning set forth in Section 4.6.

1.1.29 **"LEASE"** shall mean this Lease Agreement.

1.1.30 **"LEASE YEAR"** shall have the meaning set forth in Section 2.1.

1.1.31 **"MINIMUM STANDARDS"** shall mean the requirements of Policy Statement No. 25 and the Specifications and Minimum Standards of Architectural Treatment and Construction for Marina del Rey approved in 1989, as modified by County or the Department from time to time in a manner consistent with commercially reasonable standards applicable to other comparable commercial projects in Marina del Rey.

1.1.32 **"MONTHLY BASE RENT"** shall have the meaning set forth in Section 4.1.

1.1.33 **"PARKING LOT"** shall have the meaning set forth in Section 1.2.4.

1.1.34 **"PERCENTAGE RENT"** shall have the meaning set forth in Section 4.2.

1.1.35 **"PERMITTED USE"** shall have the meaning set forth in Section 3.1.

1.1.36 **"PREMISES"** shall mean the land and water depicted on Exhibit A attached to this Lease and all Improvements located thereon, except any portions thereof expressly excluded from the Premises pursuant to this paragraph. For purposes of clarification, the Premises shall include the following land, water and improvements within the outline of the Premises shown on Exhibit A (the **"Premises Outline"**): (a) Tenant's existing clubhouse building (the **"Building"**) and all fixtures and utility systems and equipment located therein; (b) the sidewalks and landscaped areas included within Premises Outline; (c) the exterior patio areas located at the back of the Building and the patio/deck located on top of the Boater Restrooms (but excluding the Boater Restrooms); (d) the Dry Storage Facilities; (e) the fenced in mule storage area; (e) the boat hoist shown on Exhibit A (the **"Hoist"**) and, to the extent within the Premises Outline, the areas on which the Hoist and waterside staging area are located; and (f) the docks commonly known as G1626 and G1628. The Premises exclude the adjacent parking facilities, the Boater Restrooms, the Promenade and the Anchorage. In addition to the

Premises, Tenant has certain rights of access to other adjacent facilities in accordance with the provisions of Sections 1.2.3 and 1.2.4 of this Lease.

1.1.37 **"PREMISES OUTLINE"** shall have the meaning for such term set forth in the definition of Premises in this Section 1.1.

1.1.38 **"PRIMARY GROSS RECEIPTS"** shall have the meaning set forth in Section 4.2.

1.1.39 **"PRIME RATE"** shall mean the prime or reference rate of interest announced from time to time by Bank of America, N.A. or its successor, or if Bank of America, N.A. or its successor ceases to exist, then the prime or reference rate of interest announced from time to time by the largest California chartered bank in terms of deposits.

1.1.40 **"PROMENADE"** shall mean the waterfront boardwalk and promenade located adjacent or substantially adjacent to the Premises and between the Premises and the adjacent water area, including without limitation, all landscaping and improvements thereon.

1.1.41 **"PUBLIC WORKS DIRECTOR"** shall mean the Director of the Department of Public Works of the County of Los Angeles.

1.1.42 **"RELOCATION FACILITY"** shall have the meaning set forth in Section 2.4.

1.1.43 **"REPLACEMENT FACILITY"** shall have the meaning set forth in Section 2.2.

1.1.44 **"SECTION"** shall mean a section of this Lease.

1.1.45 **"SECURITY DEPOSIT"** shall have the meaning set forth in Section 7.1.

1.1.46 **"STATE"** shall mean the State of California.

1.1.47 **"TENANT"** shall have the meaning set forth in the first paragraph of this Lease.

1.1.48 **"TENANT PARTY"** shall mean any agent, officer, employee, licensee, concessionaire, permittee, subtenant, contractor, vendor, member, invitee or guest of Tenant.

1.1.49 **"TENANT'S OPERATING EXPENSES"** shall have the meaning set forth in Section 4.4.4.

1.1.50 **"TERM"** shall have the meaning set forth in Section 2.1.

1.1.51 **"TERM COMMENCEMENT DATE"** shall have the meaning set forth in Section 2.1.

1.1.52 **"TERM EXPIRATION DATE"** shall have the meaning set forth in Section 2.1.

1.1.53 **"TIME OF THE ESSENCE"** shall have the meaning set forth in Section 15.2.

1.2 **Lease.** For and in consideration of the payment of rentals and the performance of all the covenants and conditions of this Lease, Landlord hereby leases to Tenant, and Tenant hereby leases and hires from Landlord, an exclusive right to possess and use, as tenant, the Premises for the Term (as hereinafter defined), upon the terms and conditions and subject to the requirements set forth herein.

1.2.1 **As-Is.** Tenant acknowledges that it is currently in possession of and has previously occupied the Premises pursuant to a pre-existing lease and thus is fully aware and apprised of the condition of the Premises. Tenant accepts the Premises in their present condition notwithstanding the fact that there may be certain defects in the Premises, whether or not known to either party to this Lease, at the time of the Effective Date and Tenant hereby represents that it has performed all investigations necessary in connection with its acceptance of the Premises **"AS IS WITH ALL FAULTS"**. Tenant hereby accepts the Premises on an **"AS IS WITH ALL FAULTS"** basis and, except as expressly set forth in this Lease, Tenant is not relying on any representation or warranty of any kind whatsoever, express or implied, from Landlord or any other governmental authority or public agency, or their respective agents or employees, as to any matters concerning the Premises and the Improvements included therewith, including without limitation: (i) the quality, nature, adequacy and physical condition and aspects of the Premises, including, but not limited to, the structural elements, foundation, roof, protections against ocean damage, erosion, appurtenances, access, landscaping, parking facilities and the electrical, mechanical, HVAC, plumbing, sewage and utility systems, facilities and appliances, and the square footage of the land and within the Improvements, (ii) the quality, nature, adequacy and physical condition of soils, geology and any groundwater, (iii) the existence, quality, nature, adequacy and physical condition of utilities serving the Premises, including all Improvements, (iv) the use, habitability, merchantability or fitness, or the suitability, value or adequacy of the Premises and/or Improvements for any particular purpose, (v) the zoning or other legal status of the Premises or any public or private restrictions on use of the Premises, (vi) the compliance of the Premises and/or Improvements with any applicable codes, laws, rules, regulations, statutes, resolutions, ordinances, covenants, conditions and restrictions of the City, County, State, the United States of America, the California Coastal Commission and/or any other governmental or quasi-governmental entity (**"Applicable Laws"**) or of any other person or entity (including, without limitation, relevant provisions of the Americans with Disabilities Act, as amended from time to time (**"ADA"**)), (vii) the presence of any underground storage tank or hazardous materials on, under or about the Premises or the adjoining or neighboring property, (viii) the quality of any labor and materials used in

any Improvements, (ix) subject to Section 1.2.2 below, the condition of title to the Premises, and (x) the economics of the operation of the Premises and/or the Improvements included therewith.

1.2.2 **Title.** Landlord represents that Landlord owns fee title to the Premises and that Landlord has authority to enter into this Lease. Tenant hereby acknowledges the title of Landlord in and to the Premises, and covenants and agrees never to contest or challenge the extent of said title, except as is necessary to ensure that Tenant may occupy the Premises pursuant to the terms and conditions of this Lease.

1.2.3 **Additional Access Rights.** In addition to possession of the Premises, Tenant shall have non-exclusive rights of access to the following improvements and/or areas located adjacent to the Premises (collectively, the "Access Areas"): (a) the electrical panel located in the Boater Restrooms as necessary for access to the circuit breaker for the Hoist; (b) the Boater Restrooms for use by subtenants of the Dry Storage Facilities; (c) those portions of the Parking Lot that are not included in the Premises, subject to and in accordance with terms and provisions of Section 1.2.4 below; and (d) any sidewalks, walkways and driveways located adjacent to the Premises for pedestrian access to the extent such access is both consistent with the current use of the Premises and necessary for ingress and egress to, from, among and between the Premises and the Access Areas described in clauses (a) through (c) above. Tenant's rights of access to and use of the Access Areas shall be subject to and in accordance with the following provisions: (i) Tenant's access to and use of the Access Areas shall be subject to compliance with the reasonable rules and regulations for such access and use promulgated from time to time by Landlord, including without limitation, the hours of such access and use; (ii) Tenant shall not exercise its rights under this Section 1.2.3 in any manner that interferes with, obstructs or impairs the access to, use and enjoyment of the Access Areas by Landlord or any other persons or entities to which Landlord grants rights of access or use; (iii) Tenant shall maintain liability insurance with respect to the exercise of its rights under this Section 1.2.3 in accordance with the terms of this Lease as if the Access Areas were a part of the Premises; (iv) Tenant shall have no right to make any Improvements or Alterations to the Access Areas or to place any furniture, fixtures or equipment in the Access Areas; (v) Tenant shall be solely responsible for all costs and expenses incurred by County in connection with any damage to the Access Areas or any Improvements or equipment located therein or adjacent to the Access Areas, to the extent caused by or incurred in connection with any access to or use of the Access Areas by Tenant or any Tenant Party; and (v) Tenant agrees to indemnify, defend and hold Landlord harmless from and against all liabilities, losses, damages, claims, costs and/or expenses (including reasonable attorneys' fees) incurred by Landlord as a result of or in connection with access to or use of the Access Areas by Tenant or any Tenant Party.

1.2.4 **Parking Lot.** Exhibit B attached to this Lease is a depiction of the surface parking lot located adjacent to the Building (the "Parking Lot"). The Parking Lot currently contains one hundred seventy-nine (179) parking spaces. Twenty-seven (27) of such spaces are used for the Dry Storage Facilities and are included in the

Premises. Use of an additional one hundred forty-five (145) of the parking spaces in the Parking Lot are reserved to Landlord to serve Anchorage users or for such other purposes as determined by Landlord. In addition to the Dry Storage Facilities, Landlord hereby grants Tenant a right of access to and use of the seven (7) parking spaces specifically marked for Tenant's use on Exhibit B.

The current striping plan for the Parking Lot is different than the striping plan that was originally in effect for the Parking Lot, and results in a reduction from the number of parking spaces originally contained in the Parking Lot. If the Department determines that the number of parking spaces in the Parking Lot is inadequate for the Anchorage or Premises, or if another governmental agency requires the number of parking spaces to be increased (up to and including the number of parking spaces that were originally contained in the Parking Lot), then Landlord shall re-stripe the Parking Lot in a manner acceptable to Department and/or any such governmental agency (as applicable) and Tenant shall pay to Landlord within thirty (30) days after written demand, twenty percent (20%) of the cost of such re-striping; provided, however, that no re-striping required by the Department shall restrict Tenant's ability to provide functionally equivalent dry boat storage facilities immediately adjacent to the Hoist. If Tenant desires to re-stripe the Parking Lot, then such re-striping shall be at Tenant's cost and shall be conditioned upon Landlord's prior written approval and subject to any subsequent re-striping pursuant to the preceding provisions of this paragraph. If as a result of any re-striping there is an adjustment to the location and/or number of spaces used for dry boat storage purposes, Anchorage tenants and/or the Building, then the parties shall enter into an amendment to this Lease to reflect such adjustment.

The Parking Lot shall be operated and maintained by Landlord, including the management of non-permit temporary or overnight parking and abandoned vehicles. Access to the Parking Lot shall continue to be generally controlled via a key card access system, as necessary in Landlord's judgment to limit use of the Parking Lot to Tenant's yacht club members, Anchorage tenants and as otherwise permitted hereunder. Tenant shall have the right to raise the gate arms for deliveries to the Building. Use of the parking spaces that are not included in the Premises for dry boat storage purposes shall be on a non-reserved first-come, first-served basis (subject to the limitation on the total number of spaces allocated to each party under this Section 1.2.4), except that (a) Tenant shall have the right to designate and mark (in a manner acceptable to Landlord) for exclusive yacht club use Tenant's seven (7) parking spaces described in the first paragraph of this Section 1.2.4; and (b) Landlord reserves the right to designate specific spaces for Anchorage tenants if necessary in the Landlord's judgment. Tenant shall in all cases have the right to use the Parking Lot for yacht club event purposes for up to six (6) yacht club events per year. Tenant shall use its best efforts to provide Landlord with sixty (60) days prior written notice of the date of such yacht club events to permit Landlord to notify Anchorage tenants. In no case shall Tenant provide Landlord less than forty-five (45) days' prior written notice of the date of any such yacht club event. Landlord shall have the right to use the Parking Lot for other parking purposes during non-peak times on weekdays, including evening meetings (e.g., by raising the gate arms

at Landlord's option), as long as such use does not interfere with Tenant's use of its parking rights under this Section 1.2.4.

1.2.5 **Anchorage.** The Anchorage shall be owned and operated (at Landlord's discretion) by Landlord (or its successor or designee) and Tenant shall have no rights with respect to the Anchorage, except as set forth in this Section 1.2.5. Landlord shall have the right to establish and modify from time to time the rents and any other charges (including without limitation, surcharges or additional fees for liveaboards) for use and occupancy of boat slips in the Anchorage. The remaining terms and provisions of this Section 1.2.5 shall be applicable only during such periods as the Anchorage continues to be operated and rented to individual boat slip users. Tenant shall have a first right to have its yacht club members rent vacant slips in accordance with the terms of this Section 1.2.5. Landlord shall have the right to limit the number of liveaboard boat slip tenants in the Anchorage to that number that were in legal occupancy and in good standing as of March 8, 2007.

Landlord agrees to notify Tenant in writing of all boat slip vacancies (a "Vacancy Notice") prior to the lease of a vacant slip to another user. Landlord shall have the right to deliver the Vacancy Notice during the termination notice period for the previous tenant. Tenant must exercise its first right under this Section 1.2.5, if at all, by delivery to Landlord within ten (10) days after the Vacancy Notice of a written referral of a qualified member (or members) of Tenant's yacht club for the rental of the vacant slip (or slips) referenced in the Vacancy Notice and a completed application (along with all associated forms) and rental agreement signed by such member. The application/forms and rental agreement shall be in such form as required by Landlord from time to time. Landlord and Tenant shall cooperate to agree on a procedure (a) for the preparation of a waiting list of Tenant's members (organized by slip size) who desire to rent slips, (b) the pre-qualification of such members, and (c) the delivery to County of completed applications/forms and signed rental agreements for consideration by County. All applications and prospective slip renters must satisfy the Landlord's standard conditions and qualifications for renting a slip. If County does not receive the above-required application/forms and executed rental agreement for a vacant slip from a qualified member within the foregoing ten (10) day period, then Landlord shall be free to rent such slip to any person or entity and on such terms that Landlord desires. The terms and provisions of this Section 1.2.5 shall inure only to the benefit of Tenant, and no members of Tenant shall have any rights under this Section 1.2.5 (including without limitation, as third party beneficiaries) nor shall Landlord have any obligation or liability to such members.

Tenant shall have the right to directly lease from Landlord (as opposed to having its individual members lease from Landlord) up to two (2) boat slips in the Anchorage pursuant to the right of offer set forth in this Section 1.2.5. Tenant shall have the right to sublease such two (2) boat slips to its individual yacht club members, provided that any such sublease shall be subject to Landlord's approval of the subtenant and the sublease, and Tenant shall not charge rent or other amounts in connection with such sublease that

exceed the rent and charges payable by Tenant to Landlord in connection with Tenant's direct lease of the boat slip from Landlord.

Any member of Tenant's club that rents a boat slip in the Anchorage shall have the right to permit the use of such slip on a temporary basis by a visitor to Tenant's club that is a member of another yacht club that shares reciprocal yacht club privileges with Tenant's club, without additional charge to Tenant or the visitor.

2. **LEASE TERM.**

2.1 **Term.** The term of the Lease ("**Term**") shall commence on March 25, 2008 (the "**Term Commencement Date**") and, unless terminated sooner in accordance with the provisions of this Lease, the Term shall expire at 11:59 p.m. on the day preceding the fifth (5th) anniversary of the Term Commencement Date (the "**Term Expiration Date**"). For purposes of this Lease, "**Lease Year**" shall mean each year during the Term of this Lease commencing on the Term Commencement Date and each successive anniversary thereof.

2.2 **Early Termination or Extension of Term in Connection with Replacement Facility.** Landlord intends to pursue consideration of the development of a replacement facility for the future occupancy of Tenant (and potentially other users) (a "**Replacement Facility**"). Landlord shall take into consideration input from Tenant as to the scope, size and programmatic requirements for such Replacement Facility. The development and lease to Tenant of a Replacement Facility shall be subject to compliance with any request for proposal ("**RFP**") process implemented by Landlord for such Replacement Facility. Subject to such RFP process, Landlord and Tenant shall negotiate in good faith to attempt to agree upon mutually acceptable terms for the lease to Tenant of space in the Replacement Facility. If Landlord develops a Replacement Facility and the parties reach agreement upon mutually acceptable terms for the lease to Tenant of space in the Replacement Facility, then this Lease shall terminate effective as of the commencement of the term of the new lease to Tenant for the Replacement Facility. If Landlord develops a Replacement Facility and the parties reach agreement upon mutually acceptable terms for the lease to Tenant of space in the Replacement Facility, but the Replacement Facility is not completed for Tenant's occupancy of the Replacement Facility by the Term Expiration Date, then upon the mutual agreement of Landlord and Tenant the Term of this Lease shall be subject to extension for up to three (3) periods of one (1) year each.

2.3 **Early Termination for Failure to Meet Dues Threshold.** If during any Lease Year the aggregate amount of dues paid to Tenant by its members is less than One Hundred Seventy Five Thousand Dollars (\$175,000.00), then Tenant shall have the right to terminate the Lease upon not less than six (6) months prior written notice to Landlord.

2.4 **Relocation of Premises During Term.** If during the Term Landlord requires use of the Premises for another purpose (including without limitation, park or development purposes) County shall have the right during the Term to relocate the Premises to another facility of comparable size and facility improvements, and with comparable access to parking, boat slips and dry storage (a "**Relocation Facility**"). If County elects to relocate the Premises pursuant to

this Section 2.4, the Premises shall be relocated to the Relocation Facility on not less than sixty (60) days prior written notice to Tenant and the parties shall execute an amendment to this Lease to document the change in location of the Premises to the Relocation Facility. Landlord shall be responsible for the cost to relocate and install in the Relocation Facility Tenant's furniture, fixtures, equipment and other property.

3. USE OF PREMISES.

3.1 Permitted Use. The Premises shall be used by Tenant only for the operation of the Santa Monica Windjammers Yacht Club (or its successor pursuant to Article 14 below) and for no other purpose (the "Permitted Use"). Tenant shall also have the right on an ancillary basis to permit other organizations (e.g., the Coast Guard Auxiliary) to hold meetings at the Premises in a manner and frequency consistent with Tenant's past practices.

3.2 Prohibited Uses. Notwithstanding the foregoing:

3.2.1 Nuisance. Tenant shall not conduct or permit to be conducted any private or public nuisance on or about the Premises, nor commit any waste thereon. No rubbish, trash, waste, residue, brush, weeds or undergrowth or debris of any kind or character shall ever be placed or permitted to accumulate upon any portion of the Premises, except in appropriate receptacles intended for such purposes, nor shall any portion of the Premises be maintained so as to render said Premises a fire hazard or unsanitary, unsightly, offensive, or a risk to public health and safety, nor shall any similar activity be permitted on any adjacent public street or adjacent property.

3.2.2 Restrictions and Prohibited Uses. Without expanding upon or enlarging the Permitted Use of the Premises as set forth in this Lease, the following uses of the Premises are expressly prohibited:

3.2.2.1 the Premises shall not be used or developed in any way which is in violation of any Applicable Laws;

3.2.2.2 the Premises shall not be used in any way in a manner inconsistent with the Permitted Use; without limiting the foregoing, no part of the Premises shall be used by any person for any adult entertainment purposes, as such term refers to graphic, explicit and/or obscene depictions of sexual activity;

3.2.2.3 no condition shall be permitted to exist upon the Premises which shall induce, breed or harbor infectious plant diseases, rodents, or noxious insects and Tenant shall take such measures as are appropriate to prevent any conditions from existing on the Premises which create a danger to the health or safety of any persons residing or working at, or persons patronizing, the Premises;

3.2.2.4 without the prior written reasonable approval of Director, no antennae or other device for the transmission or reception of television signals or any other form of electromagnetic radiation shall be erected, used or maintained by Tenant outdoors above ground on any portion of the Premises, whether attached to an Improvement or otherwise; Landlord hereby approves Tenant's continued use of the existing antennae installed on the Premises as of the date of this Lease in the manner in which such antennae have been used prior to the date of this Lease, as long as such use does not violate any other provision of this Lease;

3.2.2.5 no adverse environmental condition in violation of Applicable Laws shall be permitted to exist on any portion of the Premises, nor shall any toxic or hazardous wastes be permitted to be generated, treated, stored, disposed of, or otherwise deposited in or on or allowed to emanate from the Premises or any portion thereof, provided, however, that toxic or hazardous substances may be stored or used, so long as such storage and use is (a) ancillary to the ordinary course of business of the Permitted Use, and (b) conducted in compliance with all Applicable Laws.

3.3 **Signs and Awnings.** Any and all art, displays, identifications, monuments, awnings, advertising signs and banners which are placed on, or are visible from, the exterior of the Premises shall be only of such size, design, wording of signs and color as shall have been specifically submitted to and approved in writing by Director (and to the extent required under then Applicable Law, the Design Control Board).

3.4 **Compliance with Regulations.** Tenant shall comply with all Applicable Laws and shall pay for and maintain any and all licenses and permits related to or affecting the use, operation, maintenance, repair or improvement of the Premises. Tenant shall be responsible for making all Alterations to the Premises required to comply with Applicable Laws to the extent pertaining to those portions of the Premises required to be maintained and repaired by Tenant pursuant to Section 10.1 below. Landlord shall be responsible for making all Alterations to the Premises required to comply with Applicable Laws to the extent pertaining to those portions of the Premises required to be maintained and repaired by Landlord pursuant to Section 10.1 below; provided, however, that to the extent that the requirement to make an Alteration to comply with Applicable Laws is triggered by (a) any Alterations made to the Premises by Tenant, or (b) any change in the use of the Premises by Tenant, then Tenant shall be responsible for the costs and expenses incurred by Landlord for such Alteration.

3.5 **Rules and Regulations.** Tenant agrees to comply with such other reasonable rules and regulations governing the use and occupancy of the Premises as may be promulgated by Landlord from time to time and delivered in writing to Tenant. Any dispute as to whether Landlord has acted unreasonably in connection with the matters described in this Section 3.5 shall be submitted to arbitration pursuant to Article 16 of this Lease.

3.6 **Reservations.** County hereby reserves an easement and right of access to and use of the exterior portions of the Premises as necessary or appropriate in the reasonable judgment of County for ingress and egress to, from, among and between the land and improvements located adjacent to the Premises, including without limitation, the Parking Facilities, Boater Restrooms,

Promenade and Anchorage. Tenant also expressly agrees that this Lease and all rights hereunder shall be subject to all prior encumbrances, reservations, licenses, easements and rights of way (a) existing as of the Effective Date, (b) otherwise referenced in this Lease in, to, over or affecting the Premises, or (c) consented to by Tenant.

Without limiting the foregoing, Tenant expressly agrees that this Lease and all rights hereunder shall be subject to all prior matters of record and the right of the City or County to install, construct, maintain, service and operate sanitary sewers, public roads and sidewalks, fire access roads, storm drains, drainage facilities, electric power lines, telephone lines and access and utility easements across, upon or under the Premises, together with the right of the City or County to convey such easements and transfer such rights to others.

4. RENT AND OTHER PAYMENTS.

4.1 **Base Rent.** Tenant shall pay Landlord base rent ("**Monthly Base Rent**") during the Term. The Monthly Base Rent for the first Lease Year shall be Eight Thousand Dollars (\$8,000.00) per month. The Monthly Base Rent shall be subject to adjustment effective as of the first day of the second and each successive Lease Year during the Term to an amount equal to the product of (a) the Monthly Base Rent in effective for the first Lease Year, multiplied by (b) a fraction the numerator of which is the CPI for the month that is three (3) months prior to the month during which the Monthly Base Rent adjustment is to take effect, and the denominator of which is the CPI for the month that is three (3) months prior to the month during which the Term Commencement Date occurs. Notwithstanding the foregoing, (i) in no event shall the Monthly Base Rent for any Lease Year be less than the Monthly Base Rent in effect for the immediately preceding Lease Year; and (ii) in no event shall the Monthly Base Rent for any Lease Year exceed the Monthly Base Rent in effect for the first Lease Year increased at a cumulative and compounded annual rate of three percent (3%) per year during the Term.

4.2 **Percentage Rent.** In addition to Monthly Base Rent, Tenant shall pay to Landlord percentage rent ("**Percentage Rent**") equal to the sum of (a) seven and 35/100 percent (7.35%) of the first Three Hundred Ninety Thousand Dollars (\$390,000.00) of Primary Gross Receipts (as defined below) for each Lease Year, plus (b) seventeen and 50/100 percent (17.5%) of all Primary Gross Receipts for each Lease Year in excess of Three Hundred Ninety Thousand Dollars (\$390,000.00), plus (c) twenty-five percent (25%) of Dry Storage Gross Receipts (as defined below). For purposes of this Lease, (a) "**Primary Gross Receipts**" shall mean all Gross Receipts generated in connection with the use or operation of the Premises, including without limitation, yacht club dues, meeting room rentals, parking charges (if any), restaurant/bar receipts, telephone/vending receipts, mail box charges, locker rentals and production/filming receipts, but excluding Dry Storage Gross Receipts; and (b) "**Dry Storage Gross Receipts**" shall mean all Gross Receipts generated in connection with the use or operation of the Dry Storage Facilities or storage lockers.

4.3 **Gross Receipts.** For purposes of this Lease, "**Gross Receipts**" means the gross amount of all money, receipts, dues, commissions, charges, fees, payments, reimbursements,

compensation, accounts or notes receivable or other things of value, received by or payable to Tenant (and/or any assignee, subtenant, licensee, permittee or concessionaire, although this section shall not be interpreted to permit any use, occupancy or operation of the Premises by any person or entity other than Tenant) from or in connection with the use, occupation or operation of any activity or business on the Premises or in any Access Areas, calculated in accordance with the accounting method described in the last sentence of Section 14.1.

4.3.1 **Calculation of Gross Receipts.** In the calculation of Gross Receipts, the following shall be applicable:

(1) There shall be no deduction from Gross Receipts for any overhead or cost or expense of operation, such as, without limitation, salaries, wages, costs of goods, interest, debt amortization, rent, utilities, credit card fees, insurance premiums and taxes.

(2) Gross Receipts shall not include and retail sales tax imposed upon the consumer, collected by Tenant and remitted by Tenant to the applicable governmental agency.

(3) Gross Receipts must include the usual charges for any services, goods, rentals or facilities. Bona fide bad debts actually accrued by Tenant for delinquent payables owed to Tenant may be deducted from Gross Receipts to the extent that such amounts have been previously reported as Gross Receipts; however, there shall be no deduction for bad debts based on past experience or transfer to a bad debt reserve. Subsequent collection of bad debts previously excluded from Gross Receipts shall be included in Gross Receipts in the Lease Year in which they are collected.

(4) Gross Receipts shall not include any of the following items:

a. refunds to members or customers on merchandise sold to such members or customers and returned to Tenant;

b. sales of fixtures, equipment or property which are not Tenant's stock in trade;

c. receipts from insurance claims other than proceeds related to the replacement of Gross Receipts; and

d. interest earned by Tenant on funds arising from the Premises or the use thereof, deposited or maintained by Tenant in banks or similar financial institutions.

(5) Interest, service or late charges collected in conjunction with a transaction, sale or activity shall be included in Gross Receipts in the same percentage category as the underlying transaction, sale or activity is required to be reported.

(6) Although Tenant has no right to sublease the Premises or any portion thereof, or to permit any licensee, concessionaire or other person or entity to occupy, use or conduct any business or activity on the Premises or Access Areas, if any person or entity other than Tenant occupies, uses or conducts any business or activity on or from the Premises or Access Areas, the Gross Receipts of such subtenant, licensee, concessionaire or other person or entity from such business or activity shall be included in Gross Receipts.

(7) Gross Receipts shall not include receipts from charity events held on the Premises provided that (a) such events are conducted only on an ancillary basis and are consistent in scope and frequency with Tenant's past practices; (b) the recipient of the receipts from the event is a bona fide charitable organization (based on federal income tax status) that is not affiliated with Tenant or any subtenant and whose operation and mission are not related to boating, sailing or other marina activities; and (c) all receipts from the event (after offset of bona fide out-of-pocket expenses, without compensation to Tenant) are donated to a qualified recipient under clause (b) above. Tenant shall provide Landlord with such information and materials as requested by Landlord to permit Landlord to verify the application of this subsection (7).

(8) Director, by Policy Statement and with the approval of Auditor-Controller and County Counsel may further interpret the definition of Gross Receipts, with such interpretations to be a guideline in implementing the calculation of Percentage Rent.

4.3.2 **Reporting of Gross Receipts and Payment of Percentage Rent.**

Within fifteen (15) days after the end of each calendar month (or partial calendar month) during the Term, (a) Tenant shall deliver to Landlord a written report ("**Gross Receipts Report**") that sets forth the Primary Gross Receipts and Dry Storage Gross Receipts for such immediately preceding month and the aggregate Primary Gross Receipts and Dry Storage Gross Receipts to date for the then current Lease Year, in such form and detail as reasonably acceptable to Landlord, and (b) pay to Landlord Percentage Rent payable for the Primary Gross Receipts and Dry Storage Gross Receipts for the immediately preceding month. The monthly payments of Percentage Rent for Primary Gross Receipts shall be equal to seven and 35/100 percent of Primary Gross Receipts until the aggregate Primary Gross Receipts for such Lease Year exceed Three Hundred Ninety Thousand Dollars (\$390,000.00), following which Percentage Rent for Primary Gross Receipt shall be payable at the rate of seventeen and 50/100 percent (17.5%) of such Primary Gross Receipts for the remainder of such Lease Year. Tenant shall comply with all recordkeeping and accounting procedures, as well as the inspection and audit rights granted to Landlord, set forth in Article 14 of this Lease.

4.4 **Net Lease.** All references to "rent" under this Lease shall mean the Monthly Base Rent, Percentage Rent or other amounts payable by Tenant to Landlord under this Lease. The parties acknowledge that the rent to be paid by Tenant under this Lease is intended to be

absolutely net to Landlord. The rent and other sums to be paid to Landlord hereunder are not subject to any credit, demand, set-off or other withholding.

4.4.1 **Utilities.** In addition to rent, Tenant shall pay, or cause to be paid, to County or the utility provider (as applicable), all utility and service charges for water, electricity or other power, gas, sewage disposal, telephone service, cable service, garbage and trash collection and other utilities and services to the Premises. If any utilities are not separately metered or submetered, Tenant shall pay to County the cost of the utilities reasonably allocated to the Premises.

4.4.2 **Insurance.** Tenant shall pay to County the cost of all insurance maintained by County with respect to the Premises. The cost of any insurance that pertains to the Premises and other property owned by County shall be apportioned between the Premises and such other property on a reasonable basis.

4.4.3 **Taxes and Assessments.** Tenant shall prior to delinquency all taxes, assessments, fees, or charges which at any time may be levied by the State, County, City or other levying body upon any interest in this Lease or any possessory right which Tenant may have in or to the Premises allocable to the Term of this Lease, as well as all taxes, assessments, fees, and charges on goods, merchandise, fixtures, appliances, equipment, and property owned by it in, on or about the Premises. Tenant shall have the right to contest the amount of any assessment imposed against the Premises or its possessory interest therein; provided, however, all costs and expenses of any such contest (including interest and penalties which may accrue in respect of such taxes) shall be the responsibility of Tenant.

The parties acknowledge that the Premises are and shall continue to be subject to possessory interest taxes, and that such taxes shall be paid by Tenant. This statement is intended to comply with Section 107.6 of the Revenue and Taxation Code. The possessory interest taxes and any other taxes applicable to the Premises or Tenant's interest in this Lease shall be pro-rated for any partial tax years included in the Term.

4.4.4 **Expenses Relating to Access Areas and Promenade.** Tenant shall pay to County twenty percent (20%) of all direct variable expenses incurred by Landlord for insurance, utilities, trash removal, maintenance, repair, landscaping and other common area services or costs attributable to the Access Areas, the Promenade, any other exterior common areas and the Common Water Heater (the "**Tenant's Operating Expenses**"). If expenses are incurred with respect to both the areas described in the immediately preceding sentence and other areas owned by County, such expenses shall be apportioned between the areas described in the immediately preceding sentence and such other areas on a reasonable basis. Prior to the commencement of each Lease Year, Landlord shall deliver to Tenant a statement setting forth Landlord's good faith estimate of Tenant's Operating Expenses projected to be incurred for the ensuing Lease Year (the "**Annual Estimate Statement**"). On or before the first day of each month during each Lease Year, Tenant shall pay to Landlord Tenant's Operating Expenses on an estimated basis in an amount equal to one-twelfth (1/12) of the estimated amount set forth in the

Annual Estimate Statement for such Lease Year. No delay or failure of Landlord to deliver the Annual Estimate Statement shall relieve Tenant of its obligations under this Section 4.4.4, except that until Landlord has delivered the Annual Estimate Statement for a Lease Year Tenant shall continue to pay monthly estimated installments of Tenant's Operating Expenses based on the estimate set forth in the Annual Estimate Statement for the preceding Lease Year. Within ninety (90) days after the end of each Lease Year, Landlord shall deliver to Tenant a statement (the "**Annual Reconciliation Statement**") setting for the actual amount of Tenant's Operating Expenses for the preceding Lease Year. In the event that the monthly estimated amounts of Tenant's Operating Expenses paid by Tenant for such Lease Year are less than the actual Tenant's Operating Expenses for such Lease Year, then Tenant shall pay the difference to Landlord within thirty (30) days after receipt by Tenant of the Annual Reconciliation Statement. In the event that the monthly estimated amounts paid by Tenant for such Lease Year exceed the actual Tenant's Operating Expenses for such Lease Year, then Tenant shall be entitled to credit the difference against the next rent payable to Landlord under this Lease, or, in the case of the final Lease Year, any such overpayment shall be returned to Tenant concurrent with the delivery by Landlord of the Annual Reconciliation Statement. Landlord shall not be in default or liable to Tenant for a delay in the delivery of the Annual Reconciliation Statement, but any overpayments by Tenant on an estimated basis shall bear interest at the Prime Rate during any period of delay in the delivery by Landlord of the Annual Reconciliation Statement.

4.5 **Rent Payments.** Monthly Base Rent and Tenant's Operating Expenses shall be paid by Tenant in advance on or before the first (1st) day of each calendar month of the Term. If the Term Commencement Date does not occur on the first day of a calendar month, then the first payment of Monthly Base Rent and Tenant's Operating Expenses shall be paid by Tenant on or before the Term Commencement Date, and the Monthly Base Rent and Tenant's Operating Expenses for the first and last partial months during the Term shall be calculated on a pro rata basis based on the number of days in each such partial month as compared to the total number of days in the applicable calendar month during which such partial month occurs.

Percentage Rent for each month (or partial month) during the Term shall be paid by Tenant in arrears on or before the fifteenth (15th) day of the following month in accordance with Section 4.3.2 above.

All payments under this Lease shall be by check or draft issued and payable to the County of Los Angeles, delivered to the Department of Beaches and Harbors, Los Angeles, California, 13483 Fiji Way, Trailer No. 2, Marina del Rey, California 90292, or such other address as may be provided to Tenant by Landlord from time to time. Tenant acknowledges that Landlord shall have no obligation to issue monthly rental statements, invoices or other demands for payment, and that the rental payments required herein shall be payable notwithstanding the fact that Tenant has received no such statement, invoice or demand.

4.5 **Late Fees.** If any payment under this Lease is not received by Landlord by the date due, Tenant acknowledges that Landlord will experience additional management, administrative and other costs that are impracticable or extremely difficult to determine.

Therefore, a fee (“Late Fee”) of six percent (6%) of the unpaid amount shall be payable with respect to any amount that remains unpaid five (5) days after such amount was due and payable; provided, however, that Tenant shall not be required to pay a Late Fee in the case of the first instance in any calendar year that a payment is not made by Tenant within the foregoing five (5) day period, so long as such delinquency is cured within one (1) business day after written notice from Landlord. In addition to any Late Fee, any unpaid amounts shall additionally bear interest at the Applicable Rate, computed from the date such amount was due and payable, compounded monthly, until paid. Tenant acknowledges that such Late Fee and interest shall be applicable to all monetary deficiencies under this Lease, whether identified by audit or otherwise, and that interest on any unpaid amounts shall accrue from and after the date when such amounts were due and payable as provided herein (as opposed to the date when such deficiencies are identified by Landlord).

5. **IMPROVEMENTS; ALTERATIONS; SURRENDER AT TERMINATION OF LEASE.**

5.1 **Ownership of Improvements.** All Improvements included in the Premises and all Alterations (as defined below) thereto shall be owned by Landlord, and Tenant shall have only a leasehold interest therein pursuant to this Lease; provided, however, during the Term Tenant shall be considered as the owner of the Hoist and shall be fully and solely responsible for the operation, maintenance, repair and/or replacement (as necessary) of the Hoist. Tenant shall have no right to remove the Hoist from the Premises, except if Tenant replaces the Hoist with a new replacement hoist acceptable to County. At the expiration or earlier termination of the Term, ownership of the Hoist shall automatically transfer to County.

5.2 **No Alterations Without Approval of Landlord.** Tenant shall not make any additional improvements, modifications, installations or other alterations (collectively, “Alterations”) of, on or to the Premises or any utility or other systems serving the Premises, without the prior written consent of Landlord, which consent may be withheld or conditioned by Landlord in its sole and absolute discretion. Notwithstanding the foregoing, on prior written notice to Landlord, but without requiring Landlord’s consent, Tenant shall have the right to make cosmetic alterations to the interior of the Building (such as paint and carpet) as long as such alterations do not reduce the value of the Building, affect the utility systems serving the Building, or cost in excess of an aggregate of Ten Thousand Dollars (\$10,000.00).

5.3 **Protection of Landlord.** Nothing in this Lease shall be construed as constituting the consent of Landlord, express or implied, to the performance of any labor or the furnishing of any materials to the Premises by any contractor, subcontractor, laborer or materialman, in such manner as would give rise to the filing of mechanics’ liens or other claims against Landlord or Landlord’s interest in the Premises.

5.3.1 **Posting Notices.** Landlord shall have the right at all reasonable times and places to post and, as appropriate, keep posted, on the Premises any notices which Landlord may deem necessary for the protection of Landlord's interest in the Premises from mechanics' liens or other claims.

5.3.2 **Liens; Indemnity.** Tenant shall keep the Premises free and clear of all mechanics' liens and other liens arising out of or in connection with work done for Tenant and/or any parties claiming through Tenant. Tenant agrees to and shall indemnify, defend and hold Landlord harmless from and against any claims, liability, losses, damages, costs, expenses (including without limitation, attorneys' fees) incurred in connection with any claims of liens of laborers or materialmen or others for work performed or materials or supplies furnished to Tenant or persons claiming under it. In the event any lien is recorded, Tenant shall, within five (5) business days after demand, satisfy or otherwise cause such lien to be removed of record, whether by bonding or otherwise.

5.4 **Surrender of Possession at Termination of Lease.** At the expiration of the Term or sooner termination of this Lease, (a) Tenant shall surrender possession of the Premises to Landlord in the condition that such Premises was required to be maintained and repaired by Tenant under this Lease, and (b) Tenant shall remove from the Premises all unaffixed furniture, equipment and other personal property owned by Tenant, and repair any damage to the Premises incurred in connection with such removal. If Tenant fail to remove its personal property from the Premises as required under this Section 5.4, then Tenant shall lose all right, title and interest in and to such personal property, and Landlord may elect to keep the same upon the Premises or to sell, remove, or destroy the same, in event of which sale, removal, or destruction Tenant shall reimburse Landlord for its costs incurred in connection with such sale, removal or destruction in excess of the consideration, if any, received by Landlord as a result of the sale of any such personal property.

6. **CONDEMNATION.** In the event that more than ten percent (10%) of the floor area of the Building, or such portion of any other areas of the Premises or Parking Lot that prevents the occupancy or operation of the remaining portion of the Premises, is taken by eminent domain or condemnation, then either Landlord or Tenant shall have the option of terminating this Lease upon giving written notice of such election to the other within thirty (30) days after receipt of written notice of such taking. If the Lease is not terminated, then Monthly Base Rent shall be equitably reduced on a reasonable basis to reflect the relative value to Tenant of the portion of the Premises that is taken. The entire condemnation award shall belong to Landlord, except that Tenant shall be entitled to the portion of any award, if any, allocated by the condemning authority to the taking of or damage to Tenant's personal property or relocation expenses.

7. **SECURITY DEPOSIT.**

7.1 **Amount and Use.** Tenant shall deliver to and maintain with Landlord a security deposit (the "**Security Deposit**") in an initial amount equal to Thirteen Thousand Dollars (\$13,000.00). Effective as of each date that the Monthly Base Rent is increased under Section 4.1 of this Lease, the amount of the Security Deposit shall be increased by the same percentage

increase as the percentage increase in the Monthly Base Rent. The Security Deposit shall secure Tenant's obligations pursuant to this Lease, and may be drawn on by Landlord, in whole or in part, to cover (a) delinquent rent not paid by Tenant within any applicable notice and cure period, and (b) any other Events of Default of Tenant under this Lease. The Security Deposit shall be applied at the discretion of Landlord. Tenant shall have the right to maintain the Security Deposit either in the form of cash, or in the form of a certificate of deposit, letter of credit or other approved investment instrument issued with Landlord as the sole owner or beneficiary, in each case acceptable to Landlord in form, content and issuer. As long as no Event of Default by Tenant exists under the Lease, Tenant shall be entitled to a credit for any interest or other earnings which are actually earned on any unapplied portions of the Security Deposit delivered to Landlord in the form of a certificate of deposit or other approved investment instrument (as opposed to cash, on which Tenant shall not be entitled to interest). Notwithstanding any contrary provision hereof, Landlord shall have the right at any time to apply any accrued but uncredited interest (which accrued during non-Event of Default periods) against delinquent rents and other amounts owed by Tenant under the Lease.

7.2 **Replacement.** In the event that some or all of the Security Deposit is drawn against by Landlord and applied against any delinquent rent not paid by Tenant within any applicable notice or cure period, or against other Events of Default of Tenant hereunder, Tenant shall, within ten (10) days after receipt of written notice of the amount so applied and the reasons for such application, deposit sufficient additional funds with Landlord, or cause the issuer of any letter of credit to reissue the letter of credit, such that Tenant once again maintains the full amount of the Security Deposit required under this Article 7. Failure to maintain and replenish the Security Deposit, if not cured within the time period set forth in Section 13.1.2, shall constitute an Event of Default hereunder.

7.3 **Renewal.** Any letter of credit procured by Tenant and delivered to Landlord shall provide for notice to Landlord by the issuer thereof no less than sixty (60) days prior to the expiration of the term of such letter of credit in the event that the issuer thereof is not irrevocably committed to renew the term of such letter of credit. In the event that, thirty (30) days prior to the expiration of such letter of credit, Tenant has not provided Landlord with satisfactory evidence of its renewal or replacement, or has not provided Landlord with adequate replacement security, Landlord may draw down upon the letter of credit and hold the funds as security for Tenant's obligations as set forth in this Lease and may apply the funds to cover delinquent rent not paid by Tenant within any applicable notice and cure period and/or any other Event of Default of Tenant under this Lease.

8. **INDEMNITY.**

Except to the extent caused by the gross negligence or willful misconduct of any indemnitee, Tenant shall at all times relieve, defend, indemnify, protect, and save harmless Landlord and its respective Boards, officers, agents, consultants, counsel, employees and volunteers from any and all claims, costs, losses, expenses or liability, including expenses and reasonable attorneys' fees incurred in defending against the same by an attorney selected by Tenant and reasonably satisfactory to Landlord, for the death of or injury to persons or damage to property, including property owned or controlled by or in the possession of Landlord or any of

its Board, officers, agents, employees or volunteers, to the extent that such arises from or is caused by (a) the operation, maintenance, use, or occupation of the Premises by Tenant or any Tenant Party, (b) the acts, omissions, or negligence of Tenant or any Tenant Party, or (c) the failure of Tenant or any Tenant Party to observe and abide by any of the terms or conditions of this Lease or any applicable law, ordinance, rule, or regulation. The obligation of Tenant to so relieve, defend, indemnify, protect, and save harmless Landlord and each of its respective Boards, officers, agents, consultants, counsel, employees and volunteers, shall continue during any periods of occupancy or of holding over by Tenant beyond the expiration of the Term or other termination of this Lease.

9. **INSURANCE.**

9.1 **Tenant's Insurance.** Without limiting Tenant's indemnification of Landlord, during the Term of this Lease Tenant shall provide and maintain the following insurance issued by companies authorized to transact business in the State of California by the Insurance Commissioner and having a "general policyholders rating" of at least A-VII (or such higher rating as may be required by an Encumbrance Holder) as set forth in the most current issue of "A.M. Best's Key Rating Guide" or an equivalent rating from another industry-accepted rating agency.

9.1.1 General Liability insurance (written on ISO policy form CG 00 01 or its equivalent) and endorsed to name Landlord as an additional insured, with respect to the Premises and Access Areas, with limits of not less than the following:

General Aggregate:	\$10 million
Products/Completed Operations Aggregate:	\$10 million
Personal and Advertising Injury:	\$5 million
Each Occurrence:	\$5 million

Tenant may satisfy the above coverage limits with a combination of primary coverage and excess liability/umbrella coverage as long as (a) Tenant's primary coverage is at least One Million Dollars (\$1,000,000) per occurrence, One Million Dollars (\$1,000,000) annual aggregate, which limits may, at Tenant's election, be carried in the form of two separate policies, (b) the primary coverage and all excess liability/umbrella coverages are issued by the same insurer and such insurer is reasonably satisfactory to Landlord, and (c) the combination of such primary coverage and excess liability/umbrella coverage provides Landlord with at least the same protection in all respects as if Tenant had carried primary coverage for the entire limits listed above in this Section 9.1.1 and in accordance with the other terms and provisions set forth herein applicable to such coverage.

9.1.2 If any vehicles are owned or operated by or on behalf of Tenant, Tenant shall maintain Automobile Liability insurance (written on ISO form CA 00 01 or its equivalent) with a limit of liability of not less than \$1 million for each accident and providing coverage for all "owned", "hired" and "non-owned" vehicles, or coverage for "any auto." In all cases Tenant shall provide Garagekeeper's Legal Liability coverage, (written on ISO form CA 99 37 or its equivalent) with limits of not less than \$1 million for this location.

9.1.3 Workers Compensation and Employers' Liability insurance providing workers compensation benefits, as required by the Labor Code of the State of California and for which Tenant is responsible, and including Employers' Liability coverage with limits of not less than the following:

Each Accident:	\$1 million
Disease - policy limit:	\$1 million
Disease - each employee:	\$1 million

9.1.4 Commercial Property insurance covering damage to the Improvements, from perils covered by the Causes-of-Loss Special Form (ISO form CP 10 30), excluding earthquake, and including Ordinance or Law Coverage, written for the full replacement value of the Improvements, with a deductible no greater than \$5,000, and also including business interruption, including loss of rent, equal to two (2) years annual rent. Landlord shall be named as insured party and loss payee of insurance proceeds for damage to the Improvements, with proceeds to be made available by Landlord for repair and restoration of the Improvements to the extent required under this Lease if this Lease is not terminated.

9.1.5 For construction projects, including any Alterations or restoration, on the Premises, Tenant or Tenant's contractor will provide the following insurance (Landlord reserves the right to determine the coverage and coverage limit required on a project by project basis.):

9.1.5.1 Builder's Risk Course of Construction to insure against damage from perils covered by the Causes-of-Loss Special Form (ISO form CP 10 30). This insurance shall be endorsed to include ordinance or law coverage, coverage for temporary offsite storage, debris removal, pollutant cleanup and removal, testing, preservation of property, excavation costs, landscaping, shrubs and plants and full collapse coverage during construction (without restricting collapse coverage to specified perils. This insurance shall be written on a completed-value basis and cover the entire value of the construction project, including Landlord furnished materials and equipment, against loss or damage until completion and acceptance by Tenant. Landlord shall be named as insured party and loss payee

of insurance proceeds for damage to the Improvements, with proceeds to be made available by Landlord for repair and restoration of the Improvements to the extent required under this Lease if this Lease is not terminated.

9.1.5.2 General Liability. Such insurance shall be written on ISO policy form CG 00 01 or its equivalent with limits as required by the Landlord for the Alterations. The products/completed operations coverage shall continue to be maintained for a period to be determined by the Landlord from the date the Alterations are completed and accepted by the Tenant.

9.1.5.3 Automobile Liability. Such coverage shall be written on ISO policy form CA 00 01 or its equivalent with a limit of liability as required by the Landlord for the Alterations. Such insurance shall include coverage for all "owned," "hired" and "non-owned" automobiles, or coverage for "any auto."

9.1.5.4 Professional Liability. Such insurance shall cover liability arising from any error, omission, negligent or wrongful act of the contractor and/or licensed professional (i.e. architects, engineers, surveyors, etc.) with limits as required by the Landlord for the Alterations. This coverage shall also provide an extended two-year reporting period commencing upon termination or cancellation of the construction project.

9.1.5.5 Asbestos Liability or Contractors Pollution Liability insurance, if construction requires remediation of asbestos or pollutants. Such insurance shall cover liability for personal injury and property damage arising from the release, discharge, escape, dispersal or emission of asbestos or pollutants, whether gradual or sudden, and include coverage for the costs and expenses associated with voluntary clean-up, testing, monitoring and treatment of asbestos in compliance with governmental mandate or requests. If the asbestos or pollutant will be removed from the construction site, asbestos or pollution liability is also required under the contractor's or subcontractor's Automobile Liability Insurance. Contractor shall maintain limits as required by the Landlord for the Alterations.

9.1.6 If the use of the Premises or Improvements involves any manufacture, distribution or service of alcoholic beverages, Liquor Liability insurance (written on ISO policy form CG 00 33 or 34 or their equivalent) with a liability limit of not less than Five Million Dollars (\$5,000,000) per occurrence and an annual aggregate of Ten Million Dollars (\$10,000,000). If written on a claims made form, the coverage shall also provide an extended two-year reporting period commencing upon the termination or cancellation of the Lease.

9.2 **Provisions Pertaining to Property Insurance.** The insurance coverage required in Sections 9.1.4 and 9.1.5.1 shall name the Landlord as the insured party and loss payee with respect to the coverage pertaining to the Improvements (as opposed to Tenant's personal property) and name Landlord as an additional insured with respect to loss or rent coverage.

9.3 General Insurance Requirements. Subject to the immediately following grammatical paragraph, a duplicate policy or policies (or certificates of insurance) evidencing the insurance coverage required under this Article 9, in such form as shall be reasonably acceptable to Landlord, shall be filed with Director no later than the Effective Date, provided that the evidence of the insurance coverage required under Section 9.1.5 shall be required to be delivered by Tenant prior to the commencement of any Alterations. All certificates of insurance shall (a) specifically identify the Lease; (b) clearly evidence all coverages required under the Lease; (c) identify any deductibles or self-insured retentions; and (d) evidence all other requirements under this Article 9. The policy or policies of insurance shall provide that such insurance coverage will not be canceled or reduced without at least thirty (30) days prior written notice to Director or ten (10) business days in case of cancellation for failure to pay the premium. At least ten (10) business days prior to the expiration of such policy, a certificate showing that such insurance coverage has been renewed shall be obtained by Tenant and filed with Director.

In lieu of submitting a copy of the policy or policies evidencing the above insurance, Tenant may submit in a form reasonably acceptable to Landlord a certificate of insurance from the insurance company (but not from an insurance broker) that is legally binding upon such insurance company.

Any insurance coverage may be issued in the form of a blanket policy insuring other properties, in form, amount and content reasonably satisfactory to Landlord such that such coverage provides the same protection as required under this Article 9 as if the insurance had been procured on an individual property basis.

9.4 Additional Required Provisions. Tenant's insurance policies required by this Article 9 shall be for a term of not less than one year and shall additionally provide:

(a) that Landlord and its respective Board of Supervisors and members thereof, and Landlord's officers, agents, employees and volunteers, shall be named as additional insureds under any liability insurance policy or policies;

(b) that the full amount of any losses to the extent property insurance proceeds are available shall be payable to additional insureds notwithstanding any act, omission or negligence of the additional insured which might otherwise result in forfeiture of such insurance;

(c) in any property insurance policy, a waiver of all right of subrogation against Landlord and its respective Board of Supervisors and members thereof, and Landlord's officers, agents, employees and volunteers with respect to losses payable under such policies;

(d) in any property insurance policy, that such policies shall not be invalidated should the insured waive, prior to a loss, any or all right of recovery against any party for losses covered by such policies;

(e) the property and commercial general liability insurance policies shall provide coverage on a primary and non-contributory basis with respect to the additional insureds, regardless of any other insurance or self-insurance that such additional insureds may elect to purchase or maintain;

(f) that such policies shall not be suspended, voided, canceled, reduced in coverage or in limits or materially changed without at least thirty (30) days prior written notice to Landlord or ten (10) business days in case of cancellation for failure to pay the premium;

(g) that the commercial general liability insurance shall apply separately to each insured against whom a claim is made, except with respect to the overall limits of said insurer's liability; and,

(h) that the property and commercial general liability insurance policies shall contain no special limitations on the scope of protection afforded to the additional insureds, and no failure to comply with the reporting provisions of such policies shall affect the coverage afforded to such additional insureds.

9.5 **Failure to Procure Insurance.** If Tenant fails to procure or renew the herein required insurance and does not cure such failure within five (5) business days after written notice from Landlord, in addition to the other rights and remedies provided hereunder, Landlord may, at its discretion, procure or renew such insurance and pay any and all premiums in connection therewith. All monies so paid by Landlord shall be repaid by Tenant, with interest thereon at the Applicable Rate, to Landlord within five (5) business days after Tenant's receipt of written demand therefor.

9.6 **Adjustment to Amount of Liability Coverage.** The amounts of liability insurance required under Section 9.1.1, 9.1.2 and 9.1.3 shall be subject to renegotiation as of each fifth (5th) anniversary of the Effective Date (each, an "**Insurance Renegotiation Date**"). If Landlord and Tenant cannot agree upon the amount of insurance by the sixtieth (60th) day preceding an Insurance Renegotiation Date, the matter shall be resolved by binding arbitration in accordance with Article 16. In no event shall the amounts of liability insurance be decreased as a result of such renegotiation or arbitration. Following such renegotiation or arbitration, the parties shall execute an amendment to this Lease setting forth the renegotiated insurance provisions or the arbitration judgment, as appropriate.

9.7 **Notification of Incidents, Claims or Suits.** Tenant shall report to Landlord any accident or incident on or about the Premises which involves injury or property damage which might reasonably be thought to result in the filing of a claim or lawsuit against Tenant and/or Landlord. Such report shall be made in writing within 72 hours of Tenant's knowledge of such occurrence.

10. **MAINTENANCE AND REPAIR; DAMAGE AND DESTRUCTION.**

10.1 **Allocation of Maintenance and Repair Obligations.** Tenant shall be fully responsible for the maintenance and repair of the interior of the Building (including exterior windows and doors) and all fixtures and utility systems and equipment located therein, except for structural elements, the roof, and heating, ventilation and air conditioning, and elevator systems. Landlord shall be responsible for the maintenance and repair of the structural elements, roof, heating, ventilation and air conditioning and elevator systems and exterior of the Building (excluding exterior windows and doors). Tenant shall be responsible for the maintenance and repair of the patio and other exterior surface and landscaped areas included in the Premises, the Dry Storage Facilities, the fenced in mule storage area, the Hoist and any Hoist/waterside staging areas included in the Premises. Tenant shall be responsible for any damage or degradation to the leak-free condition of the roof membrane of the Boater Restrooms arising in connection with Tenant's use of the patio above the Boater Restrooms. Landlord shall be responsible for the maintenance and repair of the portion of the Parking Lot that is not included in the Premises and the other Access Areas (including without limitation, the Boater Restrooms).

Landlord shall also be responsible for the maintenance and repair of docks G1626 and G1628. In consideration of Landlord's maintenance and repair of docks G1626 and G1628, Tenant shall pay to Landlord on a monthly basis concurrent with its payment of Monthly Base Rent, a maintenance and repair fee equal to twenty-five percent (25%) of the monthly boat slip rental rate charged from time to time for boat slips in the Anchorage of a size comparable to G1626 and G1628. Tenant shall also be required to reimburse Landlord for the cost of any maintenance, repair or replacement of docks G1626 and G1628 necessitated by the act or omission of Tenant or any Tenant Party.

A common water heater (the "**Common Water Heater**") that serves the Premises and the Boater Restrooms is located in an exterior closet in the Building. Landlord shall be responsible for the maintenance, repair and replacement (as necessary) of the Common Water Heater. Tenant shall provide Landlord with access to the Common Water Heater (including keys to the closet). Tenant shall be required to reimburse Landlord for its share of the costs incurred by Landlord for the maintenance, repair and replacement (as necessary) of the Common Water Heater as a part of (and in accordance with the same Tenant's percentage share as) Tenant's Operating Expenses. If Landlord fails to commence the remedy of any malfunction of the Common Water Heater within five (5) business days after written notice from Tenant, then Tenant shall have the right to perform the required repair or replacement on written notice to Landlord and to offset Landlord's share of the reasonable cost incurred by Tenant for such repair or replacement (i.e., 80%) against the next rent payable under this Lease.

Tenant shall perform its maintenance and repair obligations (a) at its sole cost and expense, (b) such that the portions of the Premises and associated areas required to be maintained and repaired by Tenant are kept in a good, safe, clean and working order and condition, (c) in compliance with all Applicable Laws, and (d) in conformance with the Minimum Standards regarding the use and occupancy of commercial projects in Marina del Rey as revised from time to time by Landlord in a manner consistent with commercially reasonable maintenance standards applicable to other comparable commercial projects in Marina del Rey (the "**Maintenance Standard**"). Any dispute as to whether revisions to the Maintenance Standard adopted by the

Landlord from time to time pursuant to the immediately preceding sentence is commercially reasonable shall be submitted to arbitration pursuant to Article 16 of this Lease. Landlord in its proprietary capacity shall have the right to enter upon and inspect the Premises at any reasonable time for cleanliness, safety and compliance with this Section 10.1.

Landlord's repair and maintenance obligations under this Section 10.1 shall be at Landlord's cost, except (i) for those items included within Tenant's Operating Expenses pursuant to Section 4.4; (ii) Landlord shall not be responsible for exterior Building painting unless Tenant agrees to reimburse Landlord for the direct variable cost of such painting, provided that if the Term is extended beyond the initial five (5) year Term and in the Department's judgment the Building requires painting, then Landlord shall have the right to require Tenant to pay for the direct variable cost of such painting as part of the agreed upon terms for the extension of the Term; (iii) Tenant shall be required to varnish the exposed wood rail caps at least once every two (2) years; (iv) Tenant shall be responsible for the cost of any repair necessitate by the act or omission of Tenant or a Tenant Party; and (v) as provided above with respect to docks G1626 and G1628 and the Common Water Heater.

Landlord shall not have any direct or indirect liability to Tenant (including, without limitation, consequential damages or any right to abate, withhold or offset rent) for any malfunction or interruption in operation of the items required to be repaired and maintained by Landlord under this Lease or for any interference with Tenant's operations resulting therefrom or in connection with the performance of Landlord's maintenance and repair obligations under this Lease. Except as expressly provided to the contrary in this Lease, Tenant shall not have the right to perform any work on Landlord's behalf or to offset any costs, expenses or other amounts against rent.

10.2 Maintenance Deficiencies. If Landlord provides written notice to Tenant of a deficiency or other breach in the performance by Tenant of the maintenance and repair obligations of Tenant under Section 10.1 above, then Tenant shall promptly commence the cure thereof and shall complete such cure within the time period for such cure set forth in the Landlord's deficiency notice, which cure period shall not be less than thirty (30) days except if the deficiency pertains to a condition that is a threat to health or safety or otherwise constitutes an emergency situation, in which case Landlord shall have the right to immediately require Tenant to take all appropriate steps to avoid damage or injury. If Tenant fails to cure any such deficiency within the cure period set forth in Landlord's deficiency notice (which cure period shall comply with the requirements of the immediately preceding sentence of this Section 10.2), then in addition to, and not in lieu of, any rights or remedies that Landlord may have under Article 13 of this Lease for defaults not cured within the applicable notice and cure periods set forth therein, Tenant shall pay to Landlord an amount equal to One Hundred Dollars (\$100) per day per item of deficiency for each day after such cure period that the deficiency item remains uncured; provided, however, if the nature of the deficiency is such that it is not capable of cure within the cure period specified in Landlord's notice (for example, as a result of permitting requirements or construction material procurement delays beyond the control of Tenant), then as long as during the specified cure period Tenant commences the cure of the deficiency and thereafter continues the prosecution of the completion of such cure in a manner and with such

diligence that will effectuate the cure in as short a period as reasonably possible, then the cure period specified in Landlord's deficiency notice shall be extended for such additional time as necessary to complete the cure in as short a period as reasonably possible.

For purposes of determining the number of items of deficiency set forth in a deficiency notice received from the Landlord, Landlord shall reasonably identify the separate deficiencies so as not to unfairly increase the daily amount payable under this Section 10.2 by separating the work into unreasonably particularized items. If a cited deficiency is not health or safety related and does not otherwise constitute an emergency, and if in the reasonable and good faith business judgment of Tenant the deficiency notice was erroneously issued by Landlord, then Tenant shall have the right to contest such deficiency notice by written notice to Director within five (5) business days after the date the deficiency notice is received by Tenant. If Tenant files any such contest with Director, then Director shall have the right, in the exercise of Director's discretion, to consider such contest. If Tenant's contest is made on a reasonable and good faith basis, then the cure period for the deficiency notice shall be tolled during the period between the date Director receives written notice of such contest and continuing until Director notifies Tenant in writing that either Director denies Tenant's contest or that Director has determined not to consider such contest, and the daily penalty set forth above in this Section 10.2 shall not be applicable during the period that the cure period is tolled. The One Hundred Dollars (\$100) per diem amount set forth in this Section 10.2 shall be adjusted every three (3) years during the remaining Lease Term on each third (3rd) anniversary of the Effective Date to reflect any change in the CPI over the three (3) year period immediately preceding each such adjustment. If Tenant fails to pay any amounts payable by Tenant under this Section 10.2 within ten (10) days after written notice from Landlord, then Landlord shall have the right to draw on the Security Deposit to cover such unpaid amounts.

10.3 Repairs Not Performed by Tenant. If Tenant fails to make any repairs or replacements as required, Director may notify Tenant of said failure in writing, and if Tenant fails to cure said failure and make repairs or replacements within a reasonable time as established by Director, Landlord may make such repairs or replacements and the cost thereof, including, but not limited to, the cost of labor, overhead, materials and equipment, shall be charged against Tenant as provided in Section 13.4.

10.4 Damage or Destruction. In the event of any damage to or destruction of the Improvements, Tenant shall give Landlord prompt written notice of such damage or destruction, and Landlord shall, except as otherwise expressly provided in this Section 10.4, promptly (taking into consideration the necessity of obtaining approvals and permits for such reconstruction) repair and/or restore the Improvements to their condition existing prior to the damage or destruction; provided, however, that (a) Landlord shall not be obligated to incur costs for such repair and/or restoration in excess of the insurance proceeds received by Landlord for such damage or destruction, and, unless Tenant elects to terminate the Lease as provided below, Tenant shall be responsible for paying to Landlord the portion of the costs not covered by insurance, with Landlord having the right to require Tenant to deposit with Landlord the reasonably expected amount of such excess costs prior to Landlord's commencement of the repair and/or restoration; and (b) Landlord shall not be responsible for the repair and/or

restoration of any Alterations made to the Premises by Tenant or for any of Tenant's furniture, fixtures, equipment or personal property. Notwithstanding the foregoing, (i) either Tenant or Landlord shall have the right to terminate this Lease by written notice to the other party within ninety (90) days after the date of the casualty if the cost to repair and/or restore the Improvements on the Premises is reasonably expected to exceed twenty-five percent (25%) of the replacement cost of such Improvements; (ii) Tenant shall have the right to terminate the Lease by written notice to Landlord within ninety (90) days after the date of the casualty if the insurance proceeds to be received by Landlord are not reasonably expected to be sufficient to pay for the repair and/or restoration of the Premises and Landlord does not agree to be responsible for the costs not reimbursed from insurance; and (iii) either party shall have the right to terminate the Lease by written notice to the other party within thirty (30) days after the date of the casualty in the event of material damage to the Improvements during the last year of the Term. In the case of damage or destruction of the Improvements, the Monthly Base Rent shall be abated on an equitable basis during the period and to the extent of the impairment of Tenant's use or occupancy of the Improvements until the substantial completion by Landlord of the repair and/or restoration thereof. The parties' rights in the case of damage or destruction shall be governed by the terms and provisions of this Lease and the parties hereby waive the provisions of California Civil Code Section 1932 and any other provisions of law which provide for contrary or additional rights or obligations.

11. **ASSIGNMENT AND SUBLEASE.** Tenant not be permitted to assign the Lease, sublease any portion of the Premises, or otherwise permit any other person or entity to occupy or use the Premises, without the prior written consent of Landlord, which consent may be withheld by Landlord in its sole and absolute discretion. Notwithstanding the foregoing, Landlord agrees not to unreasonably withhold its consent to a merger of Tenant with one or more other Marina del Rey yacht clubs and the assignment of the Lease to a successor entity resulting from such a merger. Any assignment of the Lease shall be in such form as reasonably required by Landlord, including without limitation, the assumption by the assignee of all of Tenant's obligations under the Lease arising from and after the date of such assignment. No assignment of the Lease shall release the assignor from its liability as Tenant under this Lease.

12. **NO ENCUMBRANCES.** Tenant shall not directly or indirectly pledge, assign, transfer, mortgage, hypothecate or otherwise grant a security interest in all or any interest of Tenant in this Lease or its leasehold interest in the Premises (or in the Improvements).

13. **DEFAULT.**

13.1 **Events of Default.** The following are deemed to be "Events of Default" hereunder:

13.1.1 **Monetary Defaults.** The failure of Tenant to pay the rents due, or make any other monetary payments required under this Lease, within ten (10) days after written notice that said payments are overdue. Tenant may cure such nonpayment by paying the amount overdue, with interest thereon and the applicable Late Fee, if any, within such ten (10) day period.

13.1.2 **Failure to Maintain Security Deposit.** The failure of Tenant to maintain and/or replenish the Security Deposit required pursuant to Article 7 of this Lease if not cured within five (5) days after written notice of such failure.

13.1.3 **Failure to Perform Other Obligations.** The failure of Tenant to keep, perform, and observe any and all other promises, covenants, conditions and agreements set forth in this Lease, including without limitation the obligation to maintain adequate accounting and financial records, within thirty (30) days after written notice of Tenant's failure to perform from Director; provided, however, that where Tenant's performance of such covenant, condition or agreement is not reasonably susceptible of completion within such thirty (30) day period and Tenant has in good faith commenced and is continuing to perform the acts necessary to perform such covenant, condition or agreement within such thirty (30) day period, Landlord will not exercise any remedy available to it hereunder for so long as Tenant uses reasonable due diligence in continuing to pursue to completion the performance such covenant, condition or agreement and so completes performance within a reasonable time.

13.2 **Remedies.** Upon the occurrence of an Event of Default, Landlord shall have the following remedies, in addition to any other remedies in law or equity:

13.2.1 **Terminate Lease.** Landlord may terminate this Lease by giving Tenant written notice of termination. On the giving of the notice, all Tenant's rights in the Premises shall terminate. Promptly after notice of termination, Tenant shall surrender and vacate the Premises, and Landlord may re-enter and take possession of the Premises and, except as otherwise specifically provided in this Lease, eject all parties in possession or eject some and not others, or eject none. Termination under this Section shall not relieve Tenant from the payment of any sum then due to Landlord or from any claim for damages against Tenant as set forth in Section 13.3.

13.2.2 **Keep Lease in Effect.** Without terminating this Lease, so long as Landlord does not deprive Tenant of legal possession of the Premises and allows Tenant to assign or sublet subject only to Landlord's rights set forth herein, Landlord may continue this Lease in effect and bring suit from time to time for rent and other sums due, and for Tenant's breach of other covenants and agreements herein. No act by or on behalf of Landlord under this provision shall constitute a termination of this Lease unless Landlord gives Tenant written notice of termination. It is the intention of the parties to incorporate the provisions of California Civil Code Section 1951.4 by means of this provision.

13.2.3 **Termination Following Continuance.** Even though it may have kept this Lease in effect pursuant to Section 13.2.2, thereafter Landlord may elect to terminate this Lease and all of Tenant's rights in or to the Premises unless prior to such termination Tenant shall have cured the Event of Default.

13.3 **Damages.** If Landlord elects to terminate this Lease under the provisions of the foregoing Section 13.2, Landlord shall be entitled to recover from Tenant as damages, in

addition to its other remedies, all damages allowed by Section 1951.2 of the California Civil Code, and such other amounts as may be permitted from time to time under applicable California law, Tenant agreeing that, for purposes of determining damages under said Section 1951.2, 'rent' shall include without limitation the "worth at the time of the award" (as defined in Section 1951.2(b) of the California Civil Code) of the amount by which the unpaid rent for the balance of the Term after the time of award, exceeds the amount of such rental loss for the same period that Tenant proves could be reasonably avoided.

13.4 **Landlord's Right to Cure Tenant's Default.** Landlord at any time after Tenant's failure to perform any covenant, condition or agreement contained herein beyond any applicable notice and cure period, may cure such failure at Tenant's cost and expense.

13.5 **Default by Landlord.** Landlord shall be in default in the performance of any obligation required to be performed by Landlord under this Lease if Landlord has failed to perform such obligation within thirty (30) days after the receipt of notice from Tenant specifying in detail Landlord's failure to perform; provided, however, that if the nature of Landlord's obligation is such that more than thirty (30) days are required for its performance, Landlord shall not be deemed in default if it shall commence such performance within thirty (30) days and thereafter diligently pursues the same to completion. Tenant shall have no rights as a result of any default by Landlord until Tenant gives thirty (30) days notice to any person or entity having a recorded security interest in Landlord's fee title to the Premises whose identity and address have been disclosed in writing to Tenant. Such person or entity shall then have the right to cure such default, and Landlord shall not be deemed in default if such person or entity cures such default within thirty (30) days after receipt of notice of the default, or such longer time as may be reasonably necessary to cure the default. Notwithstanding anything to the contrary in this Lease, Landlord's liability to Tenant for damages arising out of or in connection with Landlord's breach of any provision or provisions of this Lease shall not exceed the value of Landlord's equity interest in the Premises.

14. **ACCOUNTING.**

14.1 **Maintenance of Records and Accounting Method.** In order to determine the amount of Percentage Rent payable under this Lease, Tenant shall at all times during the Term of this Lease, and for thirty six (36) months after the expiration of the Term, keep, or cause to be kept, locally, to the reasonable satisfaction of Director, true, accurate, and complete records and double-entry books of account for all Lease Years during the Term. Such records shall show all transactions relative to the conduct of operations, and to be supported by data of original entry. Gross Receipts shall be calculated in accordance with the accrual method of accounting, except that Tenant shall have the right to report Gross Receipts monthly on a cash basis, provided that the calculation of Gross Receipts is reconciled to the accrual method on an annual basis.

14.2 **Cash Registers.** To the extent sales of food, beverages, goods or services are conducted on the Premises, all such sales shall be recorded by means of cash registers or computers which automatically issue a customer's receipt or certify the amount recorded in a sales slip, or, with respect to those items that are not reasonably susceptible to recordation by cash register, such other reasonable means as acceptable to County. Said cash registers shall in

all cases have locked-in sales totals and transaction counters which are constantly accumulating and which cannot, in either case, be reset, and in addition thereto, a tape (or other equivalent security mechanism) located within the register on which transaction numbers and sales details are imprinted. Beginning and ending cash register readings shall be made a matter of daily record. Tenant shall cause to be implemented point of sale systems which can accurately verify all sales for audit purposes and customer review purposes, which system shall be submitted to the Director in advance of installation for his approval, which approval or disapproval shall not be unreasonably withheld or delayed.

14.3 Availability of Records for Inspector's Audit. Books of account and records for all Lease Years during the Term shall be kept or made available at the Premises. Upon at least one (1) business day advance notice, Landlord and its duly authorized representatives or agents may enter upon the Premises at any and all reasonable times during the Term of this Lease for the purpose of determining whether Tenant is complying with the terms and conditions of this Article 14. Landlord and its authorized representatives or agents shall also have the right at any reasonable times and on reasonable prior notice to examine and audit Tenant's books and records, without restriction, for the purpose of determining the accuracy thereof and of the statements of Gross Receipts. This Section 14.3 shall survive the expiration of the Term or other termination of this Lease for thirty six (36) months after such expiration or termination.

14.4 Cost of Audit. In the event that, for any reason, Tenant does not make available the original records and books of account at the Premises, Tenant agrees to pay all expenses incurred by Landlord in conducting any audit at the location where said records and books of account are maintained. In the event that any audit discloses a discrepancy in Landlord's favor of greater than two percent (2%) of the Percentage Rent due Landlord for the period audited, then Tenant shall pay Landlord's audit costs, together with the amount of any identified deficiency, with interest thereon and Late Fee provided by Section 4.6.

14.5 Annual Financial Statements. Within six (6) months after the end of each Lease Year, Tenant shall furnish to Landlord the following prepared by a Certified Public Accountant who is a member of the American Institute of Certified Public Accountants and is satisfactory to Landlord: (a) a set of compiled financial statements, setting forth Tenant's financial condition and the result of Tenant's operations for such Lease Year, and (b) an audited and certified statement (on an unqualified basis) of Tenant's Gross Receipts (including a breakdown by category). The foregoing statements prepared by or on behalf of Tenant shall be prepared in a manner that permits Landlord to determine the financial results of operations in connection with Tenant's activities at, from or relating to the Premises. Upon request from Landlord, Tenant shall also provide copies of its tax returns and other non-profit corporation reports filed with governmental agencies.

14.6 Accounting Obligations of Other Parties. If notwithstanding the terms of this Lease, any subtenant, licensee or concessionaire conducts business operations on the Premises, Tenant shall cause such person or entity to comply with all terms of this Article 14 with respect to the maintenance, form, availability and methodology of accounting records.

14.7 **Inadequacy of Records.** In the event that Tenant fails to keep or cause to be kept the records required by this Article 14 such that a Certified Public Accountant is able to issue an unqualified opinion as to Gross Receipts, such failure shall be deemed a breach of this Lease by Tenant. In addition to the other remedies available to Landlord at law or equity as a result of such breach, Landlord may prepare a calculation of the Percentage Rent payable by Tenant during the period in which the accounting records were inadequately maintained. Such calculation may be based on the past Gross Receipts levels on or from the Premises, the past or present level of Gross Receipts experienced by tenants of comparable leaseholds in Marina del Rey with comparable business operations, or any other method as reasonably determined by Director and shall utilize such methodology as Director deems reasonable. Within five (5) days after receipt of Landlord's determination of Percentage Rent due, if any, Tenant shall pay such Percentage Rent, together with a late fee of six percent (6%) and interest to the date of payment at the Applicable Rate from the date upon which each unpaid installment of Percentage Rent was due, together with Landlord's costs in connection with the attempted audit of the inadequate records and the reconstruction and estimation of Gross Receipts and the calculation of Percentage Rent due.

15. **MISCELLANEOUS.**

15.1 **Quiet Enjoyment.** Tenant, upon performing its obligations hereunder, shall have the quiet and undisturbed possession of the Premises throughout the Term of this Lease, subject, however, to the terms and conditions of this Lease.

15.2 **Time is of the Essence.** Except as specifically otherwise provided for in this Lease, time is of the essence of this Lease and applies to all times, restrictions, conditions, and limitations contained herein.

15.3 **No Right of Offset.** Tenant acknowledges that the rent provided for in this Lease has been agreed upon in light of Tenant's obligations set forth herein, and, notwithstanding anything to the contrary provided in this Lease or by applicable law, Tenant hereby waives any and all rights, if any, to make repairs at the expense of Landlord and to deduct or offset the cost thereof from the rent due Landlord hereunder.

15.3 **Holding Over.** If Tenant holds over after the expiration of the Term for any cause, with or without the express or implied consent of Landlord, such holding over shall be deemed to be a tenancy from month-to-month only, and shall not constitute a renewal or extension of the Term. During any such holdover period, the Monthly Base Rent and Percentage Rent rates in effect at the end of the Term shall be increased to one hundred twenty-five percent (125%) of such previously effective amounts. Such holdover shall otherwise be subject to the same terms, conditions, restrictions and provisions as herein contained. Such holding over shall include any time employed by Tenant to remove machines, appliances and other equipment during the time periods herein provided for such removal.

Nothing contained herein shall be construed as consent by Landlord to any holding over by Tenant, and Landlord expressly reserves the right to require Tenant to surrender possession of the Premises to Landlord as provided in this Lease upon the expiration or other termination of

this Lease. The provisions of this Section 15.3 shall not be deemed to limit or constitute a waiver of any other rights or remedies of Landlord provided at law or in equity. If Tenant fails to surrender the Premises upon the termination or expiration of this Lease, in addition to any other liabilities to Landlord accruing therefrom, Tenant shall protect, defend, indemnify and hold Landlord harmless from all losses, costs (including reasonable attorneys' fees), damages, claims and liabilities resulting from such failure, including, without limitation, any claims made by any succeeding tenant arising from such failure to surrender, and any lost profits to Landlord resulting therefrom.

15.4 **Waiver of Conditions or Covenants.** Except as stated in writing by the waiving party, any waiver by either party of any breach of any one or more of the covenants, conditions, terms, and agreements of this Lease shall not be construed to be a waiver of any subsequent or other breach of the same or of any other covenant, condition, term, or agreement of this Lease, nor shall failure on the part of either party to require exact full and complete compliance with any of the covenants, conditions, terms, or agreements of this Lease be construed as in any manner changing the terms hereof or estopping that party from enforcing the full provisions hereof, nor shall the terms of this Lease be changed or altered in any manner whatsoever other than by written agreement of Landlord and Tenant. No delay, failure, or omission of Landlord to re-enter the Premises or of either party to exercise any right, power, privilege, or option, arising from any default, nor any subsequent acceptance of rent then or thereafter accrued shall impair any such right, power, privilege, or option or be construed as a waiver of or acquiescence in such default or as a relinquishment of any right. No notice to Tenant shall be required to restore or revive "time of the essence" after the waiver by Landlord of any default. Except as specifically provided in this Lease, no option, right, power, remedy, or privilege of either party shall be construed as being exhausted by the exercise thereof in one or more instances.

15.5 **Remedies Cumulative.** The rights, powers, options, and remedies given Landlord by this agreement shall be cumulative except as otherwise specifically provided for in this Lease.

15.6 **Authorized Right of Entry.** In any and all cases in which provision is made herein for termination of this Lease, or for exercise by Landlord of right of entry or re-entry upon the Premises in the case of an Event of Default, or in case of abandonment or vacation of the Premises by Tenant, Tenant hereby irrevocably authorizes Landlord to enter upon the Premises and remove any and all persons and property whatsoever situated upon the Premises and place all or any portion of said property, except such property as may be forfeited to Landlord, in storage for the account of and at the expense of Tenant.

Except to the extent arising out of or caused by the gross negligence or willful misconduct of Landlord, Tenant agrees to indemnify, defend and save harmless Landlord from any cost, expense, loss or damage arising out of or caused by any such entry or re-entry upon the Premises in the case of an Event of Default, including the removal of persons and property and storage of such property by Landlord and its agents.

15.7 **Service of Written Notice or Process.** Any notice required to be sent under this Lease shall be in compliance with and subject to this Section 15.7. Written notice addressed to

Tenant at the addresses below-described, or to such other address that Tenant may in writing file with Director, shall be deemed sufficient if said notice is delivered personally, by telecopy or facsimile transmission or, provided in all cases there is a return receipt requested (or other similar evidence of delivery by overnight delivery service) and postage or other delivery charges prepaid, by registered or certified mail posted in the Landlord of Los Angeles, California, or by other nationally recognized courier service. Each notice shall be deemed received and the time period for which a response to any such notice must be given or any action taken with respect thereto (including cure of any prospective Event of Default) shall commence to run from the date of actual receipt of the notice by the addressee thereof in the case of personal delivery, telecopy or facsimile transmission if before 5:00 p.m. on regular business days, or upon the expiration of the third (3rd) business day after such notice is sent from within Los Angeles County in the case of such registered or certified mail as authorized in this Section.

As of the date of execution hereof, the persons authorized to receive notice on behalf of Landlord and Tenant are as follows:

LANDLORD: Director
Department of Beaches and Harbors
Los Angeles Landlord
13837 Fiji Way
Marina del Rey, California 90292
Phone: 310/305-9522
Fax: 310/821-6345

With a Copy to: Office of Landlord Counsel
Los Angeles Landlord
500 West Temple Street
Los Angeles, California 90012
Attn: Landlord Counsel
Phone: 213/974-1801
Fax: 213/617-7182

TENANT: Santa Monica Windjammers Yacht Club
13589 Mindanao Way
Marina del Rey, California 90292
Attn: Commodore and Attn.: Treasurer
Phone: 310/827-7692
Fax: 310/827-9144

Either party shall have the right to change its notice address by written notice to the other party of such change in accordance with the provisions of this Section 15.7.

15.8 **Interest.** In any situation where Landlord has advanced sums on behalf of Tenant pursuant to this Lease, such sums shall be due and payable within five (5) days after Tenant's receipt of written demand, together with interest at the Applicable Rate (unless another rate is specifically provided herein) from the date such sums were first advanced, until the time

payment is received. In the event that Tenant repays sums advanced by Landlord on Tenant's behalf with interest in excess of the maximum rate permitted by Applicable Law, Landlord shall either refund such excess payment or credit it against subsequent payments of rent due hereunder.

15.9 **Captions.** The captions contained in this Lease are for informational purposes only, and are not to be used to interpret or explain the particular provisions of this Lease.

15.10 **Attorneys' Fees.** In the event of any action, proceeding or arbitration arising out of or in connection with this Lease, whether or not pursued to judgment, the prevailing party shall be entitled, in addition to all other relief, to recover its costs and reasonable attorneys' fees, including without limitation reasonable attorneys' fees for County Counsel's services where Landlord is represented by County Counsel and is the prevailing party, and also including all fees, costs and expenses incurred in executing, perfecting, enforcing and collecting any judgment.

15.11 **Amendments.** This Lease may only be amended in writing executed by duly authorized officials of Tenant and Landlord. Notwithstanding the foregoing, Director shall have the power to execute such amendments to this Lease as are necessary to implement any arbitration judgment issued pursuant to this Lease.

15.12 **Time For Director Approvals.** Except where a different time period is specifically provided for in this Lease, whenever in this Lease the approval of Director is required, approval shall be deemed not given unless within thirty (30) days after the date of the receipt of the written request for approval from Tenant, Director either (a) approves such request in writing, or (b) notifies Tenant that it is not reasonably possible to complete such review within the thirty (30)-day period, provides a final date for approval or disapproval by Director (the "**Extended Time**") and approves such request in writing prior to such Extended Time. If Director does not approve such request in writing within such Extended Time, the request shall be deemed to be disapproved. If Director disapproves a matter that requires its approval under this Lease, then Director shall notify Tenant in writing of the reason or reasons for such disapproval.

15.13 **Time For Landlord Action.** Notwithstanding anything to the contrary contained in this Lease, wherever Director determines that a Landlord action required hereunder necessitates approval from or a vote of one or more of Landlord's boards or commissions or Landlord's Board of Supervisors, the time period for Landlord performance of such action shall be extended as is reasonably necessary in order to secure such approval or vote, and Landlord shall not be deemed to be in default hereunder in the event that it fails to perform such action within the time periods otherwise set forth herein.

15.14 **Estoppel Certificates.** Each party agrees to execute, within ten (10) business days after the receipt of a written request therefor from the other party, a certificate stating: (i) that this Lease is in full force and effect and is unmodified (or stating otherwise, if true); (ii) that, to the best knowledge of such party, the other party is not then in default under the terms of this Lease (or stating the grounds for default if such be the case); and (iii) if requested, the amount of

the Security Deposit, Monthly Base Rent, Percentage Rent and other material economic terms and conditions of this Lease. Prospective purchasers and lenders may rely on such statements.

15.15 **Indemnity Obligations.** Whenever in this Lease there is an obligation to indemnify, hold harmless and/or defend, irrespective of whether or not the obligation so specifies, it shall include the obligation to defend and pay reasonable attorney's fees, reasonable expert fees and court costs.

15.16 **Controlled Prices.** Tenant shall at all times maintain a complete list or schedule of the prices charged for all goods or services, or combinations thereof, supplied to the public on or from the Premises. Said prices shall be fair and reasonable, based upon the following two (2) considerations: first, that the property herein demised is intended to serve a public use and to provide needed facilities to the public at fair and reasonable cost; and second, that Tenant is entitled to a fair and reasonable return upon his investment pursuant to this Lease. In the event that Director notifies Tenant that any of said prices are not fair and reasonable, Tenant shall have the right to confer with Director and to justify said prices. If, after reasonable conference and consultation, Director shall determine that any of said prices are not fair and reasonable, the same shall be modified by Tenant, as directed. Tenant may appeal the determination of Director to the Board, whose decision shall be final and conclusive. Pending such appeal, the prices fixed by Director shall be the maximum charged by Tenant.

16. **ARBITRATION.**

Except as otherwise provided by this Article 16, disputed matters which may be arbitrated pursuant to this Lease shall be settled by binding arbitration in accordance with the then existing provisions of the California Arbitration Act, which as of the date hereof is contained in Title 9 of Part III of the California Code of Civil Procedure, commencing with Section 1280.

(a) Either party (the "**Initiating Party**") may initiate the arbitration process by sending written notice ("**Request for Arbitration**") to the other party (the "**Responding Party**") requesting initiation of the arbitration process and setting forth a brief description of the dispute or disputes to be resolved and the contention(s) of the Initiating Party. Within ten (10) days after service of the Request for Arbitration, the Responding Party shall file a "**Response**" setting forth the Responding Party's description of the dispute and the contention(s) of Responding Party. If Responding Party has any "**Additional Disputes**" he shall follow the format described for the Initiating Party. The Initiating Party will respond within ten (10) days after service of the Additional Disputes setting forth Initiating Party's description of the Additional Disputes and contentions regarding the Additional Disputes.

(b) Notwithstanding anything to the contrary which may now or hereafter be contained in the California Arbitration Act, the parties agree that the following provisions shall apply to any and all arbitration proceedings conducted pursuant to this Lease:

16.1 **Selection of Arbitrator.** The parties shall attempt to agree upon an arbitrator who shall decide the matter. If, for any reason, the parties are unable to agree upon the arbitrator within ten (10) days of the date the Initiating Party serves a request for arbitration on the Responding Party, then at any time on or after such date either party may petition for the appointment of the arbitrator as provided in California Code of Civil Procedure Section 1281.6.

16.2 **Arbitrator.** The arbitrator shall be a retired judge of the California Superior Court, Court of Appeal or Supreme Court, or any United States District Court or Court of Appeals located within the State, who has agreed to resolve civil disputes.

16.3 **Scope of Arbitration.** Landlord and Tenant affirm that the mutual objective of such arbitration is to resolve the dispute as expeditiously as possible. The arbitration process shall not apply or be used to determine issues other than (i) those presented to the arbitrator by the Initiating Party provided those disputes are arbitrable disputes pursuant to this Lease, (ii) Additional Disputes presented to the arbitrator by the Responding Party, provided that any such Additional Disputes constitute arbitrable disputes pursuant to this Lease and (iii) such related preliminary or procedural issues as are necessary to resolve (i) and/or (ii) above. The arbitrator shall render an award. Either party may, at its sole cost and expense, request a statement of decision explaining the arbitrator's reasoning which shall be in such detail as the arbitrator may determine. Unless otherwise expressly agreed by the parties in writing, the award shall be made by the arbitrator no later than the sooner of six (6) months after the date on which the arbitrator is selected by mutual agreement or court order, whichever is applicable, or five (5) months after the date of a denial of a petition to disqualify a potential arbitrator for cause. Landlord and Tenant hereby instruct the arbitrator to take any and all actions deemed reasonably necessary, appropriate or prudent to ensure the issuance of an award within such period. Notwithstanding the foregoing, failure to complete the arbitration process within such period shall not render such arbitration or any determination made therein void or voidable; however, at any time after the expiration of the foregoing five (5) or six (6) month periods, as applicable, either party may deliver written notice to the arbitrator and the other party either terminating the arbitration or declaring such party's intent to terminate the arbitration if the award is not issued within a specified number of days after delivery of such notice. If the arbitrator's award is not issued prior to the expiration of said specified period, the arbitration shall be terminated and the parties shall recommence arbitration proceedings pursuant to this Article 16.

16.4 **Immunity.** The parties hereto agree that the arbitrator shall have the immunity of a judicial officer from civil liability when acting in the capacity of arbitrator pursuant to this Lease.

16.5 **Section 1282.2.** The provisions of Code of Civil Procedure § 1282.2 shall apply to the arbitration proceedings except to the extent they are inconsistent with the following:

- (1) Unless the parties otherwise agree, the arbitrator shall appoint a time and place for the hearing and shall cause notice thereof to be served as provided in said § 1282.2 not less than ninety (90) days before the hearing, regardless of the aggregate amount in controversy.

(2) No later than sixty (60) days prior to the date set for the hearing (unless, upon a showing of good cause by either party, the arbitrator establishes a different period), in lieu of the exchange and inspection authorized by Code of Civil Procedure § 1282.2(a)(2)(A), (B) and (C), the parties shall simultaneously exchange the following documents by personal delivery to each other and to the arbitrator:

(a) a written Statement of Position, as further defined below, setting forth in detail that party's final position regarding the matter in dispute and specific numerical proposal for resolution of monetary disputes;

(b) a list of witnesses each party intends to call at the hearing, designating which witnesses will be called as expert witnesses and a summary of each witness's testimony;

(c) a list of the documents each intends to introduce at the hearing, together with complete and correct copies of all of such documents; and,

(d) if the issue involves a valuation matter, a list of all Written Appraisal Evidence (as defined below) each intends to introduce at the hearing, together with complete and correct copies of all of such Written Appraisal Evidence.

(3) No later than twenty (20) days prior to the date set for the hearing, each party may file a reply to the other party's Statement of Position ("**Reply**"). The Reply shall contain the following information:

(a) a written statement, to be limited to that party's rebuttal to the matters set forth in the other party's Statement of Position;

(b) a list of witnesses each party intends to call at the hearing to rebut the evidence to be presented by the other party, designating which witnesses will be called as expert witnesses;

(c) a list of the documents each intends to introduce at the hearing to rebut the evidence to be presented by the other party, together with complete and correct copies of all of such documents (unless, upon a showing of good cause by either party, the arbitrator establishes a different deadline for delivering true and correct copies of such documents);

(d) if the issue involves a valuation matter, a list of all Written Appraisal Evidence, or written critiques of the other party's Written Appraisal Evidence if any, each intends to introduce at the hearing to rebut the evidence presented by the other party, together with complete and correct copies of all of such Written Appraisal Evidence (unless, upon a showing of good cause by either party, the arbitrator establishes a different deadline for delivering true and correct copies of such Written Appraisal Evidence); and

(e) Witnesses or documents to be used solely for impeachment of a witness need not be identified or produced.

(4) The arbitrator is not bound by the rules of evidence, but may not consider any evidence not presented at the hearing. The arbitrator may exclude evidence for any reason a court may exclude evidence or as provided in this Lease.

16.6 **Evidence.** The provisions of Code of Civil Procedure § 1282.2(a)(2)(E) shall not apply to the arbitration proceeding. The arbitrator shall have no discretion to allow a party to introduce witnesses or documents (other than impeachment testimony) unless such information was previously delivered to the other party in accordance with this Article 16, or such evidence consists of a transcript of a deposition of an expert witness conducted pursuant to this Article 16. Notwithstanding the foregoing, the arbitrator may allow a party to introduce evidence which, in the exercise of reasonable diligence, could not have been delivered to the other party in accordance with this Article 16, provided such evidence is otherwise permissible hereunder.

16.7 **Discovery.** The provisions of Code of Civil Procedure § 1283.05 shall not apply to the arbitration proceedings except to the extent incorporated by other sections of the California Arbitration Act which apply to the arbitration proceedings. There shall be no pre-arbitration discovery except as provided in this Article 16; provided, however, each party shall have the right, no later than seven (7) days prior to the date first set for the hearing, to conduct a deposition, not to exceed three (3) hours in duration unless the arbitrator otherwise determines that good cause exists to justify a longer period, of any person identified by the other party as an expert witness pursuant to this Article 16.

16.8 **Awards of Arbitrators.**

16.8.1 **Monetary Issues.** With respect to monetary disputes, the arbitrator shall have no right to propose a middle ground or any proposed modification of either Statement of Position. The arbitrator shall instead select whichever of the two Statements of Position is the closest to the monetary or numerical amount that the arbitrator determines to be the appropriate determination of the rent, expense, claim, cost, delay, coverage or other matter in dispute and shall render an award consistent with such Statement of Position. Upon the arbitrator's selection of a Statement of Position, pursuant to this Article 16, the Statement of Position so chosen and the award rendered by the arbitrator thereon shall be final and binding upon the parties, absent Gross Error on the part of the arbitrator.

16.8.2 **Non-monetary Issues.** With respect to non-monetary issues and disputes, the arbitrator shall determine the most appropriate resolution of the issue or dispute, taking into account the Statements of Position submitted by the parties, and shall render an award accordingly. Such award shall be final and binding upon the parties, absent Gross Error on the part of the arbitrator.

16.9 **Powers of Arbitrator.** In rendering the award, the arbitrator shall have the power to consult or examine experts or authorities not disclosed by a party pursuant to this

Article 16, provided that each party is afforded the right to cross-examine such expert or rebut such authority.

16.10 **Costs of Arbitration.** Tenant and Landlord shall equally share the expenses and fees of the arbitrator, together with other expenses of arbitration incurred or approved by the arbitrator. Failure of either party to pay its share of expenses and fees constitutes a material breach of such party's obligations hereunder.

16.11 **Amendment to Implement Judgment.** Within seven (7) days after the issuance of any award by the arbitrator becomes final, the Landlord will draft a proposed amendment to the Lease setting forth the relevant terms of such award. Within seven (7) days after delivery of a copy of the amendment to Tenant, Tenant will sign the amendment (with any revisions to the proposed amendment necessary to accurately reflect the arbitration award) and return the executed copy to the Landlord, which shall thereafter be executed by Landlord as soon as reasonably practicable.

16.12 **Impact of Gross Error Allegations.** Where either party has charged the arbitrator with Gross Error:

16.12.1 The award shall not be implemented if the party alleging Gross Error obtains a judgment of a court of competent jurisdiction stating that the arbitrator was guilty of Gross Error and vacating the arbitration award ("**Disqualification Judgment**"). In the event of a Disqualification Judgment, the arbitration process shall begin over immediately in accordance with this Section 16.14, which arbitration shall be conducted (with a different arbitrator) as expeditiously as reasonably possible.

16.12.2 The party alleging Gross Error shall have the burden of proof.

16.12.3 For the purposes of this Section 16.14, the term "**Gross Error**" shall mean that the arbitration award is subject to vacation pursuant to California Code of Civil Procedure § 1286.2 or any successor provision.

16.13 **Notice.**

NOTICE: BY INITIALING IN THE SPACE BELOW YOU ARE AGREEING TO HAVE ANY DISPUTE ARISING OUT OF THE MATTERS INCLUDED IN THE "ARBITRATION OF DISPUTES" PROVISION DECIDED BY NEUTRAL ARBITRATION AS PROVIDED BY CALIFORNIA LAW AND YOU ARE GIVING UP ANY RIGHTS YOU MIGHT POSSESS TO HAVE THE DISPUTE LITIGATED IN A COURT OR JURY TRIAL. BY INITIALING IN THE SPACE BELOW YOU ARE GIVING UP YOUR JUDICIAL RIGHTS TO DISCOVERY AND APPEAL, UNLESS THOSE RIGHTS ARE SPECIFICALLY INCLUDED IN THE "ARBITRATION OF DISPUTES" PROVISION. IF YOU REFUSE TO SUBMIT TO ARBITRATION AFTER AGREEING TO THIS PROVISION, YOU MAY BE COMPELLED TO ARBITRATE UNDER THE AUTHORITY OF THE CALIFORNIA CODE OF CIVIL PROCEDURE. YOUR AGREEMENT TO THIS ARBITRATION PROVISION IS VOLUNTARY.

WE HAVE READ AND UNDERSTAND THE FOREGOING AND AGREE TO
SUBMIT DISPUTES ARISING OUT OF THE MATTERS INCLUDED IN THE
ARBITRATION OF DISPUTES PROVISION TO NEUTRAL ARBITRATION.



Initials of Tenant

Initials of Landlord

17. **INTERPRETATION.**

17.1 **Meanings of Words Not Specifically Defined.** Words and phrases contained herein shall be construed according to the context and the approved usage of the English language, but technical words and phrases, and such others as have acquired a peculiar and appropriate meaning by law, or are defined in Section 1.1, are to be construed according to such technical, peculiar, and appropriate meaning or definition.

17.2 **Tense; Gender; Number; Person.** Words used in this Lease in the present tense include the future as well as the present; words used in the masculine gender include the feminine and neuter and the neuter includes the masculine and feminine; the singular number includes the plural and the plural the singular; the word "person" includes a corporation, partnership, limited liability company or similar entity, as well as a natural person.

17.3 **Business Days.** For the purposes of this Lease, "business day" shall mean a business day as set forth in Section 9 of the California Civil Code, and shall include "Optional Bank Holidays" as defined in Section 7.1 of the California Civil Code.

17.4 **Parties Represented by Consultants, Counsel.** Both Landlord and Tenant have entered this Lease following advice from independent financial consultants and legal counsel of their own choosing. This document is the result of combined efforts of both parties and their consultants and attorneys. Thus, any rule of law or construction which provides that ambiguity in a term or provision shall be construed against the draftsman shall not apply to this Lease.

17.5 **Governing Law.** This Lease shall be governed by and interpreted in accordance with the laws of the State of California.

17.6 **Compliance with Code.** Landlord and Tenant agree and acknowledge that this Lease satisfies the requirements of Section 25536 and 25907 of the California Government Code as a result of various provisions contained herein.

17.7 **No Recordation.** Neither this Lease nor any memorandum thereof shall be recorded.

IN WITNESS WHEREOF, Landlord and Tenant have entered into this Lease as of the Effective Date.

THE COUNTY OF LOS ANGELES

SANTA MONICA YACHT CLUB, a California corporation

By: *George B. Bunte*
Chair, Board of Supervisors

By: *Deena Sweri*
Its: Commodore

By: *Paul W. Lane*
Its: VICE COMMANDER

ATTEST:

SACHI HAMAI,
Executive Officer of the
Board of Supervisors

By: *[Signature]*
Deputy



APPROVED AS TO FORM:

RAYMOND G. FORTNER, JR.
County Counsel

By: *[Signature]*
Deputy

ADOPTED
BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

23 MAR 11 2008

APPROVED AS TO FORM:

MUNGER, TOLLES & OLSON LLP

By: *[Signature]*

Sachi A. Hamai
SACHI A. HAMAI
EXECUTIVE OFFICER

EXHIBIT A

PREMISES OUTLINE

BASIN "G"

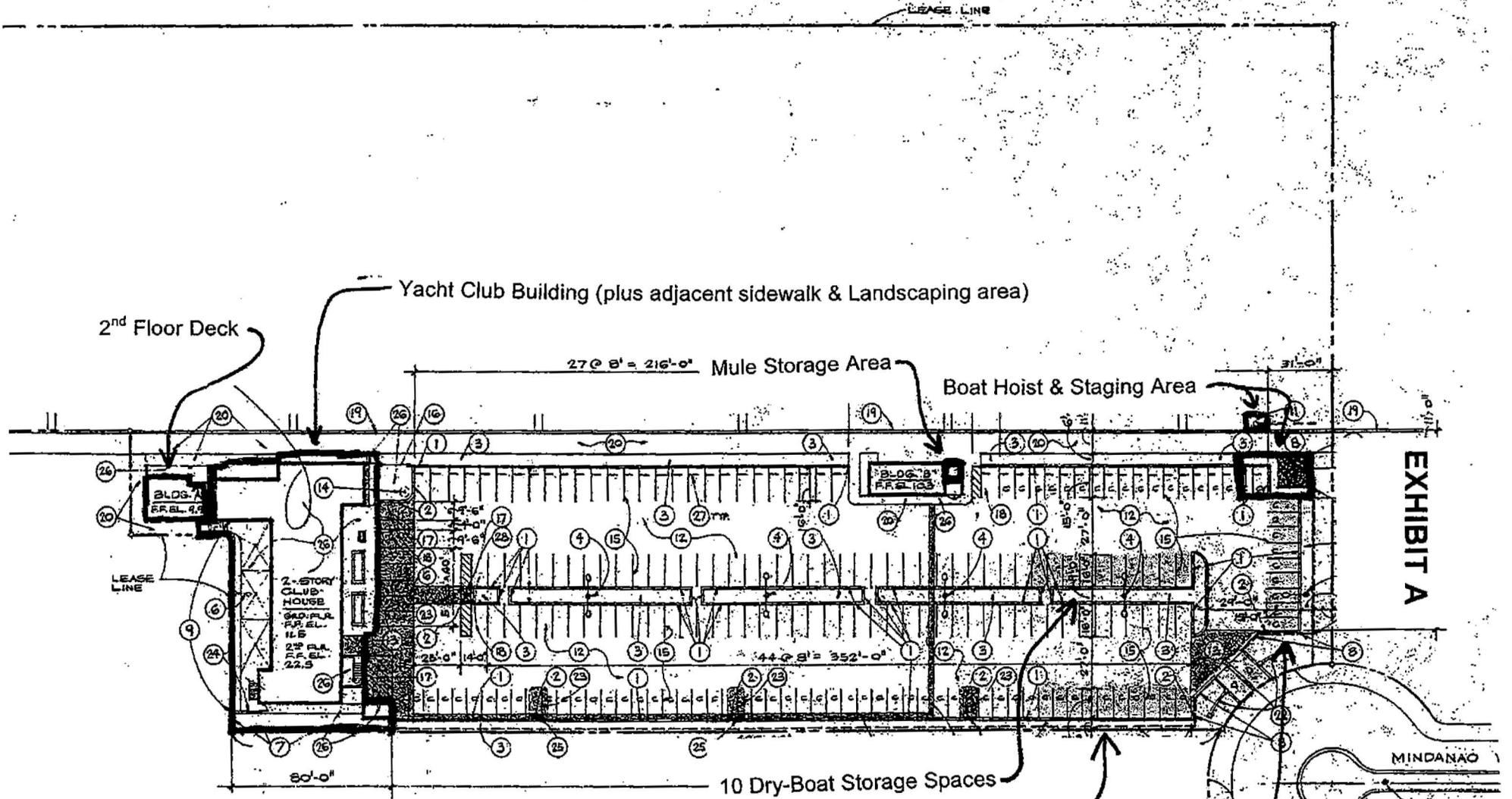


EXHIBIT A

KEY

-  Demised Premises (Red)
-  2nd Floor Deck (Blue)
-  Boat Dry-Storage Space

10 Dry-Boat Storage Spaces

10 Dry-Boat Storage Spaces

7 Dry-Boat Storage Spaces

NO
A

- Demised Premises (Red)
- Ground Floor Boater Restrooms (Blue)
- SMWYC Boat Dry-Storage (Yellow)

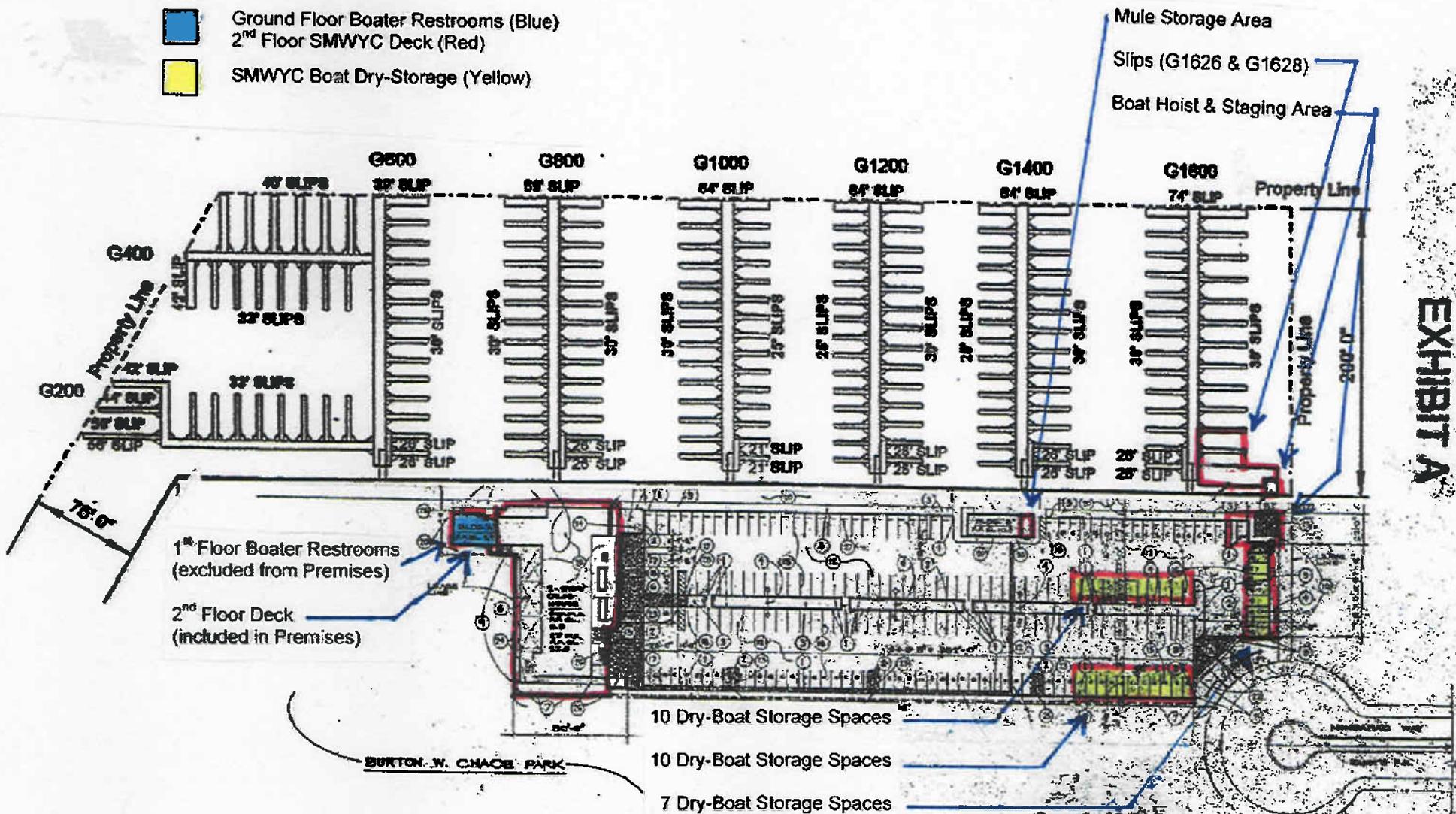
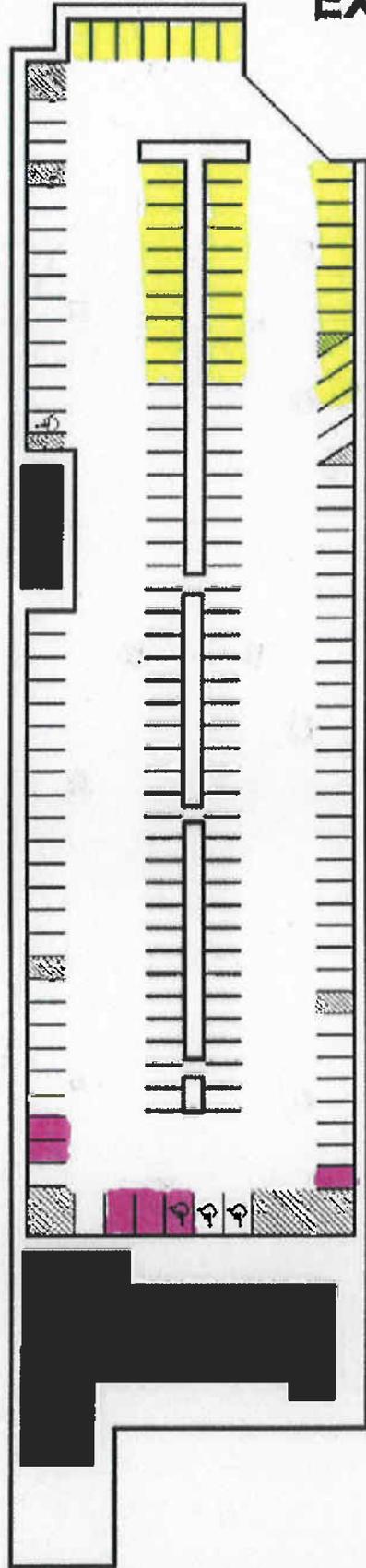


EXHIBIT A

NOV 2008

EXHIBIT B
PARKING LOT

EXHIBIT B



SMWYC Exclusive Parking (Pink)



SMWYC Dry-Boat Storage Spaces (Yellow)



EXHIBIT C
ANCHORAGE

EXHIBIT C

