

AMENDMENT NO. 3 TO LEASE NO. 6684

PARCEL 20 - MARINA DEL REY

RENEGOTIATION OF RENT

THIS AMENDMENT TO LEASE made and entered into this 17th
day of October, 1972,

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

AND TRADEWINDS MARINA, hereinafter
referred to as "Lessee,"

W I T N E S S E T H:

WHEREAS, on March 20, 1963, the predecessors in interest of Lessee and County entered into a lease and agreement under the terms of which County leased to Lessee that certain real property located in the Marina del Rey and commonly known as Parcel 20; and,

WHEREAS, Section 15 of said lease provides that the square foot and percentage rentals set forth therein shall apply and be in effect for the first ten (10) years of the term thereof and at the end of said ten (10) year period the said rentals shall be readjusted in accordance with the standards of fair market value; and,

WHEREAS, said Section 15 further provides that such re-adjustment shall be accomplished by agreement of the parties, and in the event such agreement cannot be reached, the readjustment shall be determined by a board of three (3) real estate appraisers in the manner set forth at length in said Section 15; and,

WHEREAS, the parties hereto have arrived at an agreement upon the readjustment of said rents without the necessity of arbitration by real estate appraisers;

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

1. The rental provided for in Section 12 and the percentage rentals provided for in Section 13 of the lease, as amended, shall remain in full force and effect until the next renegotiation period provided for in Section 15 of this lease.

2. County and Lessee hereby acknowledge that the rentals provided for by this amendment constitute the fair market rental value of the leasehold interest created by this lease and agreement as of the effective date of this amendment. Lessee and County further waive any and all rights they may have to determination of said fair market rental value by a board of real estate appraisers as set forth in Paragraphs 2, 3 and 4 of Section 15 of this lease.

3. The effective date of this amendment shall be January 1, 1973.

4. Every other term and condition contained in said lease and agreement shall remain in full force and effect and is hereby reaffirmed.

IN WITNESS WHEREOF, County has, by order of its Board of Supervisors, caused this amendment to lease to be subscribed by the Chairman of said Board and attested by the Executive Officer-Clerk thereof, and the Lessee has executed the same the day, month and year first hereinabove written.

TRADEWINDS MARINA

(SEAL)

By John D. Field VP

By Joseph E. Hunt PRES.

ATTEST:

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

THE COUNTY OF LOS ANGELES

By Myra Glenn

By Walter C. ...
Chairman, Board of Supervisors

APPROVED AS TO FORM:

JOHN D. MAHARG
County Counsel

By Fred W. Clough
Deputy



ADOPTED
BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

51 OCT 17 1972

James S. Mize
JAMES S. MIZE
EXECUTIVE OFFICER

STATE OF CALIFORNIA }
County of Los Angeles } ss

On this 17th day of October, A.D., 19 72, before me JAMES S. MIZE, Executive Officer — Clerk of the Board of Supervisors of the County of Los Angeles, State of California, residing therein, duly commissioned and sworn, personally appeared

WARREN M. DORN

_____ , known to me to be the Chairman of the Board of Supervisors of the County of Los Angeles and the person who executed the within instrument on behalf of the County therein named, and acknowledged to me that such County executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year of this certificate first above written.

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

By Myra Glenn _____ Deputy



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(Corporation)



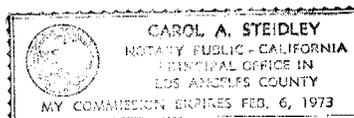
STATE OF CALIFORNIA }
COUNTY OF Los Angeles } ss

On Sept. 8, 1972 before me, the undersigned, a Notary Public in and for said State, personally appeared Joseph E. Fleitz known to me to be the _____ President, and _____ known to me to be _____ Secretary of the corporation that executed the within Instrument, known to me to be the persons who executed the within instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors.

STATE HERE

WITNESS my hand and official seal.

Signature Carol A. Steidley
Name (Typed or Printed) Carol A. Steidley



LEGAL DESCRIPTION

Marina Del Rey
Lease Parcel No. 13R

Parcels 150 to 182 inclusive, in the County of Los Angeles, State of California, as shown on Los Angeles County Assessor's Map No. 88, filed in Book 1, pages 53 to 70 inclusive, of Assessor's Maps, in the office of the Recorder of said county.

Reserving and excepting unto the County of Los Angeles a right of way for drainage purposes in and across that portion of above described parcel of land which lies within the southerly 4 feet of the easterly 12 feet of the westerly 40 feet of said Lot 180.

Also reserving and excepting unto the County of Los Angeles rights of way for sanitary sewer, fire access and harbor utility purposes in and across those portions designated on said map as easements to be reserved by said county for such purposes.

DESCRIPTION APPROVED
March 25, 1968
JOHN A. LAMBIE
County Engineer

By *Edgar Subutski* Deputy