

AMENDMENT NO. 9 TO LEASE NO. 11525
PARCEL 75W - MARINA DEL REY

11525 S-9

THIS AMENDMENT TO LEASE made this 17th day
of April, 1990,

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

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

W I T N E S S E T H:

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

WHEREAS, the County has determined that in order to
safely and expeditiously handle increased traffic, it has
been in the public interest to reconstruct the sidewalk
fronting and the intersection of Admiralty Way and Bali Way,

WHEREAS, the parties also desire to amend the use clause in said Lease to eliminate a restriction on the percentage of total floor space occupied by non-medical professions; and

WHEREAS, the parties also desire to modify the Lease to provide for an immediate increase in the security deposit from TWO THOUSAND SIX HUNDRED FOUR AND 15/100 DOLLARS (\$2,604.15) to SIXTEEN THOUSAND EIGHT HUNDRED FORTY-THREE AND 44/100 DOLLARS (\$16,843.44); and further periodic adjustments in the security deposit on the readjustment dates for the rent as provided in Section 15 of the Lease to an amount that is equal to one-fourth (1/4) of the readjusted annual square foot rental;

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

1. The total area of the leasehold constituting Parcel 75W shall be reduced by approximately 57 square feet as shown on the attached map.

2. The remaining area of the leasehold is acknowledged to encompass 52,026 square feet of land which is more particularly described in Exhibit "A" which is attached and incorporated in this amendment and which area shall be referred to as Parcel 75Y.

3. The first paragraph of Section 3 (PURPOSE OR USE OF PROPERTY) of said Lease is amended to read as follows:

"The leased premises shall be used only and exclusively for construction, operation and maintenance of an office building, which may include offices for the practice of medicine and dentistry; laboratories and other facilities commonly associated with the practice of medicine and dentistry; and, at the option of the Lessee, offices for the practice of other professions such as but not limited to law, engineering, and architecture, and such other related uses and purposes incidental thereto as are specifically approved and for no other purposes whatsoever without the written approval of County; the uses and purposes above listed are set forth to define the maximum contemplated scope of permissible uses and purposes, and their enumeration is not intended to be authorization for any specific use or purpose."

4. The first paragraph of Section 7 (RENTAL SECURITY DEPOSIT) of the Lease is amended to read as follows:

"Lessee shall make such adjustments in the sum of TWO THOUSAND SIX HUNDRED FOUR AND 15/100 DOLLARS (\$2,604.15) that is currently on deposit with County as may be necessary to immediately increase this sum to SIXTEEN THOUSAND EIGHT HUNDRED FORTY-THREE AND 44/100 DOLLARS (\$16,843.44) and to make such future adjustments in this increased sum as may be

necessary to establish and maintain over the Lease term a deposit that is equal to one-fourth (1/4) of the annual square foot rental for the leasehold premises, as this rental may change over the term of this Lease due to the periodic changes that may be made in the rent pursuant to Section 15 of the Lease. This sum shall be retained by County as a security deposit to cover delinquent rent and any other financial obligations of Lessee under this Lease, and shall be so applied at the discretion of the County."

5. The effective date of this amendment shall be the date of its execution by the County.

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

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Legal Description

MARINA DEL REY
LEASE PARCEL NO. 75Y

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

Commencing at the northwesterly terminus of that certain 8050.17 foot radius curve in the northeasterly boundary of said Parcel 688; thence southeasterly along said certain curve 9.56 feet to a point, a radial of said certain curve to said point bears South 57°19'49" West, said point also being the true point of beginning; thence South 48°13'04" West 183.51 feet to a curve concentric with and 1.5 feet northeasterly, measured radially, from that certain 540 foot radius curve in the southwesterly boundary of said last mentioned parcel; thence southeasterly along said concentric curve 67.32 feet to a point, a radial of said concentric curve to said last mentioned point bears North 44°06'16" East, said last mentioned point also being the beginning of a curve concave to the southwest and having a radius of 20 feet, a radial of said 20 foot radius curve to said last mentioned point bears North 32°59'27" East; thence southeasterly along said 20 foot radius curve 8.05 feet to said concentric curve; thence southeasterly along said concentric curve 142.23 feet to the northeasterly line of the southwesterly 1.5 feet of said Parcel 690; thence South 30°00'00" East along said northeasterly line 115.46 feet to the northwesterly line of that certain parcel of land described as Parcel F, for Admiralty Way, in a resolution of the Board of Supervisors of the County of Los Angeles, a certified copy of which was recorded as Document No. 3149, on March 22, 1967, in Book D3591, page 377, of Official Records, in the office of said Registrar-Recorder; thence North 60°00'00" East along said northwesterly line to the northeasterly line of the southwesterly 4 feet of said Parcel 690; thence South 30°00'00" East along said last mentioned northeasterly line 6.00 feet to the beginning of a curve concave to the north, having a radius of 22 feet, tangent to said last mentioned northeasterly line and tangent to a line parallel with and 21 feet northwesterly, measured at right angles, from the northeasterly prolongation of the straight line in the southeasterly boundary of Parcel 703, as shown on said map; thence easterly along said last mentioned curve 34.56 feet to said parallel line; thence North 60°00'00" East along said parallel line 7.00 feet; thence South 30°00'00" East 3.00 feet; thence North 60°00'00" East 100.31 feet to the beginning of a curve concave to the west, having a radius of 30 feet, tangent to said last mentioned course and tangent to the northeasterly boundary of said Parcel 690; thence northerly along said last mentioned curve 49.88 feet to said last mentioned northeasterly boundary; thence northwesterly along the north-easterly boundaries of said Parcels 690, 689 and 688 a distance of 363.82 feet to said true point of beginning.

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 same the day, month and year first hereinabove written.

DEL REY PROFESSIONAL ASSOCIATION
a general partnership

By C. Ronald McBride, M.D.
Managing Partner

By _____

ATTEST:

LARRY J. MONTEILH
Executive Officer-Clerk
of the Board of Supervisors

ADOPTED
BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

11

APR 17 1990

By Janet Logan
Deputy



APPROVED AS TO FORM

DEWITT W. CLINTON
County Counsel

By Robert Kodol
Deputy

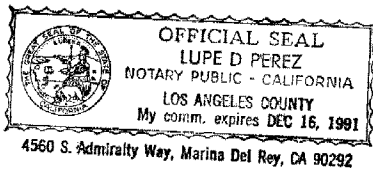
Larry J. Montelh
LARRY J. MONTEILH
EXECUTIVE OFFICER

THE COUNTY OF LOS ANGELES

By Pat E. Schabauer
Chairman, Board of Supervisors

rp19/19
2-05-90

State of California }
County of Los Angeles } SS.



On this the 1st day of March, 1990, before me,

Lupe D. Perez,
the undersigned Notary Public, personally appeared

C. RONALD MCBRIDE, M.D.,

personally known to me
 proved to me on the basis of satisfactory evidence
to be the person(s) who executed the within instrument on behalf of the
partnership, and acknowledged to me that the partnership executed it.
WITNESS my hand and official seal.

C. Ronald McBride
Notary's Signature

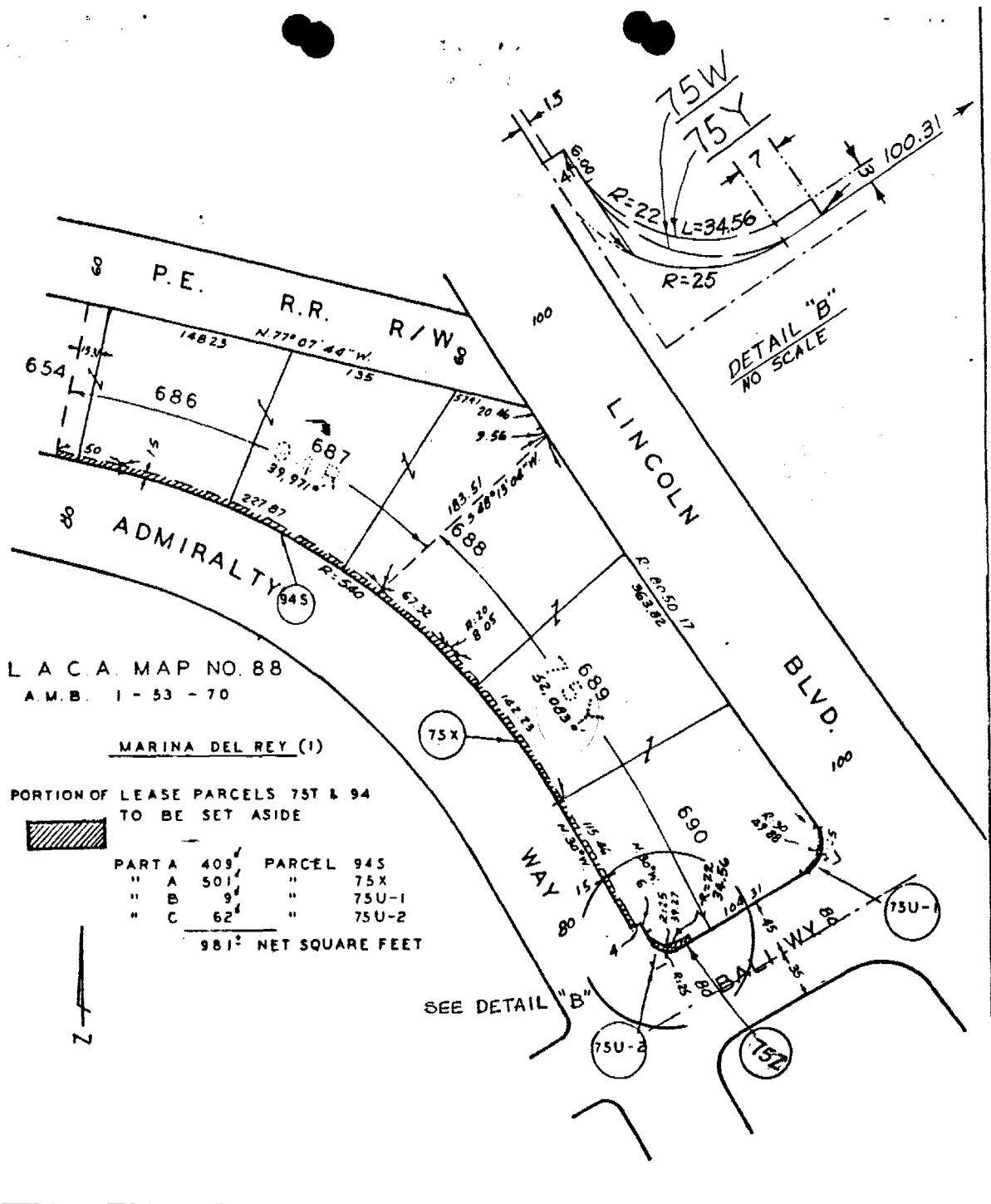
Reserving and excepting unto the County of Los Angeles a right of way for access and harbor utility purposes in and across that portion thereof designated on said map as an easement to be reserved by said County for such purposes.

DESCRIPTION APPROVED

^{OCT 20 1981}
STEPHEN J. KOONCE
County Engineer

By Richard S. Chan Deputy

Written By	<u>RC</u>
Checked by	<u>WHH</u>
Delivered to	<u>Shertland</u>
Date	<u>OCT 21 1981</u>
Remarks	



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

MARINA DEL REY (1)

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



PART A	409'	PARCEL	945
" B	501'	"	75X
" C	9'	"	75U-1
"	62'	"	75U-2
981' NET SQUARE FEET			



COUNTY OF LOS ANGELES / SMALL CRAFT HARBORS

DATE 5-30-80	A.M.B.	SUP. DIST 4 TH	1" = 100'	COUNTY OWNED PROPERTY TO BE SET ASIDE FOR PUBLIC ROAD & HIGHWAY PURPOSES	JOB NO. ADMIRALTY PARK
TPO GUIDE 49 E-5	T.M.	RD. DIST.	D.R.		PROJECT