

OPTION TO LEASE AGREEMENT

THIS OPTION TO LEASE AGREEMENT ("**Agreement**") is made and entered into as of this _____ day of _____, 20____, by and between the SAN DIEGO UNIFIED PORT DISTRICT, a public corporation, ("**District**"), and HIW ASSOCIATES, L.P., a California limited partnership, dba Harbor Island West Marina ("**Optionee**").

WITNESSETH:

WHEREAS, On August 10, 1981, District and Optionee entered into that Lease of certain tidelands in the City of San Diego, California on file in the Office of the District Clerk as Document No. 14085 (the "**Current Lease**"); and

WHEREAS, on September 8, 1994, district and Optionee entered into that certain First Amendment of Lease on file in the Office of the District Clerk as Document No. 31805 (the "**First Amendment**" and, together with the 1981 Lease, the "**Original Lease**"); and

WHEREAS, pursuant to the Current Lease, Optionee leases the property located at 2040 Harbor Island Drive, San Diego, California, which lands are more particularly described and delineated in Exhibit A and Exhibit B of the Current Lease (the "**Premises**"); and

WHEREAS, the Current Lease expired on March 31, 2023 and since that time, Optionee has been on a month to month holdover effective April 1, 2023 in accordance with the terms of the Current Lease; and

WHEREAS, Optionee desires to obtain an option to enter into the Amended and Restated Lease for the Premises in the form attached hereto as Exhibit 1 ("**Amended and Restated Lease**"); and

WHEREAS, District is willing, upon the timely satisfaction of the conditions set forth in this Agreement and full compliance with the terms hereof, to grant Optionee the Option (as defined in Section 1 below) to enter into the Amended and Restated Lease for the Premises for the redevelopment and operation of a marina together with a promenade, a viewing deck and parking for public use.

AGREEMENT

NOW, THEREFORE, in consideration of the performance and observance of the terms, covenants and conditions hereafter set forth, the parties hereto mutually agree as follows:

1. **GRANT OF OPTION:** Subject to the conditions set forth in this Agreement and full compliance with the terms hereof, District hereby grants Optionee, exercisable during the Term (as defined in Section 2 below), an option to lease the Premises ("**Option**") and in accordance with the covenants and conditions set forth in the Amended and Restated Lease. For avoidance of doubt, any termination of this Agreement shall result in the automatic termination of the Option without the need for further action by District or any other party.
2. **OPTION TERM:** Unless otherwise extended by written agreement by the parties, the term ("**Term**") of this Option shall commence on _____, 20____ ("**Commencement Date**") and shall expire at 5:00 p.m. on the date that is eighteen (18) months after the Commencement Date (such later date, the "**Termination Date**"). Notwithstanding any

other provision of this Agreement to the contrary, Optionee's right to exercise the Option and execute the Amended and Restated Lease will terminate and be of no further force and effect without requiring further action of the District and/or Optionee if the conditions set forth in this Agreement are not timely satisfied, and the Option exercised, before the expiration of the Term.

3. **OPTIONEE'S PROJECT:** Optionee's development is a redevelopment project consisting of the demolition of existing improvements and construction of a marina with approximately 623 boat slips, approximately 15,682 square feet of building area, a parking lot, a twelve-foot (12') wide public promenade, and a public viewing deck (collectively the "**Project**") as further described in Coastal Development Permit No. _____ issued by the District (the "**CDP**").
4. **OPTION AGREEMENT RENT/CURRENT LEASE:** Rent during the term of this Agreement shall be due in accordance with the terms of the Current Lease, the holdover provisions of which District and Optionee each acknowledges and agrees currently apply to Optionee's tenancy at the Premises. Notwithstanding such holdover tenancy under the Current Lease, District agrees to not terminate the Current Lease so long as: (a) this Agreement is currently in effect and has not expired or been terminated; (b) the Optionee is in compliance with the terms of this Agreement; and (c) Optionee is in compliance with the terms of the Current Lease. In the event of a default under the Current Lease, beyond any applicable notice and cure period, the expiration or earlier termination of this Agreement without Optionee exercising the Option, or a default under this Agreement, beyond any applicable notice and cure period, District shall be entitled to all of its rights and remedies under the Current Lease, including, without limitation, to terminate the Current Lease. Optionee additionally agrees that (a) a default under the Current Lease, beyond any applicable notice and cure period, shall additionally constitute an automatic default under this Agreement, beyond any applicable notice and cure period, and (b) a default under this Agreement shall constitute an automatic default under the Current Lease.
5. **CONDITIONS PRECEDENT:** Optionee will have no right to exercise the Option unless and until the conditions set forth below in this Section 5 have been timely satisfied. Failure to timely satisfy any of the conditions precedent set forth in this Section 5 shall constitute an automatic default under this Agreement.
 - a. Tenant Percent for Art: Optionee shall allocate no less than one percent of the total Project cost on artwork for the Project pursuant to Board of Port Commissioners' Policy No. 608 – Tenant Percent for Art. By no later than two months from the Commencement Date, Optionee shall meet with the Public Art Office to discuss the Tenant Percent for Art Allocation for the Project. Optionee shall demonstrate, as evidenced in writing, full compliance with Board of Port Commissioners' Policy No. 608 – Tenant Percent for Art and Board of Port Commissioners' Policy No. 609 – Public Art, respectively, in effect as of the commencement of this Agreement.
 - b. Working Drawings: By no later than six months from the Commencement Date Optionee shall submit to District for approval by the Executive Director of the District or designee, six (6) copies of "**Working Drawings**" for development of the Premises. Working Drawings shall be prepared by an architect or engineer, as appropriate, licensed to do business in the State of California, and shall consist of the following:

- (1) Complete architectural, civil, structural, mechanical, electrical, plumbing, utility layout, landscaping and irrigation, stormwater and site horizontal (coordinate) and vertical control plans included in the civil drawings;
- (2) Complete specifications, materials, and color list, and engineering calculations for all improvements;
- (3) Construction contract form;
- (4) Construction schedule; and
- (5) A detailed final construction cost estimate of all improvements, with indirect costs, furniture, fixtures and equipment separately identified.

The Working Drawings must be in substantial conformance to the Concept Approval approved by the District as set forth in Resolution No. _____ approved by the Board on _____, 2023. Should the Executive Director of the District, or their designee, not approve or comment on the Working Drawings within thirty (30) days following submittal, each additional day of delay by District shall constitute a delay under Section 13(b). Within sixty (60) days after the Executive Director of the District, or designee, approves or comments on the Working Drawings, Optionee shall complete all corrections and modifications to the Working Drawings to the satisfaction of the District. District approval shall not release Optionee from liability arising out of or related to the Working Drawings.

c. Equity Commitment and Project Financing:

- (1) **EQUITY COMMITMENT.** By no later than three months prior to the Termination Date and concurrently with the financing commitment required pursuant to Section 5(c)(2) below, Optionee shall submit to District written evidence that Optionee has obtained an equity commitment that includes letters executed by one or more of the Optionee's current members that have been previously disclosed to District (or other equity partners subject to District's approval as set forth in the last sentence of this Section 5(c)(1)) committing to provide a combined total of equity for the Project in an amount no less than thirty percent (30%) of the total Project cost. Written evidence of the foregoing equity commitment shall be subject to District's Executive Director (or their designee's) written approval, such approval not to be unreasonably withheld, conditioned, or delayed. District agrees to approve any non-currently disclosed equity partners if, in the Executive Director (or their designee's) reasonable discretion, such non-currently disclosed equity partner and its principals are (A) reputable (meaning the absence of reputations for dishonesty, criminal conduct, or association with criminal elements – "reputable" does not mean "prestigious", nor does the determination of whether one is reputable involve considerations of personal taste or preference) and (B) possess sufficient business experience and financial means to perform Optionee's obligations under this Agreement, according to the then-current standards for business experience and financial means that District generally requires of new lessees at the time of the request.

- (2) **PROJECT FINANCING.** By no later than three months prior to the Termination Date and concurrently with the equity commitment required pursuant to Section 5(c)(1) above, Optionee shall submit to the District evidence that Optionee has obtained a written commitment in form and content reasonably acceptable to District's Executive Direction (or their designee), to provide financing to build the Project in accordance with the approved Working Drawings from a lender(s) that constitutes a Financial Institution, as such term is defined in the Amended and Restated Lease. Before Optionee exercises the Option, Optionee must provide evidence reasonably satisfactory to District's Executive Director (or their designee) that such lender(s) are be prepared to close the loan subject to delivery of the executed Amended and Restated Lease. District will not be liable to Optionee or any third party for any loss, damage, or injury of any kind arising from District's refusal to amend the Amended and Restated Lease in connection with any lender request to do so, and Optionee agrees not to bring any action against District in connection therewith.

Should Optionee exercise the Option and execute the Amended and Restated Lease in accordance with the terms of this Agreement, any request for consent to encumber the Premises shall be governed by Section 10 of the Amended and Restated Lease.

- (3) **SOURCE OF FUNDS.** The equity commitment required pursuant to Section 5(c)(1) combined with the financing commitment required pursuant to Section 5(c)(2) shall set forth the sources of all funds required for design and construction of the Project. A summary of the requisite funds for all design and construction costs and the sources thereof shall be included in the submittals required under this Section 5(c).

- d. **Development Permits:** By no later than three months prior to the Termination Date, Optionee shall obtain, at its sole cost and expense, all required construction and development permits in connection with the Project, and deliver to District copies thereof. Said permits shall include, but are not limited to, the building permits issued by the City of San Diego ("**City**"), Army Corps of Engineers ("**ACOE**") permit (if applicable), and the CDP. Optionee will submit to District a copy of all documents delivered to the City, ACOE, and any other governmental entity other than the District in connection with obtaining such permits.
- e. **Payment and Performance Bonds:** No later than one month prior to the Termination Date, Optionee shall provide to District: (i) a Performance Bond (as defined in Exhibit C to the Amended and Restated Lease) guaranteeing that construction will be timely completed in accordance with the requirements of Section 6 of the Amended and Restate Lease; and (ii) a Payment Bond (as defined in Exhibit C of the Amended and Restated Lease) guaranteeing payment for all materials, provisions, supplies and equipment used in, upon, for or about the performance of the construction of the Project or for labor done in connection therewith and protecting District from any and all liability, loss or damages arising out of or in connection with any failure to make any such payments. Both the Performance Bond and the Payment Bond shall be in form and substance as required forth in

Exhibit C of the Amended and Restated Lease and in each case satisfactory to District's Executive Director (or their designee) in their reasonable discretion.

- f. Construction Contract: By no later than one month prior to the Termination Date, Optionee shall submit an executed construction contract or contracts with competent and financially responsible contractors for construction in accordance with the approved Working Drawings approved by District.
 - g. No Defaults: Optionee is in full compliance with the terms of this Agreement and the Current Lease and no defaults exist under this Agreement or the Current Lease, beyond any applicable notice and cure period.
6. **EXERCISE OF OPTION**: If at any time before the expiration of the Term or earlier termination of this Agreement, all of the conditions precedent to the exercise of the Option set forth in this Agreement have been timely satisfied, Optionee may convey its intent to exercise the Option by providing District with written notice prior to the Termination Date (or earlier termination of this Agreement). Upon receiving such notice, District shall prepare the Amended and Restated Lease as well as the Continuing Guaranty attached thereto for execution. Promptly upon receipt of the execution versions of the Amended and Restated Lease and Continuing Guaranty, Optionee shall fully execute (or in the case of the Continuing Guaranty, cause the full execution) of the Amended and Restated Lease and the Continuing Guaranty in accordance with reasonable execution instructions provided by District and return to District two counterpart originals of the executed Amended and Restated Lease and of the Continuing Guaranty. If Optionee fails to return such fully executed originals within fourteen (14) calendar days of receipt of the execution versions of the Amended and Restated Lease and the Continuing Guaranty, the Option and this Agreement shall, at the District's Executive Director (or their designee's) option in their sole and absolute discretion, become null and void and of no further force and/or effect upon District providing written notice to Optionee. District agrees, and the District's Executive Director or their designee is authorized, to countersign the Amended and Restated Lease within fourteen (14) calendar days of receipt of executed counterparts from Optionee. The Amended and Restated Lease and Continuing Guaranty shall be dated effective as of the date of District's countersignature, and the Commencement Date, as such term is defined under the Amended and Restated Lease, shall be the same as such effective date. In connection with the execution of the Amended and Restated Lease and Continuing Guaranty, Executive Director, in his or her sole and absolute discretion, may arrange for the delivery of the Amended and Restated Lease executed by the District through an escrow holder. Optionee shall pay all costs of the escrow. In the event the escrow fails to close within thirty (30) days following delivery of the Amended and Restated Lease to the escrow holder, the escrow shall be canceled and each party agrees that it will not seek or be entitled to any money damages, reimbursement, or any other judicial remedy or relief of any kind from the other party because of the failure to close escrow.
7. **INDEMNITY**: Optionee shall, and hereby does, indemnify, protect, defend and hold the District including, but not limited to, its commissioners, managers, officers, directors, employees, representatives, administrators, and attorneys, and the respective successors and assigns of each of the foregoing and the Premises, free and harmless from and against any and all claims, actions, causes of action, lawsuits including but not limited to third party challenges to the CEQA review and/or determination proceedings, losses, costs, expenses (including, without limitation, attorneys' fees and costs), liabilities, damages, and liens of any type or nature arising out of any act or omission of Optionee or any of the Optionee's

representatives in connection with Optionee's performance of its duties and obligations under this Agreement, including, without limitation, any activities of Optionee or Optionee's representatives on or about the Premises, prior to the Optionee's exercise of the Option under this Agreement and commencement of the Amended and Restated Lease. The foregoing obligations of Optionee under this Section 7 shall survive the Optionee's exercise of the Option or any termination of this Agreement.

8. **RESTRICTIONS ON AGREEMENT TRANSFERS:** Optionee acknowledges that District would not enter into this Agreement except in reliance on Optionee's expertise, reputation, prior experience in developing, constructing, and operating a marina, and District's knowledge of Optionee. Therefore, any purported transfer or assignment of this Agreement or any rights or duties hereunder, whether by operation of law or otherwise, without the prior written consent of District's Executive Director or their designee (which will be granted or rejected in their sole and absolute discretion and subject to any and all conditions imposed thereby) will be void and shall absolutely and conclusively terminate Optionee's rights hereunder. Further, with the sole exception of transfers or assignments solely among the Existing Owners (as such term is defined in the Amended and Restated Lease), which shall be permitted, any assignment or transfer of any partnership, corporate or other interest in Optionee or in any partner or member of Optionee, or change in form or ratio of ownership of Optionee (whether Optionee is a corporation, partnership, limited liability company, or other form of business entity) made without the prior written consent of District's Executive Director or their designee (which will be granted or rejected in their sole and absolute discretion and subject to any and all conditions imposed thereby) will be void and shall absolutely and conclusively terminate Optionee's rights hereunder. District may condition any consent on a requirement that Optionee pay to the District an amount equal to the excess, if any, of the net consideration received by Optionee as a result of such transfer or assignment over the sum of the costs and expenses paid or incurred by Optionee prior to said transfer or assignment in performing its obligations and satisfying the conditions precedent under this Agreement. The District shall have the right to examine and audit Optionee's books, records, financial statements and documentation for the purposes of determining the accuracy of such costs and expenses. If the audit discloses a discrepancy of more than five percent (5%) between the costs and expenses as reported by Optionee and the costs and expenses as determined by the audit, the Optionee shall pay the cost of the audit.
9. **NOTICES:** Any notice, consent or approval required or permitted to be given under this Agreement shall be in writing and shall be deemed to have been given upon (a) hand delivery, (b) one (1) business day after being deposited with Federal Express or another reliable overnight courier service for next day delivery, (c) upon email transmission (except that if the date of such transmission is not a business day, then such notice shall be deemed to be given on the first business day following such transmission), or (d) two (2) business days after being deposited in the United States mail, certified mail, postage prepaid, return receipt required, and addressed as applicable:

All notices to Optionee shall be given or sent by certified mail to:

HIW Associates, L.P.
 Attention: Eric Leslie
 2040 Harbor Island Drive
 San Diego, CA 92101
 Email: ericl@harborislandwest.com

With a copy to:

Bruce C. Stuart, Esq.
Stuart Kane LLP
620 Newport Center Drive, Suite 200
Newport Beach, CA 92660
Email: bstuart@stuartkane.com

All notices and payments to the District shall be given or sent by certified mail to:

Assistant Vice President
Business Operations
San Diego Unified Port District
3165 Pacific Highway
P. O. Box 120488
San Diego, CA 92112-0488
Email: agordon@portofsandiego.org

With a copy to:

Amy Gerritsen, Program Manager
Real Estate Department
San Diego Unified Port District
3165 Pacific Highway
San Diego, CA 92112-0488
Email: agerritsen@portofsandiego.org

With a copy to:

Office of the General Counsel
San Diego Unified Port District
Attn: David Jones
3165 Pacific Highway
San Diego, CA 92112-0488
Email: dajones@portofsandiego.org

Any party may designate a different address by giving written notice as set forth in this Section 9.

10. **TIME IS OF THE ESSENCE:** Time is of the essence of all the express conditions contained herein, and failure of Optionee to so perform within the time limits stated shall automatically terminate Optionee's rights hereunder.
11. **PREMISES "AS IS, WITH ALL FAULTS":** Optionee acknowledges and agrees that it is in possession of the Premises under the Original Lease and is fully aware of the conditions of the Premises. Optionee further understands and agrees that the Premises will be leased in an "as is, with all faults" condition and that any and all improvements, grading, filling, removal of existing improvements, shoreline protection (if applicable), and relocation of utility lines shall be made and performed by Optionee at the sole cost and expense of Optionee.

12. **TERMINATION OF OPTION:** In the event that (a) that Optionee fails to timely fulfill and comply with any of the conditions set forth in Section 5 above, (b) Optionee fails to timely exercise the Option, or (c) the Term expires without having been duly exercised, then the Option shall automatically expire and terminate without notice to Optionee and all rights of Optionee arising out of this Agreement shall immediately terminate. In addition, should Optionee default in the performance of any of Optionee's obligations under this Agreement or the Current Lease (past any applicable notice and cure period), District will have the option, upon providing written notice to Optionee, to terminate this Agreement, in which case the Option shall be automatically null and void and of no further force and/or effect. Following any termination of this Agreement, Optionee agrees to execute, acknowledge, and deliver to the District within thirty (30) days after written request, a Quitclaim Deed or other recordable document required by a title insurance company selected by the District to remove any cloud of this Agreement from the Premises. In addition, following any termination of this Agreement, Optionee shall deliver promptly to the District all Development Documents in accordance with Section 18 below.

13. **FORCE MAJEURE:** Notwithstanding anything to the contrary in this Agreement, the dates for completion of the conditions in Section 5 above and the Term of this Agreement will be extended as follows:

- a. one day for each day a condition is not satisfied due to a delay caused by the following events, despite Optionee's diligent and commercially-reasonable best efforts to satisfy such condition: riots; natural disasters and other acts of God, including, without limitation, fires, earthquakes, floods and hurricanes; labor strikes; delays caused by governmental agencies (i.e., each day of delay beyond ninety 90 days for a governmental entity to make a decision, such 90-day period commencing from the time Optionee is notified by the governmental agency that all materials required by the governmental agency have been submitted); acts of terrorism; and war on United States soil ("**Force Majeure Event**"). Under no circumstances will Optionee's failure to obtain the requisite equity commitments and/or financing for the Project be considered a Force Majeure Event, including, without limitation, failure to obtain equity commitments and/or financing due to economic or other conditions beyond Optionee's control.
- b. one day for each day that the District is late in providing its approval or disapproval of Working Drawings that Optionee submits to District within the time specified for review and approval set forth in Section 5(b).

If two or more of the events described above in (a) and (b) are occurring concurrently, the extensions shall be calculated as running concurrently and not as being cumulative. The combined total of any extensions pursuant to (a) and (b) above shall not exceed one hundred and eighty (180) days; provided that in the event a global pandemic, such as the COVID-19 pandemic, causes global disruption and delays by a governmental agency to make a decision that results in a Optionee delay under (a) above, such combined total of any extensions pursuant to (a) and (b) above shall not exceed two hundred and seventy (270) days.

14. **THIRD PARTIES:** Nothing in this Agreement, whether expressed or implied, is intended to confer any rights or remedies under or by reason of this Agreement on any persons other than Optionee and the District and their respective permitted successors and assigns. Nor

is anything in this Agreement intended to relieve or discharge the obligation or liability of any third persons to any party to this Agreement.

15. **ATTORNEY'S FEES:** In the event of any dispute between the parties hereto involving the covenants or conditions contained in this Agreement or arising out of the subject matter of this Agreement, the prevailing party shall be entitled to recover reasonable expenses, including (without limitation) attorneys' fees (including for work performed by in-house attorneys) and costs.
16. **WAIVER OF CLAIMS AND LIMITATION OF REMEDIES:** Optionee acknowledges and agrees that Optionee's right and ability to exercise the Option, execute the Amended and Restated Lease, and develop the Project is subject to various consents and approvals, including, without limitation, environmental review under CEQA and other consents and approvals as set forth in Section 5 above. Optionee accepts the risk that District or the California Coastal Commission may withhold those consents and approvals in their sole and absolute discretion. District will have no liability and Optionee will have no claim, cause of action, or right of compensation against District if Optionee does not obtain, for any reason whatsoever, any or all of the consents and approvals necessary to exercise the Option or construct the Project that Optionee proposes to develop on the Premises. Optionee will have no claim or cause of action in equity (including, without limitation, any action seeking specific performance, injunctive relief, mandamus or other extraordinary writ), or right of compensation for consequential damages against District, and Optionee hereby waives its right to seek to recover such equitable remedies and consequential damages. In any suit or action against District arising from the terms of this Agreement or in connection with the development of the Project, Optionee will be entitled to seek to recover its legal damages only, and hereby agrees that such legal damages will be limited to Optionee's out of pocket costs and expenses in furtherance of the development of the Project. In addition, Optionee and District agree that neither party will bring any action, claim, or cause of action against the other for any costs, damages, expenses, obligations, or liabilities for any acts or failure to act by either party arising from or relating to any negotiations, discussions, or actions in connection with the development of the Project, or negotiation, execution, or termination of this Agreement.
17. **OWNERSHIP OF DEVELOPMENT DOCUMENTS UPON TERMINATION:** If this Agreement expires or terminates prior to Optionee exercising the Option, then Optionee will deliver, to the extent permissible, or use commercially reasonable efforts to cause to be delivered to District, and to allow District to have an unrestricted right to use, at no cost to District, all materials which have been prepared relating to the development of the Project and the condition of the Premises, including without limitation all conceptual drawings, scale model, design development drawings, specifications, tests, inspections, reports (e.g. feasibility, engineering, soils, geology, environmental, grading, street, storm drain, sewer, water, and landscape), studies, surveys, and development contracts and agreements (collectively "**Development Documents**"), excluding any proprietary or privileged information produced or commissioned by Optionee.

Prior to entering into any agreements for or relating to the preparation of the Development Documents, Optionee shall submit such agreements to District for its reasonable approval including, but not limited to, architectural design agreements. Such agreements, including, but not limited to, architectural design agreements, shall include provisions to District's reasonable satisfaction which give District enforceable rights to obtain and use all materials, whether in draft or final form, including without limitation all

calculations, data, analyses and other work product prepared in connection therewith to the same extent as Optionee.

18. **DISTRICT CONSENT/APPROVAL:** Unless a different approval standard is expressly indicated, then whenever in this Agreement the consent or approval of the District, the Board, the Executive Director of the District or any of their designees is required, such consent or approval may be given or denied in the sole and absolute discretion of the District, the Board, the Executive Director of the District or any of their designees, as appropriate.
19. **COMPUTATION OF TIME PERIODS:** If any date or time period specified in this Agreement is or ends on a Saturday, Sunday or federal, state or legal holiday, such date will automatically be extended until 5:00 p.m., Pacific Time, of the next day which is not a Saturday, Sunday or federal, state or legal holiday.
20. **AMENDMENT TO THIS AGREEMENT:** The terms of this Agreement may not be modified or amended except by an instrument in writing executed by each of the parties.
21. **NO WAIVER:** The waiver or failure to enforce any provision of this Agreement will not operate as a waiver of such party's right to enforce future breaches of any such provision or any other provision of this Agreement.
22. **APPLICABLE LAW:** This Agreement will be governed by and construed and enforced in accordance with the laws of the State of California. Venue for any legal proceeding shall be in San Diego County, California.
23. **ENTIRE AGREEMENT:** This Agreement supersedes all prior agreements, negotiations, and communications, oral or written, and contains the entire agreement between District and Optionee as to the subject matter hereof. The Recitals set forth above are incorporated into this Agreement by reference.
24. **OPTIONEE AUTHORITY.** If Optionee is a corporation, partnership, or limited liability company, each individual executing this Agreement and behalf of Optionee hereby represents and warrants that Optionee is a duly formed and existing entity qualified to do business in the state in which the Premises are located and that Optionee has full right and authority to execute and deliver this Agreement and that each person signing on behalf of Optionee is authorized to do so.
25. **PARTIAL INVALIDITY:** If any portion of this Agreement is declared by any court of competent jurisdiction to be invalid, illegal or unenforceable, that portion will be deemed severed from this Agreement and the remaining parts of this Agreement will remain in full force as fully as though the invalid, illegal or unenforceable portion had never been part of this Agreement.
26. **CAPTIONS:** All captions to, or headings of, the sections or sub-sections of this Agreement are solely for the convenience of the parties, are not a part of this Agreement and will not be used for the interpretation or determination of the validity of this Agreement or any provision hereof.

(SIGNATURE PAGE FOLLOWS)

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and the year first above written.

APPROVED AS TO FORM AND LEGALITY
GENERAL COUNSEL

SAN DIEGO UNIFIED PORT DISTRICT

By: _____
Assistant/Deputy

By: _____
Anthony Gordon
Assistant Vice President,
Business Operations

HIW ASSOCIATES, L.P.,
a California limited partnership

By: RICHARD BEAUCHAMP
Name: BEB MORTGAGE INC
Its: GENERAL PARTNER




EXHIBIT 1

Amended and Restated Lease

(CONTINUES ON FOLLOWING PAGE)

SAN DIEGO UNIFIED PORT DISTRICT

AMENDED AND RESTATED LEASE TO

**HIW ASSOCIATES, L.P., A CALIFORNIA LIMITED PARTNERSHIP, DBA HARBOR ISLAND
WEST MARINA**

OF PROPERTY LOCATED AT

2040 HARBOR ISLAND DRIVE

SAN DIEGO, CALIFORNIA

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DEFINITIONS

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AMENDED AND RESTATED LEASE

THIS AMENDED AND RESTATED LEASE ("**Lease**") is entered into as of _____, 20____ ("**Effective Date**") by and between the SAN DIEGO UNIFIED PORT DISTRICT, a public corporation ("**Landlord**") and HIW ASSOCIATES, L.P., a California limited partnership dba Harbor Island West Marina ("**Tenant**").

RECITALS

WHEREAS, on August 10, 1981, Landlord and Tenant (as successor-in-interest to Harbor Island West Marina, a general partnership) entered into that Lease of the Premises (as defined in this Lease) on file in the Office of the District Clerk as Document No. 14085 (the "**1981 Lease**"); and

WHEREAS, on September 8, 1994, Landlord and Tenant entered into that certain First Amendment of Lease on file in the Office of the District Clerk as Document No. 31805 (the "**First Amendment**" and, together with the 1981 Lease, the "**Original Lease**"); and

WHEREAS, on _____, 2023, Landlord and Tenant entered into that certain Option to Lease Agreement on file in the Office of the District Clerk as Document No. _____ (the "**Option Agreement**"); and

WHEREAS, pursuant to the Option Agreement and upon the timely satisfaction of the conditions set forth therein, Tenant was provided with the option to enter into this Lease for the redevelopment and operation of the Premises in accordance with the terms of this Lease; and

WHEREAS, Tenant has timely satisfied the preconditions set forth in the Option Agreement to executing this Lease; and

NOW THEREFORE, or good and valuable consideration, Landlord hereby leases to Tenant, and Tenant hereby leases from Landlord, for the Term and upon the terms and conditions hereinafter set forth, the Premises described in Section 1.2 below, and, subject to the terms of the Article 23 of this Lease, Landlord conveys to Tenant and Tenant accepts from Landlord, all of Landlord's right, title and interest in and to the Existing Improvements and Landlord and Tenant hereby agree as follows:

1. BASIC LEASE PROVISIONS

The following basic lease terms are referred to in other provisions of this Lease and constitute a part of this Lease and are to be read together with and constitute a part of the terms of this Lease.

1.1 Term (See Article 3):

Forty (40) years as follows:

1.1.1 **Commencement Date:** _____

1.1.2 **Expiration Date:** _____

1.1.3 **Option to Extend:** **ONE (1) OPTION FOR TEN (10) YEARS**

1.2 Premises:

The Premises consist of the real property more particularly described in Exhibit A attached hereto and depicted in Exhibit B consisting of approximately 163,598 square feet of land area and approximately 956,726 square feet of water area and an easement of approximately 2,036 square feet, inclusive of all surface and subsurface areas, located at 2040 Harbor Island Drive in the City of San Diego, California, attached hereto.

1.3 Permitted Use (See Article 4):

The Premises shall only be used as follows and for no other purpose (the "**Permitted Use**"): (i) a marina, including deli/food service, ship chandlery and marine services station (the "**Primary Use**"), (ii) all uses which are normally and customarily ancillary or incidental to the Primary Use, (iii) the operations and businesses related to the Primary Use as expressly described in Article 4 below, (iv) parking spaces serving the foregoing uses, and (v) any other use of the Premises approved by the Landlord in writing provided such use is not restricted by the CDP, any Laws or the certified Port Master Plan ("**PMP**").

1.4 Minimum Annual Rent (See Article 5): The Minimum Annual Rent shall be as follows:

First (1 st) Lease Year:	Eight Hundred Ninety-Five Thousand Dollars (\$895,000);
Second (2 nd) Lease Year:	Eight Hundred Ninety-Five Thousand Dollars (\$895,000);
Third (3 rd) Lease Year:	One Million Eight Hundred Eleven Thousand Dollars (\$1,811,000);
Fourth (4 th) Lease Year:	Two Million Seventy Thousand Dollars (\$2,070,000); and
Fifth (5 th) Lease Year:	Two Million Two Hundred Forty-One Thousand Dollars (\$2,241,000).

Commencing on the beginning of the sixth (6th) Lease Year, Minimum Annual Rent shall be as provided in Section 5.2 of this Lease.

If the Commencement Date is other than the first day of the month and therefore the first Lease Year includes an initial partial calendar month, the Minimum Annual Rent for such initial partial month shall be equal to the product of the Minimum Annual Rent multiplied by a fraction, the numerator of which is the number of days in such initial partial month, and the denominator of which is three hundred sixty five (365).

1.4.1 Minimum Rent Look Back Adjustment Dates (See Section 5.2.1):

Commencing on the first day of the Tenth (10th) Lease Year and each and every five (5) years thereafter (each a "**Minimum Rent Look Back Adjustment Date**"), Minimum Annual Rent shall be adjusted as set forth in Section 5.2.1.

1.5 Percentage Rent Rates (See Article 5):

The Percentage Rent Rates are set forth in Section 5.3.1.

1.6 Construction of Project (See Article 6):

1.6.1 Outside Construction Commencement Date: Thirty (30) days following Commencement Date.

1.6.2 Outside Construction Completion Date: Twenty-Four (24) months following Commencement Date.

1.6.3 Minimum Construction Cost: Forty-five Million Dollars (\$45,000,000).

1.6.4 Tenant Art Investment: 1% of total estimated Construction Costs.

1.7 Insurance (See Article 17.4):

1.7.1 Commercial General Liability:

Not less than Two Million Dollars (\$2,000,000) combined single limit per occurrence for bodily injury, personal injury, and property damage. The general aggregate shall be not less than Four Million Dollars (\$4,000,000) unless a Two Million Dollars (\$2,000,000) per location aggregate limit is provided by separate endorsement.

1.7.2 Liquor Liability:

Liquor Liability coverage in the amount of not less than One Million Dollars (\$1,000,000) shall be obtained per occurrence and aggregate.

1.7.3 Marina Operator's Liability Insurance:

Marina Operator's Liability Insurance in the amount of not less than Two Million Dollars (\$2,000,000) shall be obtained per occurrence and aggregate.

1.8 Security Deposit (See Article 28):

Amount equal to three months' Minimum Monthly Rent.

1.9 Notice Addresses (See Article 27):

To Tenant:
Eric Leslie
HIW Associates, LP
2040 Harbor Island Drive
San Diego, CA 92101

With a copy to:
Bruce C. Stuart, Esq.
Stuart Kane LLP
620 Newport Center Drive, Suite 200
Newport Beach, CA 92660

To Landlord:
Executive Director
San Diego Unified Port District
Post Office Box 120488
San Diego, CA 92112-0488

1.10 Guaranty:

Tenant's performance of all its obligations under this Lease shall be guaranteed by each of the Existing Owners, jointly and collectively (each of whom in its capacity as a guarantor of this lease shall be referred to herein as a "**Guarantor**" or collectively, the "**Guarantors**") and Tenant shall cause such Guarantors to execute and deliver to Landlord, concurrently with Tenant's execution and delivery of this Lease, a Guaranty of Lease in the form and substance of Exhibit E attached hereto.

2. GENERAL DEFINITIONS

Certain initially capitalized terms used in this Lease are more particularly defined or are cross-referenced in the Definitions Addendum attached to this Lease. The definitions set forth in the Definitions Addendum are incorporated herein by this reference.

3. TERM

3.1 Term.

The "Term" of this Lease shall be the period commencing on the Commencement Date set forth in Section 1.1.1 and ending on the Expiration Date set forth in Section 1.1.2, unless sooner terminated or extended as provided in this Lease. The Term is set forth in Section 1.1.

3.2 Option to Extend

Provided that at the commencement of the Option Term Tenant has exercised the applicable Option to Extend in accordance with the terms of this Section **Error! Reference source not found.** and the conditions to the valid exercise of the Option to Extend set forth below are satisfied, Tenant shall have the Option to Extend the Term described in Section 1.1.3. The Option Term exercised in accordance with the terms of this Section **Error! Reference source not found.** shall commence at the expiration of the then immediately preceding Term. If the Term is extended pursuant to an Option to Extend, the Expiration Date shall become the last day of the applicable Option Term.

Tenant shall deliver unconditional written notice of Tenant's election to exercise an Option to Extend not more than one (1) year, and not less than two hundred seventy (270) days, prior to the expiration of the immediately preceding Term. Time is of the essence for delivery of each notice to exercise each Option to Extend. Should Tenant fail to give Landlord written notice of its election to exercise an Option to Extend in a timely manner as required herein, the Option to Extend and all subsequent Options to Extend shall thereafter be and become null and void and of no further force and effect. Tenant shall have no Option to Extend beyond the Option to Extend expressly described in Section 1.1.3. An Option to Extend the Term cannot be validly exercised by Tenant unless (i) an Event of Default with respect to the payment of Rent has not occurred within the twelve (12) months prior to exercising the Option to Extend or more than three (3) times during the previous five (5) years of the Term, (ii) Tenant shall not otherwise be in default hereunder, beyond any applicable notice and cure period, and (iii) on or before the date Tenant exercises the Option to Extend, Tenant has completed or is diligently pursuing to completion all the work recommended in any Inspection Report, received on or about the commencement of the thirty-ninth (39th) Lease Year prepared in accordance with Section 15.3.1 of the Lease, not earlier than twenty-four (24) months prior to the expiration of the then current Term.

Upon timely exercise of said Option to Extend, and provided that Tenant satisfies the above requirements for exercise of the Option to Extend at the commencement of said Option Term, the then existing Term of this Lease shall be extended for such Option Term in accordance with the terms, covenants, and conditions of this Lease, including the adjustment of Rent as herein provided, and all references herein to the "Term" shall include such Option Term.

Without limitation of the foregoing, no action by Tenant, including without limitation, any investment, improvement, maintenance, repair or alteration in or to the Premises, shall create any right of Tenant, or any obligation of Landlord, to extend the Initial Term of this Lease beyond the Option to Extend expressly set forth in Section 1.1.3 and subject to the terms of this Section **Error! Reference source not found..**

3.3 Demolition and Remediation Security Amount.

If a Demolition and Remediation Security Amount has been established pursuant to Section 7.4.2 prior to the expiration of the Initial Term and an Option to Extend exists and is exercised, then, Tenant shall pay monthly as Additional Rent concurrent with the monthly payment of Greater of Rent, an amount required for the Demolition and Remediation Security Amount to grow by three percent (3%) per annum on a compounded basis during the Option Term.

3.4 Prior Agreements.

Any and all existing entry agreements, permits, licenses, leases, or rental agreements between Landlord and Tenant relating to the Premises which have not already expired or terminated, are hereby terminated as of the date of this Lease; provided that, and notwithstanding the foregoing, any obligations of Tenant under such agreements accruing or arising on or prior to such termination, or which are otherwise required to be performed in connection with such termination or surrender of the Premises, or which by their terms survive such termination, shall remain enforceable by Landlord, including, but not limited to, any such obligations set forth in the Original Lease.

4. USE

4.1 Permitted Use.

Tenant agrees that the Premises shall be used only and exclusively for the Permitted Use described in Section 1.3 and for no other purpose whatsoever. This restriction on use of the Premises absolutely prohibits a change in use. Tenant acknowledges that the only parking it has a right to utilize in connection with the Permitted Use is the parking located on the Premises. Tenant acknowledges and agrees that with respect to any public parking located adjacent or proximate to the Premises, Tenant has only the rights of a member of the public notwithstanding any regular or long-standing use of such parking by Tenant and/or its employees, visitors and patrons.

4.2 Slip Marina

Tenant agrees that the Premises shall be used only and exclusively for a six hundred twenty-three (623) slip marina, providing for the following related operations and businesses to be conducted on or from the Premises:

(a) Rental of boat slips to the public, each of which shall be referred to herein as a **"Boat Slip Renter,"** for mooring boats that shall not be used for any commercial purposes or activities. One 35-foot boat slip shall be designated as a free slip for nonprofit use, and Tenant shall give priority to such slip to a nonprofit that educates or trains school age children in boating. Boat Slip Renters shall be prohibited from operating a business on the Premises or renting or chartering boats to any other person(s) for any purpose whatsoever, including, without limitation, for recreation or commercial purposes, or from otherwise using or allowing any other person(s) to use said boats for commercial purposes or activities. However, notwithstanding the above, the Tenant, or a Subtenant approved by Landlord (to the extent approval is required by this Lease), as distinguished from a Boat Slip Renter, may rent or charter boats to the public for recreational

use, subject to the following: (i) all boat rentals and charters must comply with Port Code Section 4.37 and the other provisions of this Lease, including, without limitation, Section 4.2.3 and Section 4.4; and (ii) sportfishing charters shall be limited to **"Six-Pack Charters,"** which are charter operations that can service no more than six (6) passengers at any given time;

- (b) Rental of dock lockers, dinghy racks, and dry storage spaces to Boat Slip Renters only;
- (c) Boat launching and retrieving services for Boat Slip Renters only;
- (d) Vending machines, including telephones;
- (e) "Minor Marine Services," defined herein as sale and installation of small boat parts and components, and minor boat services and labor, inclusive of minor boat repairs, maintenance, cleaning, renovation, and similar minor services, to Boat Slip Renters only;
- (f) Parking for Boat Slip Renters, and marina customers and guests only;
- (g) Offices for marina management, for tourism/visitor-serving businesses and for maritime-related businesses;
- (h) Rental of recreational equipment, including bicycles;
- (i) Sailing school and boat club;
- (j) Sale of new and used boats;
- (k) Ship chandlery;
- (l) Fuel dock;
- (m) Yacht club;
- (n) Boat and breakfast operations with no more than six (6) guests per boat, the guest stays limited to seven (7) days in duration, no cooking on open flames permitted on said boats, the number of marina slips devoted to the boat and breakfast operations shall not exceed four percent (4%) of the total marina slips, and Tenant shall submit monthly written documentation to Landlord of the waste pump-out of said boats;
- (o) Installation of telecommunications equipment with prior written Landlord approval.
- (p) Pump-out station; and
- (q) Deli/food service.

4.2.2 Within Premises.

Tenant further agrees that all vessels, including end and side ties, shall be berthed within the bounds of the Premises; vessels shall not be berthed partially or totally outside the Premises.

4.2.3 Specific Prohibited Uses.

Furthermore, among the other prohibited uses under this Lease, any sportfishing charters other than Six-Pack Charters as well as commercial fishing charters of any type (sport or otherwise) are specifically prohibited uses, operations, activities, and/or services which shall not be conducted on and/or from the Premises; provided that, and subject to the limitations set forth in the PMP, the foregoing shall not prohibit the mere berthing and mooring of sportfishing or commercial fishing vessels at the Premises (as opposed to, with the exception of facilities and

operations for Six-Pack Charters, sportfishing and/or commercial fishing facilities and operations at the Premises, which are prohibited uses)..

4.2.4 No Use Other Than Permitted Use.

Except as expressly described in Section 4.1, Tenant shall not use or permit the Premises to be used for any other uses or purposes whatsoever. These restrictions on use of the Premises absolutely prohibit a change in use.

4.3 Continuous Operations.

From and after the Commencement Date, Tenant shall actively and continuously use and operate the entire Premises and Improvements for the Permitted Use, except to the extent unable to do so by reason of a Force Majeure Event and except for temporary interruptions reasonably and directly related to Major Alterations permitted under Section 6.3 (provided an interruption in use and operation related to a Major Alteration shall not exceed one (1) year in the aggregate). Without limitation of the foregoing, at a minimum, the Premises shall be continuously open for business, appropriately staffed with personnel, on such days and for such hours as is customary for similar business operations in San Diego County, California. Tenant acknowledges and agrees that said active and continuous use and operation enhances the value of the lands within Landlord's jurisdiction; provides needed public service; and provides additional employment, taxes, and other benefits to the general economy of the area.

If the Permitted Use includes sewer pump-out facilities for vessels, said facilities shall be open during business hours and available for use by the general public and Tenant may, but is not required to, charge a fee for such service.

4.4 Compliance with Laws.

Tenant agrees that, in all activities on or in connection with the Premises, and in all uses thereof, including without limitation the Permitted Use and any construction of Improvements or the making of any Alterations, it will abide by and comply with, and cause Tenant Parties to abide by and comply with, all applicable Laws at Tenant's sole cost and expense, and Landlord shall not have any obligations or responsibilities to comply with any applicable Laws as to the Premises or any use thereby by Tenant. In particular and without limitation, Tenant shall have the sole and exclusive obligation and responsibility, at Tenant's sole cost and expense, to comply with the requirements of: (i) the San Diego Unified Port District Code, including without limitation, Article 10 (Stormwater Management and Discharge Control), (ii) the ADA, including but not limited to regulations promulgated thereunder, (iii) applicable federal, state and local laws and regulations regarding employment and labor practices, including, without limitation, the provisions of Section 6.8 and Article 16.2 below, (iv) any Coastal Development Permit ("CDP") (including any conditions of approval or mitigation measures or project changes pursuant to the environmental review under the California Environmental Quality Act ("CEQA")), as well as the required designation of a boat slip for non-profit use as also set forth in Section 4.2(a) above) or any other California Coastal Commission ("CCC") regulations or local, state or Federal requirements now or hereafter affecting the Premises or the Improvements including the use or development thereof, and (v) any other development permits or approvals required by Landlord.

In addition, Tenant shall comply with and abide by such guidelines and requirements established by Landlord from time to time pursuant to the terms of the Lease upon written notice by Landlord to Tenant, provided such guidelines and requirements do not unreasonably interfere with Tenant's use and enjoyment of the Premises. Without limitation of the foregoing, any failure of Tenant to fully satisfy and fulfill the requirements and conditions under any CDP (including any conditions of approval or mitigation measures or project changes pursuant to the environmental review under

CEQA) or any other CCC regulations or local, state or Federal requirements now or hereafter affecting the Premises or the Improvements including the use or development thereof shall constitute a default under this Lease.

4.5 Green/Sustainable Leasing

Among other things, when Tenant is replacing equipment, Tenant shall replace it, if feasible, with the most energy efficient equipment that is California Energy Star rated or the environmental equivalent.

4.6 Waste or Nuisance.

Tenant shall not use, or fail to maintain, the Premises in a manner that constitutes waste or nuisance.

4.7 Reservations.

Landlord reserves the right and power to grant easements and licenses on, over, under and across the Premises to others, and the right and power for Landlord or the grantee to enter the Premises, for purposes such as constructing, installing, maintaining, repairing, replacing and removing utility systems and equipment and public improvements within the Premises. Should Landlord so request, Tenant shall promptly join with Landlord in the execution of such documents as may be requested by Landlord to create or accommodate such grant.

5. RENT

Tenant agrees to pay to Landlord Greater Of Rent and Additional Rent (collectively "**Rent**") in accordance with this Article 5. All payments of Rent and other sums due Landlord hereunder shall be paid in legal tender of the United States, without notice, invoice, setoff, deduction or demand, except as otherwise expressly provided herein. No payment by Tenant or receipt or acceptance by Landlord of a lesser amount than the Rent shall be deemed to be a waiver of any current or preceding breach by Tenant of any provision hereof. No endorsement or statement on any check or any letter accompanying any check or payment as Rent shall be deemed an accord and satisfaction, and Landlord may accept such check or payment without prejudice to Landlord's right to recover the balance of such Rent or pursue any other remedy in this Lease, at law or in equity. Tenant waives all rights that it may have under present or future law to designate the items to which any payments made by Tenant are to be credited. Tenant agrees that Landlord may apply any payments made by Tenant to such items of Rent as Landlord designates, irrespective of any designation or request by Tenant as to the items to which such payments should be credited.

All payments of Rent shall be delivered with statements required in Section 5.3.3 below.

Payments can be made by either check or electronic transfer with remittance information emailed to ARInvoices@portofsandiego.org. Checks must be made payable to the San Diego Unified Port District or Port of San Diego, and mailed to SDUPD General Account Lockbox, PO Box 841615, Los Angeles, CA 90084-1615. Wiring instructions are as follows:

Wells Fargo Bank
420 Montgomery Street
MAC: A0112-102
San Francisco, CA 94104
Account Title: Port of San Diego
Account Number: 4944983881

ACH/Wire Routing Number: 121000248

The designated place of payment and filing may be changed at any time by District upon ten (10) days' written notice to Tenant. Tenant assumes all risk of loss and responsibilities for late charges, as herein described, if payments are made by mail.

Landlord may change the designated place of payment or filing at any time upon ten (10) days' written notice to Tenant. Tenant assumes all risk of loss and responsibility for Late Charges and interest at the Default Rate for late payments, as hereinafter described.

5.1 Greater Of Rent.

Commencing with the Commencement Date, the "Greater Of Rent" for each Lease Year shall be the greater of (i) the Minimum Annual Rent for such Lease Year as periodically adjusted as provided in Section 5.2, and (ii) the cumulative total of the Percentage Rent for such Lease Year as provided in Section 5.3 below.

5.1.1 Monthly Payments of Greater Of Rent.

(a) *Calculation of Payments.* Concurrently with the delivery of each monthly report described in Section 5.3.3(a) below, but in no event later than the twentieth (20th) day of each month during the Term following the Commencement Date, and on or before the twentieth (20th) day following the last day of the month in which this Lease is terminated or expires, Tenant shall pay to Landlord the greater of the following two amounts as and for the Greater Of Rent due with respect to the immediately preceding month:

(i) The total Percentage Rent computed for that portion of the Lease Year ending with and including the last day of the preceding month [Section 5.3.3(a)(ii) below], less total Percentage Rent and monthly Minimum Annual Rent previously paid for the Lease Year [Section 5.3.3(a)(iii) below], or

(ii) One-twelfth (1/12th) of the Minimum Annual Rent, multiplied by the number of full calendar months from the beginning of the Lease Year to and including the preceding month, plus the amount of Minimum Annual Rent due with respect to any initial partial month in the first Lease Year, less the total Percentage Rent and monthly Minimum Annual Rent previously paid for the Lease Year [Section 5.3.3(a)(iii) below].

(b) *Survival.* The terms of this Section 5.1.1 shall survive the expiration or earlier termination of this Lease.

5.2 Minimum Annual Rent.

Minimum Annual Rent for each of the first five Lease Years is described in Section 1.4. Thereafter, Minimum Annual Rent shall be periodically adjusted by the following adjustment: the "Minimum Annual Rent Look Back Adjustments" described in Section 5.2.1, which shall occur on the "Minimum Rent Look Back Adjustment Dates" described in Section 1.4.1.

5.2.1 Minimum Annual Rent Look Back Adjustments.

The Minimum Annual Rent shall be subject to adjustment on each Minimum Rent Adjustment Date set forth in Section 1.4.1 as follows. Within thirty (30) days following each Minimum Rent Adjustment Date, Landlord shall determine, and provide to Tenant a written statement setting forth the calculation of, the average annual Greater Of Rent that was payable by Tenant (i) during the period from the Commencement Date until the first Minimum Rent Adjustment Date and (ii) with respect to all subsequent Minimum Rent Look Back Adjustment Dates, during the period

between the applicable Minimum Rent Adjustment Date and the prior Minimum Rent Adjustment Date. Effective as of the applicable Minimum Rent Adjustment Date, Minimum Annual Rent shall be adjusted to an amount equal to seventy-five percent (75%) of such average annual Greater Of Rent, provided that in no event shall such new Minimum Annual Rent be less than the Minimum Annual Rent payable for the Lease Year immediately preceding such Minimum Rent Adjustment Date. Immediately following the determination of the new Minimum Annual Rent, any underpayments of Minimum Annual Rent shall be paid to Landlord.

5.3 Percentage Rent.

"**Percentage Rent**" is the product of the applicable percentage ("**Percentage Rent Rate**") set forth in Section 5.3.1 below multiplied by the Gross Income with respect to the applicable category described in Section 5.3.1 below. Percentage Rent shall be calculated on a monthly basis as provided in this Section 5.3 and shall be paid in accordance with this Article 5 as set forth above.

5.3.1 Percentage Rent Categories.

Percentage Rents shall be based on the following percentages of the Gross Income, whether collected, uncollected, received, payable or accrued.

(a) Three Percent (3%) of the Gross Income from sale of food and nonalcoholic beverages (including, without limitation, coffee, tea or milk) sold in conjunction with food;

(b) Five Percent (5%) of the Gross Income from sale of nonalcoholic beverages (including, without limitation, coffee, tea or milk) not served in conjunction with food for consumption on the Premises;

(c) Five Percent (5%) of the Gross Income from sale of alcoholic beverages for consumption on the Premises;

(d) Three Percent (3%) of the Gross Income from sale of packaged alcoholic and nonalcoholic beverages for consumption off of the Premises;

(e) Five Percent (5%) of the Gross Income from sale of merchandise including, but not limited to, gifts, novelties, souvenirs, clothing, luggage, jewelry, cigars, cigarettes, candy, sundries, and incidentals of any kind;

(f) From and after the Effective Date through Year 2 of the Lease, Twenty-Two Percent (22%) of the Gross Income from rental of boat slips, dock lockers, dinghy racks, and dry storage spaces, and from sale of related boat launching and retrieving services; and from the commencement of Year 3 of the Lease through Year 10 of the Lease, Twenty-Two and One Half Percent (22.5%) of the Gross Income from rental of boat slips, dock lockers, dinghy racks, and dry storage spaces, and from sale of related boat launching and retrieving services; and from the commencement of Year 11 of the Lease through Year 20 of the Lease, Twenty-Two and Three Quarters Percent (22.75%) of the Gross Income from rental of boat slips, dock lockers, dinghy racks, and dry storage spaces, and from sale of related boat launching and retrieving services; and from the commencement of Year 21 of the Lease through Year 30 of the Lease, Twenty-Three Percent (23%) of the Gross Income from rental of boat slips, dock lockers, dinghy racks, and dry storage spaces, and from sale of related boat launching and retrieving services; and from the commencement of Year 31 of the Lease through Year 40 of the Lease, Twenty-Three and One Quarter Percent (23.25%) of the Gross Income from rental of boat slips, dock lockers, dinghy racks, and dry storage spaces, and from sale of related boat launching and retrieving services; and from the commencement of the Option Term through the expiration of the Option Term, Twenty-Five Percent (25%) of the Gross Income from rental of boat slips, dock lockers, dinghy racks, and dry storage spaces, and from sale of related boat launching and retrieving services;

(g) Seven Percent (7%) of the Gross Income from sale of boat charters, defined herein as the hiring of boats with crew, or the hiring of boats on a "bare boat" basis for periods of twenty-four (24) hours or more, or the hiring of boats on a "bare boat" basis that are twenty (20) feet or more in overall length, in addition to the Percentage Rent required in subparagraph 5.3.1(f) herein;

(h) Six Percent (6%) of the Gross Income from sale of fishing bait and sale or rental of fishing equipment;

(i) Seven Percent (7%) of the Gross Income from all sales related to boat and breakfast operations, including boat management fees, in addition to the Percentage Rent required in subparagraph 5.3.1(f) herein;

(j) Ten (10%) of the Gross Income from sale of yacht or boat club membership dues, initiation fees, and guest fees, in addition to the Percentage Rent required in subparagraph 5.3.1(f) herein;

(k) Fifteen Percent (15%) of the Gross Income from rental of bicycles and other recreational equipment, and rental of recreational facilities;

(l) Ten Percent (10%) of the Gross Income from sailing school operations, in addition to the Percentage Rent required in subparagraph 5.3.1(f) herein;

(m) Ten Percent (10%) of the Gross Income from sale of recreation lessons;

(n) Four Percent (4%) of the Gross Income from sale of ship chandlery merchandise;

(o) Five Percent (5%) of the Gross Income from sale of Minor Marine Services to Boat Slip Renters;

(p) One-half Percent (0.5%) of the Gross Income from sale of any and all California State Lottery tickets;

(q) Ten Percent (10%) of the Gross Income from the rental of office space to tourism/visitor-serving tenants and maritime related tenants;

(r) The sum of Fifty-Five Cents (\$0.55) per square foot per month for land (including land under buildings) devoted to the sale of new and/or used boats (i.e., boat sales office space, boat display areas), which sum is in lieu of Percentage Rent(s) on boat sales and in lieu of Percentage Rent(s) on the rental of office space rental Revenue described in subparagraph 5.3.1(q) but is in addition to the Percentage Rents required for boat slips in subparagraph 5.3.1(f) (and Tenant agrees that the fees it charges for boat slips connected with boat sales activities will not be discounted in any manner);

(s) Three Percent (3%) of the Gross Income from sale of groceries;

(t) Seven Percent (7%) of the Gross Income from sale of passenger tickets for crew-operated excursion boats;

(u) Five Percent (5%) of the Gross Income from sale of passenger tickets for crew-operated sport fishing and whale-watching boats;

(v) Five Percent (5%) of the Gross Income from sale of merchandise and/or services through coin-operated vending or service machines or devices, including telephones, that are owned, rented, or leased by Tenant or Subtenant;

(w) Twenty-five Percent (25%) of the Gross Income from commissions and other compensation received for the right to install and operate coin-operated vending or service

machines or devices, including telephones that are not owned, rented, or leased by Tenant or Subtenant;

(x) Two and One-Half Cents (\$0.025) tariff per gallon of gasoline, diesel fuel, mixed or other fuel delivered to the Premises for use in motor vehicles or boats;

(y) Four Cents (\$0.04) tariff per gallon of gasoline or mixed fuel delivered to the Premises for use in boats;

(z) Five Percent (5%) of the Gross Income from sale by a marine service station of petroleum or fuel products (other than gasoline, diesel fuel, or mixed fuel) delivered to the Premises for use in motor vehicles or boats;

(aa) Three Percent (3%) of the Gross Income (or value) from all fish exchanging operations, including can exchange, fish smoking, fish cleaning and fillet services;

(bb) Fifty percent (50%) of the Gross Income from any and all telecommunications uses which shall include, but are not limited to, rooftop wireless antennas, antennas attached to a building façade, microwave antennas, paging antennas and cell phone equipment, excluding telecommunications uses that exclusively serve the uses on the Premises;

(cc) Ten Percent (10%) of the Gross Income from any and all activities, operations, and enterprises permitted under the terms of the Lease and not otherwise addressed within the foregoing provisions;

(dd) Twenty Percent (20%) of the Gross Income from any and all services or uses not permitted under the terms of the Lease and not otherwise addressed within the foregoing provisions.

5.3.2 Gross Income.

(a) *Definition.* "**Gross Income**" shall include all Revenue without any deductions or exclusions except as provided in Section 5.3.2(b) below resulting from, directly or indirectly, or connected to or generated from, the occupancy or use of the Premises, or any business conducted on or in connection with the Premises in any manner, whether conducted by a Tenant Party, whether for cash or credit, whether collected or uncollected, received, payable or accrued and from whatever source derived, including, but not limited to any type of sales (whether such sales occur with respect to the Premises or elsewhere) arising from Tenant's customers receiving services, products or benefits on or from (i) the Premises, (ii) any property within Landlord's jurisdiction (unless such Revenue is the subject of a separate lease with Landlord), or (iii) in connection with any vessel going to or from the Premises while in San Diego Bay (including, without limitation, any vessel traversing or utilizing San Diego Bay in connection with commercial operations). Without limitation of the foregoing, Gross Income shall be construed to include, without limitation, the entire amount of the actual sales price (including all finance charges by Tenant or a Tenant Party), of all sales, rentals, leases and licenses or for other transfer of merchandise or services, and other receipts whatsoever, including, without limitation, agency sales and all mail, catalogue, computer, facsimile, telephone, telecommunication, electronic and other orders filled, transmitted or received through any media. Gross Income shall include any manufacturer's or importer's excise tax included in the prices of the goods sold, even though the manufacturer or importer is also the retailer thereof, whether or not the amount of such excise tax is stated as a separate charge.

(b) *Exclusions.* Refunds for goods returned shall be deducted from current Gross Income upon their return. Bad debt losses shall not be deducted from Gross Income. Gross Income shall not include any of the following.

- (i) sales of United States postage;
- (ii) any sales or transient occupancy tax payable by Tenant or a Tenant Party to any government agency as a direct result of operations under this Lease, provided that the amount of such taxes is shown on the books and records elsewhere herein required to be maintained; or
- (iii) gratuities, provided the customer voluntarily determines the amount of said gratuity to be paid, or the customer is aware that Tenant or a Tenant Party has added a pre-established gratuity to the charge for the services rendered and said additional amount is segregated and identified as a gratuity on the billing to the customer.

5.3.3 Reports of Gross Income.

(a) *Monthly Reports.* On or before the twentieth (20th) day of each month following the Commencement Date, and on or before the twentieth (20th) day following the last day of the month in which this Lease is terminated or expires, Tenant shall deliver to Landlord, in a form prescribed by Landlord, a detailed cumulative report of Gross Income for that portion of the Lease Year which ends with and includes the last day of the previous calendar month. Each report shall be signed by Tenant or an authorized representative of Tenant under penalty of perjury and shall include the following:

- (i) The total Gross Income for said portion of the Lease Year, itemized as to each of the Percentage Rent categories for which a separate Percentage Rent Rate (or per unit charge, if applicable) is established.
- (ii) The related itemized amounts of Percentage Rent computed, as herein provided, and the total thereof.
- (iii) The total Minimum Annual Rent and Percentage Rent previously paid by Tenant for the Lease Year within which the preceding month falls.
- (iv) A detailed calculation of the Greater Of Rent due for the preceding calendar month determined in accordance with the terms of Section 5.1.1(a).

(b) *Record Keeping.* Tenant shall, at all times during the Term of this Lease, keep or cause to be kept, accurate and complete records and double entry books of account of all financial transactions in the operation of all business activities, of whatever nature, conducted in pursuit of the rights granted herein (whether conducted by or on behalf of Tenant or a Tenant Party). The records must be supported by source documents of original entry such as sales invoices, cash register tapes, bank depository documentation, purchase invoices, or other pertinent supporting documents. Financial statements (a balance sheet and income/expense statement), based upon the double entry books of account, shall be prepared periodically but not less often than annually. All sales and other financial transactions shall be recorded by means of a comprehensive system which includes sufficient business processes to ensure that all Gross Income is clearly and accurately recorded and documented by reports and other original source documents. The system shall provide reporting and distinction of all sales and other income and Revenue categories and shall generate an audit trail of all transactions. Any recordation system for sales or other income and Revenue transactions shall be subject to the written approval of the Landlord. Contracts, bills, invoices, sales, receipts or other similar-type documents evidencing transactions between any parties doing business under this Lease (including each Tenant Party) shall in no event identify Rent due to Landlord as a separate charge, fee or tax. The terms of this Section 5.3.3(b) shall survive the expiration or earlier termination of this Lease.

(c) *Maintenance of Records; Audit.* All of Tenant's books of account, records, financial statements, and documentation related to this Lease or to business operations

conducted within or from the Premises, shall be kept either at the Premises or at such other locations in San Diego County as are reasonably acceptable to Landlord. Without limitation of the foregoing, if there is any Tenant Party occupying or operating from any portion of the Premises, the books and records also shall include any occupancy, licensing, permit or operating agreements pertaining to such Tenant Party, as well as the books of account, records, financial statements, and documentation, relating to the operations of such Tenant Party. Upon at least forty-eight (48) hours prior notice to Tenant, Landlord shall have the right to examine and audit said books, records, financial statements, and documentation (the "**Tenant Records**"), including, without restriction, for the purpose of determining the accuracy thereof, the accuracy of the monthly statements of Gross Income submitted, and the accuracy of the Rent paid to the Landlord. Landlord's audit rights shall apply to the current Lease Year and all prior Lease Years and Tenant waives the right to assert any statute of limitations in connection with any audit or any underpayment disclosed pursuant to such audit. In the event that the business operations conducted within or from the Premises are part of a larger business operation, and any part of the Tenant Records herein is prepared only for the larger operation, and not solely for the business operations of the Premises, then Landlord shall also have the right to examine and audit that part of said books, records, financial statements, and documentation of the larger business operation. If Tenant assigns its interest under this Lease, Tenant shall deliver to the Transferee the originals (or complete copies) of the Tenant Records which will be retained by Transferee and available to audit on the same terms as under this Section 5.3.3(c).

(d) *Failure to Maintain Records.* Tenant's failure to keep or cause to be kept Tenant Records and make them available for inspection by Landlord is a default under this Lease. Landlord shall have the discretion to require the installation of any additional accounting methods or controls he or she may deem reasonably necessary, subject to prior written notice. In the event the Tenant does not make available the original Tenant Records at the Premises or within the limits of San Diego County in a location reasonably acceptable to Landlord, and if Landlord in its sole discretion consents in writing to such original Tenant Records to be maintained elsewhere, Tenant agrees to pay all travel and other expenses incurred by Landlord Parties in conducting an audit at the location where the Tenant Records are maintained.

(e) *Underpayment/Overpayment.* If the audit conducted by Landlord under Section 5.3.3(c) above reveals an underpayment or an overpayment of the Rent due, Tenant shall pay to Landlord the amount of the underpayment within thirty (30) days following written notice to Tenant, or Landlord will refund the amount of the overpayment within thirty (30) days following the determination of such overpayment (or, at Landlord's option, Landlord will credit the overpayment against the installment of Greater Of Rent first coming due after such thirty (30) day period). If the audit reveals a discrepancy of three percent (3%) or more between the Rent due as reported by Tenant and the Rent due as determined by the audit, and/or Tenant has failed to maintain (or failed to cause to be maintained) complete and accurate Tenant Records as described in this Section 5.3 above, then Tenant shall also pay the cost of the audit within thirty (30) days after written notice from Landlord.

5.4 Late Charges.

Tenant hereby acknowledges that late payment by Tenant to Landlord of Rent will cause Landlord to incur costs not contemplated by this Lease. Accordingly, in the event Tenant is delinquent in rendering to Landlord an accounting of Rent due or in remitting the Rent due on the date due in accordance with the provisions of this Lease, Tenant shall pay, in addition to the unpaid Rent, five percent (5%) of the Rent due. If Rent is still unpaid at the end of ten (10) days after the date due, Tenant shall pay an additional five percent (5%) (collectively, "**Late Charges**"). The parties hereby agree that said Late Charges are Additional Rent and are not interest and that the Late

Charges apply whether or not Tenant receives notice of its failure to pay Rent, and that said Late Charges are appropriate to compensate Landlord for loss resulting from rent delinquency including, without limitation, lost opportunities and the cost of servicing the delinquent account. Notwithstanding the foregoing, in no event shall the charge for late submittal of an accounting of Rent due and/or late payment of Rent be less than One Hundred Dollars (\$100). Acceptance of such Late Charges and any portion of the late payment by Landlord shall in no event constitute a waiver of the Event of Default with respect to such overdue amount, nor prevent Landlord from exercising any of its other rights and remedies. In addition to the application of a Late Charge, if Tenant fails to pay any Rent when due, the unpaid amount shall accrue interest at the Default Rate from the date due until paid and such interest shall itself be Additional Rent.

5.5 Net Lease.

Tenant acknowledges that the Rent will be absolutely net of any costs or expenses to Landlord relating to Premises or any Improvements and acknowledges and agrees that Landlord shall not be responsible for any costs, charges, expenses and outlays of any nature whatsoever arising from or relating to the Premises or any Improvements or the Project or any Project Improvements during the Term, whether foreseen or unforeseen and whether or not within the contemplation of the parties at the commencement of the Term, except as shall be otherwise expressly provided in this Lease. Without limitation of the foregoing, Landlord shall not be required to construct, install, provide or arrange for any utilities, roadway, docks, tide walls, drainage or other improvements of any nature on, in, under or above the Premises or any other location.

5.6 Reimbursement.

If under the terms of this Lease an amount expended by Landlord is to be reimbursed by Tenant pursuant to the "Reimbursement Procedure" then Tenant shall reimburse Landlord for the subject amount within fifteen (15) days of Tenant's receipt of an invoice or statement from Landlord for the subject amount and, if applicable, copies of any applicable third party invoices, work description and/or other reasonable evidence of the work performed for or by, and costs incurred by, Landlord. Any amounts owed to Landlord pursuant to the Reimbursement Procedure shall constitute Additional Rent and shall accrue interest at the Default Rate from the date due until paid if not paid within the time period permitted under the Reimbursement Procedure.

6. CONSTRUCTION AND ALTERATION OF PROJECT IMPROVEMENTS

6.1 Commencement and Completion of Project Improvements.

Subject to the terms of Section 6.5, following the Commencement Date, but on or before the Outside Construction Commencement Date described in Section 1.6, Tenant shall commence the construction of and diligently proceed to Completion and Complete the Project Improvements by the Outside Construction Completion Date. Once Tenant commences the construction of the Project Improvements (or any portion thereof), Tenant shall prosecute the same to Completion without interruption, except as expressly excused by the provisions of Section 6.5.

Without limiting the generality of the foregoing, Landlord and Tenant each acknowledges and agrees that based upon the circumstances now existing, known and unknown, which known circumstances include, but are not limited to, Landlord's status as a steward of public lands for the benefit of California residents and the expected revenues and economic impact from the Project Improvements becoming operational, it would be impractical or extremely difficult to establish Landlord's damages by reason of any Tenant failure to Complete the Project Improvements by the Outside Construction Completion Date or cease work for more than twenty (20) consecutive days. Accordingly, Landlord and Tenant agree that in the event Tenant fails to

Complete the Project Improvements by the Outside Construction Completion Date or the ceases construction for more than twenty (20) consecutive days shall, in each case, unless expressly excused by the provisions of Section 6.5, it shall be deemed a failure by Tenant to prosecute the construction of the Project Improvements to Completion and shall constitute a default under this Lease without further notice to or cure right by Tenant and entitle Landlord to the following:

(a) Tenant shall be required to pay, along with Monthly Rent, an Additional Rent payment of \$25,000 per month thereafter. For avoidance of doubt, such additional payment shall constitute Additional Rent; and

(b) all of its rights and remedies in law or in equity, including, but not limited to, those listed in Section 12.2.

The Project Improvements shall be constructed in accordance, in all material respects, with the plans and specifications, including but not limited to working drawings, described in Exhibit C attached hereto (the "**Plans**"). The Plans shall be approved in writing by Landlord prior to the commencement of construction. Changes to the Plans must be approved by Landlord in writing, in Landlord's sole discretion, and, once approved, shall be considered a part of the "**Plans**". Said Plans are by this reference made a part hereof. In the event of any inconsistency between the Plans and the terms and conditions of this Lease, the terms and conditions of this Lease shall prevail.

In constructing the Project Improvements, Tenant shall also comply with all Construction Requirements and all Laws, including, without limitation, the PMP requirements, mitigation measures or conditions of approval under the terms of any of the governmental approvals of the Project, including any CDPs applicable to the Premises or the use or development thereof and any conditions of approval or mitigation measures or Project changes pursuant to any environmental review under CEQA. In addition, in connection with the construction or Alteration of the Project Improvements, Tenant shall comply with Section 6.8 regarding prevailing wage requirements.

6.2 Investment Requirements for Project Improvements.

Tenant shall expend, prior to the Outside Construction Completion Date, not less than the Minimum Construction Cost described in Section 1.6 for labor and materials for the construction of the Project Improvements, actual permit fees paid out to governmental agencies, as well as reasonable contractor (but not developer) profit and overhead (collectively, the "**Construction Costs**"). The Term of this Lease has been given in consideration for such investment and expenditure and is not a portion of the Rent obligations required to be paid under this Lease.

6.3 Alterations.

6.3.1 Major Alterations.

The term "**Major Alterations**" means all Alterations other than Minor Alterations (as such term is defined in Section 6.3.2 below). Tenant shall comply with all Laws, at its sole cost and expense, including without limitation, obtaining any governmental permits and approvals required for the Major Alterations. Tenant may not make any Major Alterations without the prior written consent of Landlord in each instance, which consent may be granted or withheld in Landlord's sole discretion. Landlord may condition its approval of a Major Alteration on compliance with the Laws and Tenant obtaining insurance coverages in addition to those required under Article 17.4 if such additional coverage is customarily obtained in connection with work similar in scope to the Major Alteration. All Major Alterations shall be in accordance with plans and specifications,

including but not limited to working drawings (collectively, "**Alteration Plans**") submitted to and approved in writing by Landlord prior to the commencement of the Major Alterations. Following approval by Landlord, any changes in the Alteration Plans are subject to Landlord's approval, in Landlord's sole discretion. Provided Landlord approves the Alteration Plans, if Tenant elects to proceed with the Major Alterations, Tenant must construct and complete all of the Major Alterations set forth in the Alteration Plans in one (1) integrated construction project with all due diligence.

6.3.2 Minor Alterations.

The term "**Minor Alterations**" means Alterations that satisfy all of the following requirements: (i) they are made solely to the interior of the Project Improvements; (ii) no discretionary permit or approval is required from any government agency to perform the Alteration and no CEQA review is needed in connection with the permits that are to be issued in connection with the Alteration; (iii) they do not require or involve structural modifications or affect in any material way the building systems within the Improvements or the portions of the Improvements generally accessible to the public such as the lobby area of a hotel; (iv) they do not trigger any stormwater construction BMP permit or permanent structural BMP permit or alterations to existing permanent structural BMPs; (v) they are consistent with the Permitted Use; and (vi) following the Completion of the Alterations, the Premises and Improvements have a fair market value, quality and utility that is not less than the fair market value, quality and utility of the Premises and Improvements immediately prior to the commencement of the Alterations. Tenant may make Minor Alterations without Landlord's written consent provided that Tenant gives Landlord at least thirty (30) days' prior written notice of the Minor Alterations, which notice describes the Minor Alterations in sufficient detail in order for Landlord to confirm that such Minor Alterations satisfy the requirements of this Section 6.3.2 and within such thirty (30) day period Landlord does not object to Tenant's determination that the subject Alterations are Minor Alterations.

6.3.3 Diligent Construction; Continuous Operations.

Once construction of any Alteration is commenced, Tenant shall diligently prosecute construction of the Alterations to Completion. Tenant shall continue to operate the Premises and Improvements for the Permitted Use during the course of construction of the Major Alterations to the greatest extent feasible.

6.3.4 Construction Requirements.

In constructing any Alterations, Tenant shall comply with all Construction Requirements and all Laws, including, without limitation, any PMP requirements, mitigation measures or conditions of approval under the terms of any of the governmental approvals of the Project, including any CDP applicable to the Premises or the use or development thereof and any conditions of approval or mitigation measures or project changes pursuant to any environmental review under CEQA.

6.4 Cost Reporting.

With respect to the Project Improvements and any Major Alterations, within sixty (60) days following Completion of the Project Improvements or Completion of the Major Alterations, as applicable, Tenant shall furnish Landlord with an itemized statement of the Construction Costs incurred and paid by Tenant. The statement shall be sworn to and signed, under penalty of perjury, by Tenant or its authorized representative. Tenant shall maintain true, accurate, and complete records to support said itemized statement. Such records shall include, but are not limited to a general ledger, vendor invoices, cancelled checks, construction loan documentation,

agreements with third-party contractors, and contractor progress payment billings. Additionally, should Tenant perform any construction with its own personnel, Tenant shall substantiate the actual work performed by maintaining the following records: a payroll journal, copies of cancelled payroll checks, and timecards or other payroll documents which show dates worked, hours worked, and pay rates. Books and records herein required shall be maintained and made available either at the Premises or at such other location in San Diego County, California as is agreeable to Landlord. Further, Landlord shall have the right at any and all reasonable times to examine and audit said books and records without restriction for the purpose of determining the accuracy thereof, and the accuracy of the aforesaid statement. In the event Tenant does not make available the original books and records at the Premises or within the limits of San Diego County, Tenant agrees to pay all expenses incurred by Landlord Parties in conducting an audit at the location where said books and records are maintained in accordance with Section 5.3.3.

6.5 Force Majeure Event.

"Force Majeure Event" means actual delay in Tenant's construction or interference with Tenant's ability to operate actually caused by: (a) a strike or labor dispute other than a strike or dispute which would have been avoided had Tenant complied with Laws and any agreements it has entered into with the striking union or parties; (b) inclement weather (that causes a suspension of work) in excess of the ten (10) year average for the area within Landlord's jurisdiction during the month or months when work was suspended; (c) an earthquake or other natural disaster resulting in suspension of work; (d) inability to procure or general shortage of labor, equipment, materials, or supplies in the open market, or failure of transportation (but, in each case, not attributable to a mere increase in price or Tenant's acts or failure to act); (e) acts of a public enemy, insurrections, riots, mob violence, sabotage, acts of terrorism, and malicious mischief; (f) casualty causing material damage to previously constructed Project Improvements; or (g) delays in the issuance of any governmental approvals or authorizations from government agencies other than Landlord necessary to proceed with development or operation of the Project Improvements (provided that Tenant has timely and properly filed all applications, submitted all required documents and fees and taken all other actions necessary to obtain such governmental approvals or authorizations and that Tenant is not responsible in any way for the delay in the issuance of such governmental approvals or authorizations). In order to extend the time for commencement or Completion of the Project Improvements for Force Majeure Event or claim an excuse of failure to operate, Tenant must notify Landlord in writing within twenty (20) days of the commencement of any Force Majeure Event and describe in such notice the Force Majeure Event creating delay or interference, why such delay or interference is occurring, the expected duration of such delay or interference and the commercially reasonable and diligent efforts Tenant is taking to minimize the period of delay or interference. Any period of applicable Force Majeure Event shall be added to the times for the commencement and Completion of construction established in Section 6.1 above; provided, however, in no event shall the period of excused delay exceed 365 days in the aggregate. Tenant covenants to make commercially reasonable and diligent efforts to minimize and otherwise overcome the impact on Tenant's construction schedule or operation caused by any Force Majeure Event and, in addition to Tenant's initial notice described above, on Landlord's request from time to time, shall provide Landlord with a report on the status of the Force Majeure Event, its expected duration, Tenant's construction schedule and Tenant's commercially reasonable and diligent efforts to minimize and otherwise overcome the impact on Tenant's construction schedule or operation caused by any Force Majeure Event.

6.6 Signs and Flags.

All signs visible from outside the Project Improvements must be expressly approved by Landlord prior to installation. All signage in the Landlord's jurisdiction is subject to San Diego Unified Port

District Code Section No. 8.30, BPC Policy No. 770 and Tenant Signage Guidelines. If Landlord hereafter adopts any other ordinance or policy governing signage, Tenant shall also comply with such ordinance or policy subject to any grandfathering terms thereof. Tenant agrees that no banners, balloons, inflatables, pennants, flags, signs, digital displays, spinners, or other advertising devices, nor any temporary signs, shall be flown, installed, placed, or erected on the Premises in a manner or location clearly visible from outside the Premises without Landlord's prior written consent.

6.7 Tenant Percent for Art.

Tenant shall allocate and expend no less than the Tenant Art Investment amount set forth in Section 1.6. If Tenant elects to make an in-lieu contribution, such in-lieu contribution shall be paid by Tenant to Landlord prior to receipt of the final Certificate of Occupancy for the Project Improvements. Tenant acknowledges and agrees that any requests for proposed Alterations during the Term of the Lease may be conditioned on the payment of additional commissions or purchases of artwork and/or in-lieu contributions.

6.8 Prevailing Wage.

6.8.1 Tenant acknowledges and agrees that:

(a) Landlord makes no representation concerning the applicability of any wage laws, including, but not limited to California Labor Code §§ 1720 through 1815, et seq. ("**PWL**"). To the extent Tenant intends to perform any construction, alteration, demolition, installation or repair work ("**Construction**") on the Premises, Tenant warrants and acknowledges that: (1) Landlord is not paying for or subsidizing, in whole or in part, any such Construction; and (2) Tenant shall make its own determination regarding the applicability of any PWL to such Construction. Landlord is not responsible for Tenant's failure to comply with any applicable provisions of the PWL. Tenant assumes any and all risk in connection with the application of PWL to any Construction performed on the Premises on behalf of Tenant.

(b) Tenant's violations of PWL shall constitute a default under this Lease. In addition, Tenant shall provide the PWL Letter of Credit in the amount of \$3,000,000 in favor of Landlord in accordance with Section 28.2.2 as protection against any PWL claims.

6.9 Historical Designation.

Neither Tenant nor Landlord shall designate, cause anyone to designate, submit or support any application to designate, the Premises or any Improvements as a federal, state or local historical landmark or as a historical resource. The terms of this Section 6.9 shall survive the expiration or earlier termination of this Lease.

7. TITLE TO AND REMOVAL OF ALTERATIONS AND IMPROVEMENTS

7.1 Title.

All Improvements which may be installed or placed in, on, over or under the Premises, from time to time by Tenant as permitted by the terms of this Lease or with Landlord's prior written consent, (i) shall be so installed or constructed at the sole cost of Tenant, (ii) shall remain Tenant's property during the Term, and (iii) at the expiration or earlier termination of the Term, those Improvements which are to remain pursuant to Section 7.2. shall automatically become the property of Landlord without additional compensation from Landlord; provided that, subject to Section 7.3 below, Tenant's trade fixtures (fixtures relating uniquely to Tenant and which are removable without non-repairable damage to the other Improvements), furnishings and moveable equipment shall remain

the property of Tenant and shall be removed by Tenant as provided in Section 7.3. Upon Landlord's request, following the Expiration Date or earlier termination of this Lease, Tenant covenants and agrees to execute and deliver (at no cost or expense to Landlord) a quitclaim deed as provided in Article 23 to confirm Landlord's ownership of the Improvements which are to remain pursuant to Section 7.2, which covenant shall survive the expiration or earlier termination of this Lease. Notwithstanding the foregoing, if title to artwork in fulfillment of the tenant percent for art requirement created in compliance with Section 6.7 is governed by a separate agreement between Tenant and the artist, such agreement shall govern over this Lease relative to the title to the artwork following the expiration or termination of this Lease.

7.2 Removal of Improvements.

At any time during the Term of this Lease, Landlord may notify Tenant in writing of what Improvements Landlord requires (in its sole discretion) to be removed from the Premises at the end of the Term (such election is referred to herein as the "**Landlord End of Term Election**"). If Landlord has not provided the Landlord End of Term Election by the end of the Term, then Landlord shall be deemed to have elected for all Improvements to remain and be surrendered with the Premises as part thereof, and title to such Improvements shall vest in Landlord as described in Section 7.1 and Article 23 (but Tenant shall remain responsible for any remedial work that may be required by Section 21.3); provided that notwithstanding the foregoing, at any time during the last twelve (12) months of the Term, Tenant may request in writing from Landlord a Landlord End of Term Election, and if Landlord does not provide a Landlord End of Term Election within ninety (90) days of receiving such written request, then Landlord shall have been deemed to have elected for all Improvements to remain upon and be surrendered with the Premises as part thereof in accordance with the terms of this Section 7.2. If Landlord shall elect to have Tenant remove any or all of the Improvements and/ or Tenant is required to perform remedial work pursuant to Section 21.3, (i) the Term of this Lease shall be extended as provided in Section 7.5, (ii) to the greatest extent possible, Tenant shall obtain all permits required to perform such work in advance of the end of the Term and, if not possible, as promptly as possible after the end of the Term (meaning prior to extension pursuant to Section 7.5), and (iii) subject to terms of Section 7.5 requiring such work to commence sooner, as promptly as possible after the end of the Term (meaning prior to extension of the Term pursuant to Section 7.5), remove such Improvements and perform and complete any remedial work that may be required by Section 21.3. Tenant acknowledges that demolition of Improvements and razing the Premises and/or the remediation work pursuant to Section 21.3 may require Tenant to obtain permits, certain of which may be discretionary. Tenant shall repair any damage to the Premises (and the Improvements which Landlord is not requiring Tenant to remove) caused by such removal, and, unless such requirement is waived by Landlord, Tenant shall surrender the portion of the Premises to be demolished to Landlord in a razed and buildable condition. For this purpose, a "**buildable condition**" means the removal of any subsurface Improvements (including foundations and pilings, pipelines and conduits, and public and private utilities unless otherwise agreed to by Landlord), any Hazardous Materials pursuant to Section 21.3, demolition of the relevant Improvements and removal of any debris resulting from demolition and leaving the areas affected by the demolition in a smooth graded condition with soils compacted pursuant to specifications and in compliance with a stormwater site stabilization plan acceptable to Landlord in its sole discretion so that such areas are suitable for subsequent construction of improvements thereon. In addition, and without limitation of Landlord's other remedies, if any Improvements are not in full compliance with Article 6 or Article 15, Landlord may require, at Tenant's sole cost and expense, that such Improvements be modified to a state and condition which complies with Article 6 and Article 15 as determined by Landlord. If Tenant fails to complete such removal and remediation and/or to repair any damage caused by the removal of any Improvements or to

perform modifications required pursuant to the preceding sentence within the period allowed under Section 7.5, Landlord may do so and may charge the cost thereof to Tenant pursuant to the Reimbursement Procedure, together with Additional Rent for estimated administrative costs in the amount of ten percent (10%) of such cost, and interest on all such sums at the Default Rate from the date incurred until paid. Nothing contained in this Section 7.2 shall be interpreted to limit Tenant's obligations under Section 21.3.

7.3 Removal of Personal Property.

Except as provided below, all of Tenant's personal property including machines, appliances and equipment and trade fixtures (even though not personal property), shall be removed from the Premises by Tenant by the Expiration Date or earlier termination of this Lease. Notwithstanding the foregoing, unless Landlord expressly elects at least ninety (90) days prior to the Expiration Date or, in the case of sooner termination of this Lease, within ten (10) days after the termination, to require Tenant to remove any artworks that constitute personal property that were provided to comply with Law or Landlord's own requirements but which are not governed by a separate agreement between Tenant and the artist relating to the removal of the artwork as the end of the Lease Term, shall not be removed and remain located on the Premises. If requested by Landlord, Tenant shall deliver to Landlord Tenant's signed bill of sale in a form reasonably acceptable to Landlord for such left in place personal property. Without limitation of the foregoing, Tenant hereby appoints Landlord as Tenant's attorney-in-fact to execute such bill of sale in the name and on behalf of Tenant if Tenant shall fail to do so after Landlord's request. Tenant shall repair any damage to the Premises (and the Improvements which Landlord is not requiring Tenant to remove) caused by the removal of such personal property. If such personal property required to be removed is not removed by Tenant in accordance with this Section 7.3, the same may be considered abandoned and, at the option of Landlord, shall thereupon become the property of Landlord, without cost to Landlord and without any payment to Tenant, except that Landlord shall have the right to have such personal property removed and to repair any and all damage occasioned by their removal, all at the expense of Tenant pursuant to the Reimbursement Procedure.

7.4 Security for Cost of Demolition and Remediation Work.

7.4.1 Demolition and Remediation Report.

Within one hundred and eighty (180) days of the receipt of the Landlord End of Term Election, (and provided the Landlord End of Term Election is given to Tenant on or prior to the date that is twelve (12) months before the end of the Term), but no sooner than six (6) years before the end of Lease Term, Tenant, at its own cost and expense, shall obtain and deliver to Landlord a report prepared by a contractor licensed in the State of California with expertise in demolition and remediation, which report details and estimates the current cost and time period for completion of (i) the removal and demolition work if then required to be completed by Tenant under Section 7.2 and (ii) any remedial work that may be required by Section 21.3 ("**Demolition and Remediation Report**"). The contractor licensed in the State of California with expertise in demolition and remediation selected by Tenant is referred to herein as the "**Demolition and Remediation Contractor**" and the time period for completion of the removal and demolition work as if then required by Section 7.2 and any remedial work that may be required by Section 21.3 is referred to herein as the "**Removal Period**".

7.4.2 Demolition and Remediation Security Funding.

The terms of this Section 7.4.2 will have no application and may be disregarded if both of the following have occurred: (i) Landlord has either provided a Landlord End of Term Election

requiring all of the Improvements to remain in place or Landlord has not provided a Landlord End of Term Election on or prior to the date that is twelve (12) months before the end of the Term; and (ii) any required Demolition and Remediation Report and any reports required under the terms of Article 21 establishes that there is no known condition requiring remedial work. For the purpose of funding the cost of the demolition and remediation work that may be required under Section 7.2 and Section 21.3, then commencing in the month following the receipt of the Demolition and Remediation Report and continuing on the same day Greater of Rent for each month thereafter is due until such day of the last calendar month prior to the end of the Term (the "**Demolition and Remediation Security Funding Period**") Tenant shall deposit with Landlord, or at Landlord's election, into an escrow account (with an escrow holder, and pursuant to escrow instructions, acceptable to Landlord in its sole discretion) a level sinking fund monthly dollar amount which will fully fund the Demolition and Remediation Security Amount by the end of the Demolition and Remediation Security Funding Period. The "**Demolition and Remediation Security Amount**" shall be the Estimated Demolition and Remediation Cost annually compounded at three percent (3%) over the Demolition and Remediation Security Funding Period. The "**Estimated Demolition and Remediation Cost**" shall be the total of (i) the demolition and remediation cost amount estimated by the Demolition and Remediation Report, and (ii) the product of (x) the number of months in the Removal Period and (y) the monthly Greater of Rent at the time the first monthly deposit is to be made. The determination of the monthly deposit amount shall be calculated by dividing the Estimated Demolition and Remediation Amount by the number of months in the Demolition and Remediation Security Funding Period. If the Demolition and Remediation Security Amount is held in escrow, any interest earned on the Demolition and Remediation Security Amount shall be added to the escrow fund, but shall not be treated as a credit against the Demolition and Remediation Security Amount deposits required to be made by Tenant pursuant to this Section 7.4.2. If Landlord holds the Demolition and Remediation Security Amount, Landlord shall not be required to keep the Demolition and Remediation Security Amount in trust, segregate it or keep it separate from Landlord's general funds, and Tenant shall not be entitled to payment of interest on the Demolition and Remediation Security Amount but such interest, if any, shall be applied toward the Demolition and Remediation Security Amount. In lieu of deposit of cash funds as required above, Tenant may propose a letter of credit, bond or other form of security in form and amount, and from an issuer, satisfactory to Landlord in Landlord's sole discretion. In no event shall Tenant's obligations under Section 7.2 or Section 21.3 or to pay Rent during the Removal Period be limited to the amount of the Demolition and Remediation Security Amount.

(a) *Update.* If a Landlord End of Term Election requiring Tenant to remove any or all of the Improvements is provided to Tenant on or prior to the date that is twenty-four (24) months before the end of the Term and/or Tenant is required to perform remedial work pursuant to Section 21.3, at least twelve (12) months prior to the expiration of the Term Tenant shall deliver to Landlord a report prepared by a Demolition and Remediation Contractor, which report updates any prior Demolition and Remediation Report for the purpose of providing a current estimate of the projected cost at the end of the Term of the demolition and remediation work required by Section 7.2 above ("**Demolition and Remediation Report Update**"). If the current balance of the Demolition and Remediation Security Amount is less than the cost projected in the Demolition and Remediation Report Update, then, within thirty (30) days after delivering the Demolition and Remediation Report Update to Landlord, Tenant shall deposit in the escrow account or with Landlord, as applicable, additional funds so that the total Demolition and Remediation Security Amount is no less than the estimated cost of the demolition and remediation work as set forth in the Demolition and Remediation Report Update. If the current balance of the Demolition and Remediation Security Amount is more than the cost projected in the Demolition and Remediation Report Update, then, within sixty (60) days after Landlord's receipt of the Demolition and Remediation Report Update, Landlord shall refund the Tenant, as applicable, funds so that the

total Demolition and Remediation Security Amount is no more than the estimated cost of the demolition and remediation work as set forth in the Demolition and Remediation Report Update.

(b) *Disbursement To Tenant.* If the Landlord End of Term Election is for Tenant to remove any or all of the Improvements and/or Tenant is required to perform remedial work pursuant to Section 21.3, then Landlord will release (or authorize the escrow holder to release, as applicable) the Demolition and Remediation Security Amount to fund the cost of the demolition and remediation work pursuant to customary construction draw procedures, including a ten percent (10%) retainage which will be paid upon completion of such work as evidenced by a certificate of completion from the Demolition and Remediation Contractor and a copy of final lien releases in statutory form from the Demolition and Remediation Contractor and all of its subcontractors. However, Tenant shall remain responsible for the actual costs of the demolition and remediation work in excess of the Demolition and Remediation Security Amount. If the Landlord End of Term Election is for Tenant to remove any or all of the Improvements and Landlord decides to keep any or all of the Improvements, Landlord will release to Tenant (or authorize the escrow holder to release, as applicable) the unused portion of the Demolition and Remediation Security Amount.

(c) *Disbursement to Landlord.* If Tenant fails to perform the demolition and remediation work as and when required by the terms of Section 7.2, if Landlord elects to enforce Tenant's obligation, then in addition to all other remedies Landlord may have as a result of such failure, without limitation of Tenant's cost responsibility for the same, Landlord shall have the right to apply the Demolition and Remediation Security Amount to pay for the cost of performing the demolition and remediation work on Tenant's behalf or, if Landlord determines not to perform the demolition and remediation work and not to enforce Tenant's obligation, and Tenant's failure has continued following the notice and cure period set forth in Section 12.1.3, then Landlord may retain the Demolition and Remediation Security Amount as liquidated damages for Tenant's failure to perform the demolition and remediation work.

(d) *Landlord Security Interest.* Tenant grants to Landlord a security interest in the Demolition and Remediation Security Amount, and shall execute such documents as Landlord may request in order to perfect such security interest.

(e) *Demolition and Remediation Security Funding Tolling.* Landlord shall have the right, at its sole discretion, to toll the Demolition and Remediation Security funding within the last five years of the term of the Lease in order to consider a plan of redevelopment submitted by Tenant, upon delivery of a written notice to Tenant.

7.4.3 Effect of Funding on Removal and Remediation Obligations

Notwithstanding anything to the contrary stated in this Lease, while Landlord is required to send an End of Term Election on or prior to the date that is twelve (12) months before the end of the Term in order to trigger Tenant's obligation to fund the Demolition and Remediation Security Amount in accordance with Section 7.4.2, Landlord's failure to send an End of Term Election on or prior to the date that is twelve (12) months before the end of the Term shall in no way affect any of the following: (a) Landlord's ability to send an End of Term Election within the last twelve (12) months of the Term pursuant to the terms of Section 7.2 that requires Tenant to remove any or all of the Improvements; (b) Tenant's obligation to remove any or all of the Improvements pursuant to an End of Term Election received in accordance with the terms of Section 7.2; and/or (c) any of Tenant's obligations under Section 21.3.

7.5 Removal Extension.

If the Landlord End of Term Election requires Tenant to remove any or all of the Improvements and/or Tenant is required to perform remedial work pursuant to Section 21.3, then subject to the terms of this Section 7.5, solely for the purpose of completing such work and during such extension, the Term of the Lease shall be extended until the earlier of (i) six (6) months, and (ii) the completion of such work as evidenced by a certificate of completion from the Demolition and Remediation Contractor and copy of final lien releases in statutory form from the Demolition and Remediation Contractor and all of its subcontractors. The period of such extension is referred to herein as the "Removal Extension". During the Removal Extension, the Premises and Improvements shall not be used by Tenant for any purpose other than the performance of the demolition and/or remediation work unless permitted by Landlord in writing in its sole discretion. During the Removal Extension, Tenant shall continue to pay the full Rent to Landlord in accordance with this Lease. If Tenant's removal and remediation work is not completed within the Removal Extension, the terms of Article 26 regarding Rent payable during holdover shall apply. Without relieving Tenant from its obligations under this Lease respecting the condition of the Premises at the end of the Term, all of the Tenant's obligations under this Lease (including Tenant's indemnification and insurance obligations but excluding any obligation to be open or operate) and Tenant's right to enter onto the Premises and perform the demolition and remediation work shall continue in full force and effect during the Removal Extension. Notwithstanding the foregoing, if the Landlord End of Term Election requires Tenant to remove any or all of the Improvements and/or Tenant is required to perform remedial work pursuant to Section 21.3 and any Demolition and Remediation Report indicates that the Removal Period is estimated to be greater than six (6) months, then Tenant shall commence such work sufficiently prior to the end of the Term (prior to extension as provided in this Section 7.5) so that such work is anticipated to be completed no later than six (6) months after the end of the Term (prior to the Removal Extension) (e.g., if the estimated Removal Period is ten (10) months, Tenant shall commence such work at least four (4) months prior to the end of the Term (prior to extension pursuant to this Section 7.5)).

7.6 Survival.

The terms of this Article 7 shall survive the expiration or termination of this Lease.

8. ENTITLEMENTS

8.1 Entitlement Costs.

If any discretionary approval, including without limitation environmental analysis under CEQA, the PMP, a Port Master Plan Amendment ("**PMPA**"), a CDP and/or a Coastal Act exclusion, are necessary in Landlord's sole and absolute determination in connection with any Project Improvements, Alterations, demolition or remediation work or other projects undertaken by Tenant on or at the Premises (collectively, the "**Discretionary Project**"), Tenant agrees to enter into agreements with the third party consultants preparing the reports and other materials required to process the Discretionary Project making Tenant directly responsible for the costs of such services and to reimburse Landlord pursuant to the Reimbursement Procedure for all costs and expenses incurred by Landlord in obtaining the necessary approval for the Discretionary Project, including but not limited to, the preparation and certification of any required CEQA document by the Landlord, the preparation and approval of the PMPA by the Landlord and the CCC, the preparation and approval or issuance of a CDP by the Landlord or, if appealed, the CCC, or the Coastal Act exclusion by the Landlord and any other costs and expenses arising out of the entitlement process in Landlord's sole and absolute determination. If Tenant fails to reimburse Landlord for such costs pursuant to the Reimbursement Procedure, in addition to any other remedies Landlord may have, Landlord may thereafter discontinue the processing of the

Discretionary Project and Tenant shall be responsible for any costs and expenses incurred by Landlord related to such discontinuance as Additional Rent and such failure shall be a default of Tenant. Nothing herein shall obligate Landlord to seek, process or obtain any approvals or entitlements for the benefit of Tenant and Landlord makes no warranty or representation to Tenant that Tenant will obtain the entitlements and approvals required for Tenant's Discretionary Project.

8.2 Entitlements Indemnity.

Without limitation of Tenant's other obligations under this Lease, Tenant agrees at its sole cost and expense and with counsel approved by Landlord in Landlord's sole discretion to indemnify, defend and hold harmless the Landlord Parties from any claims, demands, actions, causes of action, suits and Related Costs, arising out of Landlord's approval(s) of the Discretionary Project including without limitation any third party challenges to the approval of the Discretionary Project and any CEQA review, CCC review for a PMPA or appealable CDP or Coastal Act exclusion. The Landlord may, in its sole and absolute discretion, participate in the defense of any claims, demands, actions and causes of action, suits and Tenant shall reimburse the Landlord for all reasonable costs of defense incurred by the Landlord, including, without limitation reimbursement for attorneys' fees, experts' fees and other costs. The Landlord's participation shall not relieve the Tenant of any of its obligations under this Paragraph. The foregoing indemnity obligations of Tenant are in addition to, and not in limitation of, any other indemnity obligations of Tenant contained in this Lease.

8.3 Reservation of Discretion.

Tenant acknowledges and agrees that, notwithstanding the terms and conditions of this Lease, Landlord reserves its discretion to approve or disapprove all actions, which require by Law the exercise of discretion, including without limitation all legislative and quasi-judicial actions and which Landlord cannot lawfully be committed to by contract (collectively, "**Discretionary Action**") and that nothing in this Lease will be construed as circumventing or limiting Landlord's discretion with respect to environmental review required by CEQA, approval of a PMPA, CDP, CDP exclusion, or other permits and entitlements, the exercise of eminent domain, code enforcement and the making of findings and determinations required by Law. Tenant acknowledges and agrees that any and all Discretionary Actions may be approved or denied by the Landlord, in its sole and absolute determination, and accepts the risk that the Landlord will deny any and all Discretionary Actions, and hereby waives any claims, demands, actions, causes of action, suits against the Landlord for said denial.

9. LIENS

9.1 No Right to Bind Landlord.

Neither Tenant, nor any Tenant Party, shall have any power or authority to do any act or thing, or to make any contract or agreement which will bind Landlord in any way whatsoever, and Landlord shall have no responsibility to Tenant, Tenant Party or other Person who performs, causes to perform, engages in or participates in any construction of any Improvements, Alterations or any other work on the Premises at the request of Tenant or Tenant Party or other Persons. Landlord shall not be required to take action to satisfy any such contract or agreement or to remove or satisfy any lien resulting therefrom.

9.2 Notice of Non-Responsibility.

Tenant shall give written notice to all contractors, subcontractors and materialmen of Landlord's non-responsibility in connection with any Improvements or Alterations or other work on the

Premises, and shall immediately provide Landlord with true copies of such notices not less than fifteen (15) days prior to the commencement of any work on the Premises.

9.3 Mechanic's Liens.

Tenant shall timely pay or cause to be paid all costs for work, labor, services or materials supplied to or performed on the Premises. Tenant will keep the Premises free and clear of all mechanic's liens and other liens on account of work done for or at the Premises. Tenant shall indemnify, defend, release and save Landlord free and harmless from and against any and all claims of lien of laborers or materialmen or others for work performed or materials or supplies furnished for or at the Premises and all Related Costs.

9.4 Contest of Lien.

If Tenant in good faith wishes to contest any claim of lien, Tenant shall be entitled to do so, provided that Tenant first records a surety bond sufficient to release the lien.

9.5 Landlord's Right to Pay.

If Tenant shall be in default in paying any charge for which a lien claim has been filed, and if Tenant shall not have recorded a surety bond as required under Section 9.4 above, Landlord may, but shall not be so obliged to, pay said lien claim and any costs, and the amount so paid, together with reasonable attorneys' fees incurred in connection therewith, shall be immediately due and owing from Tenant to Landlord, and Tenant shall pay the same to Landlord together with interest on the full amount thereof at the Default Rate from the dates of Landlord's payments until paid.

9.6 Notice of Liens.

Should any claims of lien be filed against the Premises or any action affecting the title to the Premises be commenced, the party receiving notice of such lien or action shall give the other party written notice thereof within five (5) business days of receipt.

9.7 Right of Entry/ Notices of Non-Responsibility.

Nothing herein shall imply any consent on the part of Landlord to subject Landlord's estate to liability under any mechanic's or other lien. Without limiting Tenant's responsibilities under Section 9.2, above, Landlord and the Landlord Parties shall have the right to enter upon and inspect the Premises at all times, upon not less than twenty-four (24) hours prior written (which may be sent via email) or telephonic notice to Tenant (provided that no prior notice shall be required in the case of emergency or for incidental entries) and shall have the right to post and keep posted thereon notices of non-responsibility, or such other notices which Landlord may deem to be proper for the protection of Landlord's interest in the Premises. Tenant shall, before the commencement of any work which might result in any such lien, give Landlord written notice of its intention to commence such work in sufficient time (which in no event shall be less than the statutory period for posting notices of non-responsibility prior to the commencement of work) to give Landlord adequate opportunity to post and record such notices.

10. LEASE ENCUMBRANCE

10.1 Restrictions on Encumbrance.

10.1.1 Landlord's Consent.

Tenant shall not encumber or hypothecate this Lease, Tenant's leasehold interest, or the Improvements thereon, or any part thereof or interest therein (such encumbrance or hypothecation being referred to herein as a "**Financing Transaction**"), without Landlord's prior written consent to the Financing Transaction in each instance, which consent, subject to the terms of Section 10.1.2, shall not be unreasonably withheld. Tenant shall submit its request for consent to the Financing Transaction in writing to Landlord, together with the required minimum documentation required pursuant to BPC Policy No. 355, or any other BPC policy then in effect governing Landlord's consent to a Financing Transaction. Within ten (10) days of receiving Tenant's request, Landlord may request from Tenant additional information regarding the lender and/or the proposed financing. Landlord shall provide its response to Tenant's request for approval of the Financing Transaction within forty-five (45) days following Landlord's receipt of Tenant's request and all information requested by Landlord from Tenant. As a condition of approval, Tenant shall provide to Landlord a copy of the final loan documents for the Financing Transaction which conform to the terms set forth in the loan application or commitment delivered pursuant to Section 10.1.2(e) below, when such documents are available. Tenant shall reimburse Landlord pursuant to the Reimbursement Procedure for all Landlord's costs and expenses associated with its review of the Financing Transaction. Said costs shall include, without limitation, Landlord's legal fees (whether with in-house or outside counsel or both) and disbursements relating to or arising out of Landlord's review of any such Financing Transaction, regardless of whether such Financing Transaction is consummated or approved, and Landlord's transaction processing fees charged by Landlord for Landlord's analysis and processing of Tenant's request.

10.1.2 Conditions.

Landlord's consent to any Financing Transaction may be conditioned upon, among other things, the following conditions and/or requirements, all of which Tenant acknowledges are reasonable given the context and terms and conditions of this Lease:

- (a) the lender shall be a Financial Institution;
- (b) a Lease amendment shall be executed to reflect updated or additional lease provisions for the purpose of conforming this Lease to Landlord's then standard leasing terms, practices, and policies; provided such terms have been and are included in substantially all similar leases or amendments entered into by Landlord at or around the time of the proposed modification or, in the case of a newly adopted term, practice or policy, such terms will be included in future similar leases or amendments entered into by Landlord;
- (c) the maximum loan proceeds secured by the encumbrance shall not be in excess of the greater of (i) seventy five percent (75%) of the then fair market value of the Improvements (or the as-completed value if the subject loan is being used to finance the cost of an Alteration) as determined by a third party appraisal approved by Landlord (which may be the Permitted Lender's appraisal if so approved by Landlord), or (ii) the amount required to repay the outstanding principal balance of the existing financing that encumbers the leasehold under a Permitted Encumbrance previously consented to by Landlord;
- (d) the loan secured by the encumbrance shall have a payment term that provides for the full repayment of the loan prior to the Expiration Date of the then current Term of this Lease; and
- (e) Tenant shall have provided to Landlord pursuant to Section 10.1.1: (i) the Financing Transaction term sheet, application or commitment, (ii) a recent appraisal supporting the Financing Transaction, (iii) financial statements of Tenant for not less than the past two

(2) years, (iv) the draft and final loan documents and (v) such other documents, information and materials relating to the Financing Transaction as Landlord may reasonably request.

10.2 Definition of "Permitted Lender" and "Permitted Encumbrance".

The term "Permitted Lender" as hereinafter used in this Lease means the lender under the Financing Transaction holding a mortgage, deed of trust or other similar security interest constituting a first lien on Tenant's interest in this Lease which has been consented to in writing by Landlord as provided above ("Permitted Encumbrance").

10.3 Rights of Permitted Lender.

10.3.1 Voluntary Lease Surrender.

If Tenant owes the Permitted Lender any amounts under the Permitted Encumbrance, Landlord will not accept the voluntary surrender, cancellation, or termination of this Lease by Tenant before the Term expires unless the Permitted Lender provides prior written consent. Nothing in this Section 10.3.1 shall impair Landlord's right to terminate this Lease as a result of an Event of Default or by reason of Landlord's other rights to terminate as set forth in this Lease, subject to the Permitted Lender's notice and cure rights pursuant to Section 10.3.2 below, if applicable.

10.3.2 Right to Cure/New Lease.

(a) *Notice of Default.* So long as the loan secured by the Permitted Encumbrance remains unsatisfied, Landlord hereby agrees to give the Permitted Lender a copy of any written notice of any Event of Default which Landlord has given to Tenant, whereupon the Permitted Lender shall have the right, but not the obligation, to prevent any termination of this Lease by Landlord as a result of such default by curing such Event of Default within (i) twenty (20) days of receipt of such notice for any Event of Default in the payment of Rent, or (ii) subject to the terms of this Section 10.3.2 within forty-five (45) days of receipt of such notice for any other Event of Default under this Lease.

(b) *Possession Required.* If an Event of Default as specified in part (ii) of Section 10.3.2(a) cannot be cured until the Permitted Lender has obtained possession of the Premises through foreclosure or otherwise, and if the Permitted Lender has delivered to Landlord within the forty-five (45) day cure period specified above Permitted Lender's written commitment (in form acceptable to Landlord in its reasonable discretion) to use commercially reasonable efforts to cure such Event of Default with due diligence upon obtaining possession of the Premises through foreclosure or otherwise, then the Permitted Lender shall have such additional time (but in no event to exceed 180 days from the date of obtaining possession of the Premises) as is reasonably necessary to cure such Event of Default; provided, however, that the Permitted Lender: (a) unless judicially stayed, commences the judicial or other foreclosure of the Permitted Encumbrance within forty-five (45) days from receipt of written notice of the occurrence of any event which constitutes, or which would constitute, upon the expiration of an applicable cure period, an Event of Default under this Lease; (b) prosecutes said foreclosure with due diligence; and (c) cures, during said period, all monetary Events of Default and, during the period of said stay and/or foreclosure, continues to pay and perform during said period of stay and/or foreclosure all other monetary obligations of Tenant in a timely manner, including, without limitation, payment of all Rent, taxes, assessments, utility charges, insurance premiums and all other amounts required to be paid by Tenant under this Lease. Notwithstanding anything herein to the contrary, nothing herein shall require a Permitted Lender who has taken possession of the Premises to cure any non-monetary default that, by its nature, is not capable of being cured by the Permitted

Lender, such as a Bankruptcy Event (an "**Incurable Default**"), and such Incurable Default shall be deemed to be waived following the Permitted Lender's taking possession of the Premises and provided that Permitted Lender has timely cured all monetary Events of Default and, following taking possession all other non-monetary Events of Default that are of a continuing nature. In no event shall Tenant's waste or failure to maintain be an Incurable Default.

(c) *No Termination by Landlord.* Landlord will not terminate this Lease by reason of an Event of Default by Tenant provided that the Permitted Lender (i) has cured and continues to cure all Events of Default under the Lease in the payment of Rent in a timely manner as provided in Section 10.3.2(a)(i) above, and (ii) has cured all other defaults and Events of Default in a timely manner as provided in Sections 10.3.2(a)(ii) and 10.3.2(b) above, other than any Incurable Default.

(d) *New Lease.* In the event of a termination of this Lease by reason of a surrender, cancellation, or termination by Tenant (subject to and in accordance with Section 10.3.1), or as a result of the rejection or disaffirmance of this Lease pursuant to bankruptcy law or other Law affecting creditors rights, or as a result of a termination of this Lease by Landlord in violation of Section 10.3.2(c) above, then Landlord shall deliver notice to Permitted Lender that the Lease has been terminated. The notice shall include a statement of all amounts that would be due under this Lease but for the termination, and all other defaults then known to Landlord. The Permitted Lender shall then have the option, to be exercised within thirty (30) days following receipt of such notice of termination to enter into a new lease ("**New Lease**") with Landlord, on the following terms and conditions:

(i) The New Lease shall commence as of the date of the termination of this Lease and shall be for the remainder of the Term, and at the Rent, terms, covenants and conditions as this Lease (but excluding any right to extend the Term).

(ii) Upon execution of the New Lease, the Permitted Lender as tenant shall pay any and all sums that would at the time of execution thereof be due under this Lease, but for termination, and shall pay all expenses, costs, attorneys' fees, court costs, and disbursements incurred by Landlord in connection with any Events of Default and termination, recovery of possession of the Premises, and the execution, preparation and delivery of the New Lease.

(iii) Upon execution of the New Lease, the Permitted Lender as tenant shall cure all other defaults and Events of Default under this Lease, which have not yet been cured (other than any Incurable Default), with due diligence in a timely manner in accordance with the cure periods under the Lease assuming such cure periods commence with the execution of the New Lease and without additional notice.

(iv) Nothing herein shall be construed to require Landlord to deliver possession of the Premises to Permitted Lender. Upon execution and delivery of the New Lease, Permitted Lender may take any and all appropriate action as may be necessary to remove parties in possession from the Premises.

Should the Permitted Lender fail to accept said offer for such New Lease in writing within said thirty (30) day period, or, having so accepted said offer, should it fail promptly to execute the New Lease or satisfy the requirements of (ii) and (iii) above in a timely manner, then the termination of this Lease shall be effective as to the Permitted Lender and the Permitted Lender shall have no further rights hereunder.

10.3.3 Loan Default.

If a Permitted Encumbrance is in default at any time, and the Permitted Lender is complying with the cure requirements described in Section 10.3.2, above, the Permitted Lender shall, as provided by law, have the right, without Landlord's prior consent, to:

- (a) Accept an Assignment of this Lease in lieu of foreclosure; or
- (b) Cause a foreclosure sale to be held pursuant to either judicial proceedings or power of sale as provided in its Permitted Encumbrance. Provided, however, no Assignment to the successful bidder (a "**Foreclosure Purchaser**") other than the Permitted Lender or a designee of the Permitted Lender who is Controlled by or is under common Control with the Permitted Lender shall be effective without Landlord's prior written consent in accordance with Section 10.4 below.

10.3.4 Assume Lease Obligations.

Before the Permitted Lender, or any Foreclosure Purchaser, acquires the leasehold interest, it shall, as an express condition precedent, agree in writing to be bound by all provisions of, and assume each and every obligation of Tenant, under this Lease. A Permitted Lender that has: (i) acquired the leasehold interest and assumed the Tenant's obligations, or (ii) entered into a New Lease pursuant to Section 10.3.2(d) above, shall be released from all obligations under this Lease first arising after it assigns the leasehold interest to an assignee consented to by Landlord, in accordance with Section 10.4.

10.4 Landlord's Consent to Assignment or Transfer.

10.4.1 Landlord's Consent to Assignment.

Landlord's prior written consent pursuant to Article 11 shall be required for the following: (i) an Assignment of this Lease to a Foreclosure Purchaser other than the Permitted Lender or a designee of the Permitted Lender who is Controlled by or is under common Control with the Permitted Lender, or (ii) an Assignment of this Lease or Sublease of all or substantially all of the Premises by the Permitted Lender or a designee of the Permitted Lender who is Controlled by or is under common Control with the Permitted Lender should the Permitted Lender or such designee become the tenant by reason of: (a) being the successful bidder upon said foreclosure, or (b) an Assignment in lieu of foreclosure, or (c) a New Lease entered into pursuant to Section 10.3.2(d) above.

10.4.2 Notice of Foreclosure Sale.

Permitted Lender shall include a statement in any notice of foreclosure sale covering the requirements under Section 10.4.1 for Landlord's consent to an Assignment upon said foreclosure.

10.4.3 Assignment of Security Interest.

(a) *Consent.* Neither Permitted Lender nor assignees or any subsequent holder of Permitted Lender's security interest in the Premises shall assign or transfer its security interest in the Premises in whole or in part without Landlord's prior written consent, in each instance. Such consent shall not be unreasonably withheld. Although such holder shall be required to obtain Landlord's express written consent, Landlord shall not withhold such consent (and such assignee or holder will for all purposes of this Lease be deemed to be a Permitted Lender) if the Assignment is to one of the following entities and a copy of the Assignment, in a form acceptable to Landlord, is furnished to Landlord:

(i) A Financial Institution in good legal standing under the laws of the its jurisdiction of incorporation having a tangible net worth exceeding One Billion Dollars (\$1,000,000,000) (which sum shall be adjusted to Constant Dollars on every five-year anniversary of the Effective Date); or

(ii) The United States of America or any state thereof, or any agency thereof; or

(iii) An assignee by operation of law; e.g., a state insurance department engaged in supervising the liquidation or rehabilitation of an insurance company lender.

10.5 Landlord's Participation in Refinance Proceeds.

Upon each Financing Transaction other than the construction financing of the initial development of the Improvements Tenant shall pay to Landlord a fee (the "**Financing Participation Fee**") in an amount equal to Two and One-Half percent (2.5%) of the Net Proceeds of such transaction. Prior to Landlord's consent to any Financing Transaction, Tenant shall deliver to Landlord a written statement showing the calculation of the Financing Participation Fee owed to Landlord from Tenant based on the terms of the Financing Transaction. The statement of the calculation of the Financing Participation Fee shall contain such detail as may be reasonably requested by Landlord to verify the calculation of the Financing Participation Fee. The Financing Participation Fee due Landlord shall be payable in full to Landlord concurrent with the completion of the Financing Transaction. When owed, the Financing Participation Fee shall constitute Additional Rent.

For the purposes of this Section 10.5, the term "Net Proceeds" shall mean with respect to a Financing Transaction, the difference between (a) the loan amount and (b) the total of the outstanding indebtedness being paid off by the Financing Transaction, proceeds (if any) that reimburse the tenant for documented equity investment, or any portion of the debt under the Financing Transaction to be expended on improving the Premises or any District-owned land or water, less any reasonable costs or fees of the Financing Transaction actually payable by Tenant to Permitted Lender, including any title fees, legal fees, and brokerage fees paid by Tenant to Permitted Lender.

11. ASSIGNMENT/SUBLEASE

11.1 Consent Required.

Subject to the terms of Section 11.9, no Assignment, Sublease or Change in Entity (collectively, "**Transfer**") shall be made or permitted without in each instance the prior written consent of Landlord, which consent shall not be unreasonably withheld. It is mutually agreed that Landlord is a government agency holding title to the Premises in trust for the citizens of California and acting as a prudent steward of the Premises and that the personal qualifications of the parties Controlling Tenant are a part of the consideration for granting this Lease. As such, a Change in Entity is as relevant to Landlord as an Assignment of this Lease. For purposes of this Article 11, the term Sublease shall not include the rental of boat slips and dock lockers to Boat Slip Renters. Notwithstanding anything herein to the contrary, no Transfer is allowed prior to the date that the Project Improvements are Completed and open for business.

11.2 Request for Consent.

If a Transfer is proposed, Tenant shall notify Landlord in writing, which notice (the "**Transfer Notice**") shall include (i) the proposed effective date of the Transfer, which shall not be less than ninety (90) days nor more than one hundred eighty (180) days after the date of delivery of the

Transfer Notice, (ii) with respect to a Sublease, a completed Sublease Questionnaire form [Form 317 or 320 depending on the term of the Sublease] including, among other information, a description of the portion of the Premises which is proposed to be Subleased, (iii) all of the terms of the proposed Transfer, the name and address of the proposed transferee with respect to an Assignment or Sublease ("Transferee"), if the Transfer is a result of a Change in Entity, a complete description of the direct and indirect ownership and Control of Tenant just before and just after the Transfer and a copy of all existing and/or proposed documentation pertaining to the proposed Transfer, including all existing operative documents to be executed to evidence such Transfer and the agreements incidental or related to such Transfer, (iv) a statement of any current litigation or litigation which was resolved within the prior five (5) years affecting the proposed Transferee or persons or entities acquiring an interest resulting in a Change in Entity of Tenant or a Tenant Parent, (v) current financial statements of the proposed Transferee certified by a reputable, certified public accountant (which shall be audited if that is the customary practice of the Transferee), and (vi) such other reasonable information as Landlord may require. Any Transfer made without Landlord's prior written consent shall, at Landlord's option, be null, void and of no effect, and shall, at Landlord's option, constitute a default by Tenant under this Lease upon written notice thereof to Tenant. Whether or not Landlord shall grant consent, Tenant shall pay Landlord's legal and other fees incurred by Landlord pursuant to the Reimbursement Procedure, regardless of whether such transaction is consummated. Any Transfer shall be subject to the terms and provisions of this Lease. Notwithstanding anything to the contrary in this Lease, if Tenant claims that Landlord has unreasonably withheld or delayed its consent under this Article 11 or otherwise has breached or acted unreasonably under this Article 11, Tenant's sole remedies shall be a declaratory judgment and an injunction for the relief sought without any monetary damages, and Tenant hereby waives the provisions of Section 1995.310 of the California Civil Code, or any successor statute, and all other remedies. The burden of producing evidence and the burden of proof showing Landlord that a prospective Transferee meets each and all of the aforesaid qualifications and standards shall be on the Tenant.

11.3 Consent Factors.

If Landlord consents to any Transfer, Tenant may within one hundred eighty (180) days after the date of delivery of the Transfer Notice, enter into such Transfer of Tenant's interest in the Premises or portion thereof, upon the same terms and conditions as are set forth in the Transfer Notice furnished by Tenant to Landlord, provided that if there are any material changes to the financial condition of the Transferee or any other material changes to any proposed Transfer terms specified in the Transfer Notice, Tenant shall again submit the Transfer to Landlord for its approval and other action under this Article 11.

Without limitation of Landlord's right to withhold its consent for other reasonable reasons, the parties hereby agree that it shall be reasonable under this Lease and under any applicable Law for Landlord to withhold consent to any proposed Transfer where Landlord determines in its reasonable discretion that one or more of the following apply (it being understood that for the purposes of this Section 11.3 and Section 11.5.1 in the case of a Change in Entity, references to "Transferee" shall mean Tenant following the Change in Entity):

11.3.1 Insufficient Experience.

The Transferee is not experienced in the ownership or management of similar projects or the proposed Transferee lacks sufficient business reputation and experience to operate a successful business of the type and quality contemplated under this Lease;

11.3.2 Inconsistent Use.

The Transferee's proposed use of the Premises following the proposed Transfer will not be for the Permitted Use or the quality of the use is not of the quality contemplated under this Lease;

11.3.3 Project Improvements Incomplete.

The Transfer is to occur prior to the date the Project Improvements are completed;

11.3.4 Reputation.

The Transferee (i) is not reputable (a reputation for dishonesty, criminal conduct or association with criminal elements), (ii) is of a character or reputation or engaged in a business which is not consistent with the quality or reputation of the Project, or may reflect adversely on the quality or reputation of the business conducted from the Premises or (iii) has a history of, or a reputation for, either discriminatory employment practices which violate any Laws or non-compliance with Environmental Laws;

11.3.5 Financial Stability.

The Transferee is not a party of sufficient financial worth and financial stability in light of the Tenant obligations under this Lease;

11.3.6 Default.

At the time of request or Transfer, an Event of Default exists under this Lease, a default exists under any other lease between Landlord and Tenant, or an entity that is Controlled by or under common Control with Tenant or which Controls Tenant is in default (after applicable notice and cure periods) of its lease with Landlord.

11.3.7 Other Grounds.

Any other reasonable grounds considering the unique nature and interests of the Landlord including the fact that Landlord holds the Premises in trust for the people of the State of California and Landlord's duty of care in administering a valuable public resource.

Tenant acknowledges and agrees that each of the grounds set forth in this Section 11.3 above in the event of proposed Transfer is a reasonable restriction on Transfer for purposes of California Civil Code Section 1951.4. The burden of producing evidence and the burden of proof showing Landlord that a prospective Transferee meets each and all of the aforesaid qualifications and standards shall be on the Tenant.

11.4 Effect of Transfer.

If Landlord consents to a Transfer, (i) the terms and conditions of this Lease shall in no way be deemed to have been waived or modified, (ii) such consent shall not be deemed consent to any further Transfer by either Tenant or a Transferee, (iii) Tenant shall deliver to Landlord, within ten (10) days after execution, an original executed copy of all documentation pertaining to the Transfer, and any document evidencing a Transfer shall be in form acceptable to Landlord, and (iv) no Transfer relating to this Lease or agreement entered into with respect thereto, whether with or without Landlord's consent, shall relieve Tenant or any Guarantor of the Lease from liability under Articles 19, 21, and/or 22.

11.5 Conditions.

11.5.1 Transfer.

In the event Landlord consents to any Transfer (other than for a Sublease for less than twenty-five percent (25%) of the floor area of the Improvements computed in the aggregate for one or a series of transactions), then at Landlord's election said consent shall be conditioned upon the following: (i) the Transferee (other than a Subtenant under a Sublease of less than all or substantially all of the Premises) shall agree to be bound by all provisions, and assume each and every obligation, under this Lease (including those obligations arising or pertaining to periods prior to the effective date of the Transfer), or in the case of a Subtenant under a Sublease of less than all or substantially all of the Premises, such Subtenant shall execute a document acceptable to Landlord acknowledging that all rights of the Subtenant are subject to all terms and conditions of this Lease as the same relate to the space subject to the Sublease; (ii) if requested by Landlord, a Lease amendment shall be executed to reflect updated or additional lease provisions for the purpose of conforming this Lease to Landlord's then standard leasing terms, practices, and policies; (iii) Transferee shall comply with other conditions and qualifications determined by the BPC; and (iv) in the case of a Sublease, the Subtenant shall execute an attornment agreement as provided in Section 11.6 below. Without limiting the generality of clause (i) above, the Transferee shall be obligated for the payment to Landlord of any underpayment of Rent determined to be due under Section 5.3.3(e) above, together with the cost of the audit if applicable, notwithstanding that such underpayment of Rent, and related audit, pertains to a period of time prior to the effective date of the Transfer.

11.6 Subtenant Attornment.

Every Sublease hereunder is subject to the express condition, and by accepting a Sublease hereunder each Subtenant shall be conclusively deemed to have agreed, that if this Lease terminates or if Landlord succeeds to Tenant's estate in the Premises, the Subtenant shall, at the option of Landlord, attorn to and recognize Landlord as the Subtenant's landlord under the Sublease, provided that Landlord shall not (i) be liable for any act or omission or negligence of Tenant, (ii) be subject to any counterclaim, offset or defense which theretofore accrued to such Subtenant against Tenant, (iii) be bound by any payment of Rent or other sums of money for more than one (1) month in advance or any security deposit (unless actually received by Landlord), (iv) be obligated to perform any work in the sublet space, (v) in the event of a casualty, be obligated to repair or restore Improvements, (vi) in the event of a partial Taking, be obligated to repair or restore Improvements, (vii) be obligated to make any payment to such Subtenant, or (viii) be bound by any obligations that Landlord lacks the capacity to perform. Any Subtenant shall promptly execute and deliver any instrument Landlord may reasonably request to evidence such attornment. Upon early termination of this Lease, Tenant shall pay over to Landlord all sums held by Tenant for the benefit of Subtenants or as security under the provisions of the existing Subleases.

11.7 Sublease Rent Requirements.

Subject to the terms of any Permitted Encumbrance, each Sublease shall require the Subtenant thereunder to make all payments of Rent and other sums of money to Landlord during the existence of an Event of Default hereunder and following written notice of the same from Landlord, and Landlord shall apply said payments made to all Rent that is due and payable to Landlord pursuant to this Lease, and any remaining amounts will be held and applied to future Rent payable under this Lease.

11.8 Reporting of Sublease Information.

If Tenant has entered into any Subleases, then within thirty (30) days of request from Landlord and within sixty (60) days after the end of each calendar year, Tenant shall submit to Landlord a

rent roll in the form of Exhibit G attached hereto containing the information described therein for each Sublease then in effect, along with a site plan showing locations of any Subleases.

11.9 Permitted Lender and Foreclosure Purchasers.

The foregoing provisions of this Article 11 shall not apply to the following Transfers, which are governed by Sections 10.3 and 10.4: (i) a Transfer to a Permitted Lender or a designee of the Permitted Lender who is Controlled by or is who is under common Control with the Permitted Lender pursuant to the foreclosure of the Permitted Encumbrance or an Assignment in lieu of foreclosure or (ii) a Transfer to a Foreclosure Purchaser.

11.10 Landlord Participation Fee.

Upon each (i) Assignment of this Lease pursuant to this Article 11 to a Third Party (as defined below), (ii) a sale of substantially all of the assets of Tenant (whether through one transaction or a series of transactions) to a Third Party, (iii) a Change in Entity of Tenant, and (iv) upon each Sublease of all or substantially all of the Premises to a Third Party (any of the transactions in clauses (i), (ii), (iii), or (iv) a "**Fee Generating Transaction**"), Tenant shall pay to Landlord a fee (the "**Assignment Participation Fee**") in an amount equal to Two and One Half percent (2.5%) of the Gross Proceeds of such Fee Generating Transaction. Prior to Landlord's consent to any Fee Generating Transaction, Tenant shall deliver to Landlord a written statement showing the calculation of the Assignment Participation Fee owed to Landlord from Tenant based on the terms of the transaction. The statement of the calculation of the Assignment Participation Fee shall contain such detail as may be reasonably requested by Landlord to verify the calculation of the Assignment Participation Fee. The Assignment Participation Fee due to the Landlord shall be payable in full to Landlord concurrent with the completion of the transaction and shall be a joint and several obligation of the transferee and transferor. When owed, the Assignment Participation Fee shall constitute Additional Rent.

For the purposes of this Section 11.10, the term "**Third Party**" shall mean any Person other than the Existing Owners or an entity who is directly or indirectly Controlled by the Existing Owners, (ii) a Permitted Lender, or (iii) an assignee of a Permitted Lender (whether the Permitted Lender acquires the leasehold interest under this Lease by foreclosure or deed-in-lieu of foreclosure or pursuant to a new lease), or provided, however, that if the Gross Proceeds paid by the assignee exceed the Aggregate Debt Amount (as defined below), then such assignee of the Permitted Lender shall be a Third Party and the Assignment Participation Fee shall be payable solely with respect to the portion of the Gross Proceeds that exceed the Aggregate Debt Amount. The term "**Aggregate Debt Amount**" shall mean the aggregate amount of the outstanding principal, interest and other amounts secured by the applicable Permitted Encumbrance at the time of acquisition by the Permitted Lender of the leasehold interest in the Premises.

For the purposes of this Section 11.10, with respect to any Fee Generating Transaction, the term "**Gross Proceeds**" shall mean the purchase price or other consideration paid (either in cash or by an assumption of debt or other consideration and, if paid over time, the present value of the total consideration using the discount rate of the Federal Reserve Bank of San Francisco at the time of award plus one percent (1%)) to the Tenant and/or holders of direct or indirect interests in Tenant in connection with the subject transaction less the sum of (x) any reasonable and customary prorations, brokerage fees, closing costs or other customary deductions to the purchase price for which the seller is responsible and (y) if the Third Party is the assignee of a Permitted Lender, the Aggregate Debt Amount.

Upon the request of Landlord from time to time (which request shall be no more frequent than once per year), Tenant shall provide Landlord with a schedule listing the names and mailing

address of all holders of direct or indirect (at all levels) interests in Tenant other than holders of interests traded on a recognized public exchange. In the event that such shareholder, partner, member or other interest holder is a trust, Tenant shall include in such schedule the name and mailing address of each trustee of said trust, together with the names and mailing addresses of each beneficiary of said trust.

12. DEFAULTS AND REMEDIES

12.1 Defaults.

In addition to any terms hereof expressly providing for a default hereunder, the occurrence of any one (1) or more of the following events shall constitute an “**Event of Default**” by Tenant hereunder:

12.1.1 Abandonment of the Premises.

“Abandonment” is herein defined to include, but is not limited to, any absence by Tenant from the Premises for ten (10) consecutive days or longer, unless such Abandonment is actually caused by a Force Majeure Event.

12.1.2 Failure to Pay

Failure by Tenant to pay, when due, any Rent, other payment, and/or charge herein, is where such failure continues for a period of ten (10) days after the date due. .

12.1.3 Failure to Perform.

Failure by Tenant to perform any express or implied covenants or conditions in this Lease (other than as provided in the other subsections in this Section 12.1), should such failure continue for thirty (30) days after written notice thereof is given to Tenant; provided that if the nature of such failure is such that the same cannot reasonably be cured within such thirty (30) day period, Tenant shall not be deemed to be in default if it diligently commences such cure within such period and thereafter diligently proceeds to rectify and cure such failure, but in no event exceeding a period of time in excess of ninety (90) days after written notice thereof from Landlord to Tenant.

12.1.4 Bankruptcy Event.

The occurrence of a Bankruptcy Event.

12.1.5 Specified Defaults.

The occurrence of any event expressly stated to constitute a default under the Lease subject to the cure periods applicable to that specific event set forth herein.

12.1.6 Health Rating.

If the use of the Premises involves the sale and/or preparation of food, Tenant's failure to maintain a health department rating of "A" (or such other highest health department or similar rating as is available), which failure continues for more than thirty (30) days after the change in rating from the health department.

12.1.7 Other Agreements.

Tenant or an entity that is Controlled by or under common Control with Tenant or which Controls Tenant is in default (after applicable notice and cure periods) under any other agreement between Landlord and Tenant or such entity.

12.2 Remedies.

Upon any Event of Default, Landlord may, in addition to all other rights and remedies afforded Landlord hereunder or by law or equity, take any one or more of the following actions:

12.2.1 Termination of Lease.

Terminate this Lease by giving Tenant written notice thereof, in which event Tenant shall immediately surrender the Premises to Landlord. In the event that Landlord shall elect to so terminate this Lease, then Landlord may recover from Tenant:

(a) The worth at the time of award of any unpaid Rent which had been earned at the time of such termination; plus

(b) The worth at the time of award of the amount by which the unpaid Rent which would have been earned after termination until the time of award exceeds the amount of such Rent loss Tenant proves reasonably could have been avoided; plus

(c) The worth at the time of award of the amount by which the unpaid Rent for the balance of the Term after the time of award exceeds the amount of such Rent loss that Tenant proves reasonably could be avoided; plus

(d) Any other amount necessary to compensate Landlord for all detriment proximately caused by Tenant's failure to perform its obligations under this Lease or which in the ordinary course of things would be likely to result therefrom, including, without limitation, the cost of recovering possession of the Premises, expenses of reletting (including necessary repair, renovation and alteration of the Premises), reasonable attorneys' fees, and any other reasonable costs; plus

(e) At Landlord's election, such other amounts in addition to or in lieu of the foregoing as may be permitted from time to time by applicable California law.

AS USED IN SUBPARAGRAPHS (A) AND (B) ABOVE, THE "WORTH AT THE TIME OF AWARD" IS COMPUTED BY ALLOWING INTEREST AT THE DEFAULT RATE. AS USED IN SUBPARAGRAPH (C) ABOVE, THE "WORTH AT THE TIME OF AWARD" IS COMPUTED BY DISCOUNTING SUCH AMOUNT AT THE DISCOUNT RATE OF THE FEDERAL RESERVE BANK OF SAN FRANCISCO AT THE TIME OF AWARD PLUS ONE PERCENT (1%).

Failure by Landlord to enforce one or more of the remedies herein provided upon an Event of Default shall not be deemed or construed to constitute a waiver of such Event of Default. Tenant hereby waives for Tenant and for all those claiming under Tenant all rights now or hereafter existing to redeem by order or judgment of any court or by any legal process or writ, Tenant's right of occupancy of the Premises after any termination of this Lease.

12.2.2 Continue Lease in Effect.

Landlord shall have the remedy described in California Civil Code Section 1951.4 (Landlord may continue this Lease in effect after Tenant's breach and abandonment and recover Rent as it becomes due if Tenant has the right to sublet or assign this Lease, subject only to reasonable limitations).

12.2.3 Perform Acts on Behalf of Tenant.

Perform any act Tenant is obligated to perform under the terms of this Lease (and enter upon the Premises in connection therewith if necessary) in Tenant's name and on Tenant's behalf, without being liable for any claim for damages therefor, and Tenant shall reimburse Landlord on demand for any expenses which Landlord may incur in thus effecting compliance with Tenant's obligations under this Lease (including, but not limited to, collection costs and legal expenses), plus interest thereon at the Default Rate.

12.2.4 Increased Security Deposit.

Require Tenant to increase the Security Deposit with an additional amount equal to three (3) months of the Minimum Annual Rent (which remedy may be exercised on more than one occasion with further increases in the Security Deposit on any subsequent Event of Default or any failure of Tenant to cure the Event of Default at issue within the time period set forth in Section 12.1.3).

12.2.5 Payment by Tenant.

Upon any Event of Default, Tenant shall pay to Landlord all costs incurred by Landlord (including court costs and reasonable attorneys' fees and expenses and staff time) in: (1) obtaining possession of the Premises; (2) removing and storing Tenant's or any other occupant's property; (3) repairing, restoring, altering, remodeling, or otherwise putting the Premises into condition acceptable to a new tenant; (4) performing Tenant's obligations which Tenant failed to perform; and (5) enforcing, or advising Landlord of, its rights, remedies, and recourses arising out of the Event of Default.

12.2.6 Assignment of Plans and Other Matters.

If this Lease is terminated or Landlord otherwise takes possession of the Premises by reason of an Event of Default, Tenant hereby agrees that, if Landlord so requests, (i) Tenant, at Tenant's sole cost and expense, shall assign and transfer to Landlord all of Tenant's right, title and interest in and to all plans, drawings, specifications, permits, approvals, warranties, entitlements, and other similar property and instruments relating to the Premises, free and clear of liens and claims by third parties, in connection with and (ii) Tenant shall execute and deliver to Landlord, within five (5) business days of Landlord's request, in a form provided by and acceptable to Landlord, an instrument confirming the Assignment and transfer of such property and interests to Landlord and shall, within such five (5) business day period, deliver the originals of such plans, drawings, specifications, permits, approvals, warranties, entitlements, and other similar property and instruments relating to the Premises to Landlord. Tenant agrees to reasonably cooperate with Landlord at no cost or expense to Landlord in seeking any consent from the preparer of any plans, drawings, specifications, permits, approvals, warranties, entitlements, and other similar property and instruments relating to the Premises, to the extent assignable, to this Assignment which may be required for Landlord to rely on such plans, drawings, specifications, permits, approvals, warranties, entitlements, and other similar property and instruments relating to the Premises.

13. BANKRUPTCY

13.1 Bankruptcy Event.

Upon occurrence of a Bankruptcy Event, Landlord shall have all rights and remedies available pursuant to Article 12. After the commencement of a Bankruptcy case: (i) the Tenant shall perform all post-petition obligations of Tenant under this Lease; and (ii) if Landlord is entitled to

damages (including unpaid Rent) from and after any order for relief pursuant to the terms of this Lease, then all such damages shall be entitled to administrative expense priority pursuant to the **Bankruptcy Code**. Tenant acknowledges that this Lease is a lease of nonresidential real property and therefore Tenant, as the debtor in possession, or the trustee shall not seek or request any extension of time to assume or reject this Lease or to perform any obligations of this Lease which arise from or after the order of relief.

13.2 Assignment/Assumption.

Any Person to which this Lease is assigned pursuant to the Bankruptcy Code shall be deemed without further act or deed to have assumed all of the obligations arising under this Lease on and after the date of Assignment, and any such assignee shall upon request by Landlord execute and deliver to Landlord an instrument confirming such assumption in a form acceptable to Landlord. If the Tenant desires to assume and assign this Lease under the Bankruptcy Code to any Person who shall have made a bona fide offer, then the Tenant shall give Landlord written notice of such proposed Assignment (which notice shall set forth the name and address of such Person, all of the terms and conditions of such offer, and the adequate assurance to be provided Landlord to assure such Person's future performance under this Lease) prior to the date Tenant shall make application to the appropriate court for authority and approval to enter into such Assignment and assumption. Landlord shall thereupon have the prior right and option, to be exercised by notice to the Tenant given at any time prior to the effective date of such proposed Assignment, to accept an Assignment of this Lease upon the same terms and conditions and for the same consideration, if any, as the bona fide offer made by such Person, less any brokerage commissions which may be payable out of the consideration to be paid by such Person for the Assignment of this Lease. If the Tenant fails to assume or assume and assign this Lease in accordance with the requirements of the Bankruptcy Code within the period provided by the Bankruptcy Code or allowed by the Bankruptcy Court, then the Lease shall be deemed rejected and the Landlord shall have all rights and remedies available to it pursuant to Section 12.2. At any time during the Term, upon not less than five (5) days' prior written notice, Tenant shall provide Landlord with audited financial statements for Tenant for not less than the past two (2) years. Such statements are to be certified by an authorized representative of Tenant to be true, correct and complete, prepared in accordance with generally accepted accounting principles and audited by any independent certified public accountant.

13.3 Adequate Assurances.

In the event Tenant or proposed assignee under Section 13.2 proposes under the Bankruptcy Code to cure any Event of Default under this Lease or to assume or assign this Lease and is obliged to provide adequate assurance to Landlord that (a) all Events of Default shall be cured, (b) Landlord shall be compensated for its damages arising from any breach of this Lease and (c) future performance of Tenant's obligations under this Lease shall occur, then such adequate assurances shall include all of the following, as designated by Landlord in its sole and absolute discretion:

- (a) Those acts specified in the Bankruptcy Code or other applicable laws as included within the meaning of "adequate assurance";
- (b) A prompt cash payment to compensate Landlord for any monetary Events of Default or actual damages arising directly from a breach of this Lease;
- (c) A cash deposit in an amount at least equal to the then-current amount of the Security Deposit; and

(d) The assumption or Assignment of all of Tenant's interest and obligations under this Lease.

14. EMINENT DOMAIN

14.1 Eminent Domain.

If all or any portion of the Premises shall be condemned pursuant to exercise of the power of eminent domain, or acquired under an actual threat of the exercise of such power (collectively, "Condemnation") the rights and obligations of Landlord and Tenant with respect thereto shall be as set forth in this Article 14. Nothing in this Article 14 shall be interpreted to prevent Landlord from exercising its power of eminent domain as to Tenant's leasehold interest and/or Premises.

14.2 Notice of Condemnation.

If either party hereto receives notice of any **Condemnation** or intended Condemnation (including, without limitation, service of process), within five (5) business days of receipt, the party in receipt thereof shall deliver to the other party an exact copy of such notice of or relating to any intended Condemnation and the date such notice was received.

14.3 Representation of Interest.

Landlord and Tenant shall each have the right to represent its respective interests in such proceeding or negotiation with respect to a Condemnation or intended Condemnation and to make full proof of its claims. Landlord and Tenant each agrees to execute and deliver to the other any instrument which may be required to effectuate or facilitate the provisions of this Article 14.

14.4 Early Termination.

In the event of a Condemnation of all of the Premises or such portion of the Premises so that Tenant cannot reasonably and economically use the remainder of the Premises for the purposes permitted under this Lease (as reasonably determined by Tenant and approved by Landlord in its sole discretion), this Lease shall terminate as of the date of such Condemnation. A termination of this Lease pursuant to this Section 14.4 shall act to relieve Tenant from any further liability under this Lease except as to obligations accruing or arising on or prior to termination or which are otherwise required to be performed in connection with such termination or surrender of the Premises or which otherwise expressly survive termination. Tenant shall deliver the Premises to Landlord in the condition required for the surrender of the Premises under this Lease.

14.5 Partial Condemnation.

If only a portion of the Premises is subject to Condemnation and this Lease is not terminated pursuant to Section 14.4 above, then this Lease shall continue in full force and effect upon the same terms and conditions as set forth herein, and the Minimum Annual Rent shall be reduced in proportion to the reduction in the value of the Premises after the Condemnation as compared to the value of the Premises immediately prior to the Condemnation (as reasonably determined by Landlord and approved by Tenant in its reasonable discretion).

14.6 Temporary Condemnation.

If any portion of the Premises, including the entirety thereof, is subject to a temporary Condemnation, then this Lease shall continue in full force and effect and there shall be no adjustment or abatement in Rent during the term of such temporary Condemnation. Any portion of an award, settlement or other compensation or damages which may be given for such

temporary Condemnation attributable to the Term shall be the property of Tenant and any portion attributable to any period following the expiration of the Term shall be the property of Landlord. As used herein, a "temporary Condemnation" shall mean any taking which is not intended by the condemning authority to be permanent at the time such Condemnation initially occurs.

14.7 Award.

14.7.1 Leasehold Award.

In the event of any Condemnation of all or any portion of the Premises (other than a temporary Condemnation), Landlord shall be entitled to any and all awards and/or settlements or other compensation or damages which may be given for (a) any "bonus value" respecting this Lease (i.e., the excess value of the leasehold arising from the fact that the scheduled rent is less than the market rent for the Premises), and (b) the land (and water, if applicable) comprising the Premises and any Improvements. Any and all other awards and/or settlements or other compensation or damages (collectively, "**Leasehold Award**") for Improvements constructed by Tenant and the leasehold estate created by this Lease (excluding any bonus value thereof) shall be paid as follows:

(a) Provided this Lease is not terminated pursuant to Section 14.4 above, the Leasehold Award shall be payable in trust to any Permitted Lender that is a Financial Institution, if any, and shall be disbursed for the payment of the costs of repairing and restoring the remaining portion of the Premises to substantially its value, condition and character prior to such Condemnation to the extent the same may be feasible. If there is no Permitted Lender that is a Financial Institution or if there is but the Permitted Lender declines to act as a trustee for the disbursement of funds as provided above, then such Leasehold Award shall be payable in trust to a bank or trust company doing business in the County of San Diego agreed upon by the parties, or if the parties fail to agree, to Bank of America, N.A., or its successor, and shall be disbursed by such trustee as provided above. If the Permitted Lender is the trustee, the Permitted Lender may disburse the progress payments in accordance with its normal loan disbursement procedures (e.g. upon receipt of appropriate mechanics lien releases, invoices, etc.) so long as such disbursement procedures are reasonably acceptable to Landlord and ensure that the Leasehold Award is applied to the costs of repairing and restoring the Premises.

(b) If this Lease is terminated pursuant to Section 14.4, or if there are excess proceeds available after completion of the repair and restoration of the Premises as provided above, then any portion of the Leasehold Award not used for the repair and restoration of the remaining portion of the Premises pursuant to subparagraph (a) above, or used to place the Premises in the condition required for the surrender of same to Landlord, shall be divided between Landlord and Tenant, with Landlord to receive a sum computed by multiplying such excess funds awarded with respect to such Improvement by a fraction, the numerator of which shall be the number of years (or portion thereof) of the Term that have, at the time of such Condemnation, expired, and the denominator of which shall be the total number of years in the full Term. The remaining amount shall be paid to Tenant, subject to the Permitted Lender's rights under subparagraph (c) below.

(c) Any portion of the Leasehold Award relating to Improvements and not used as described in subparagraph (a) and (b) and which is payable to Tenant pursuant to subparagraph (b) shall be paid to the Permitted Lender to be applied against its Permitted Encumbrance to the extent such payment is required to be made by Tenant pursuant to the terms of the Permitted Encumbrance held by the Permitted Lender.

(d) Any remaining portion of the Leasehold Award after payment as described above shall be paid to Tenant. Notwithstanding the foregoing sentence, with respect to any Leasehold Award received in connection with any Condemnation for street widening or the installation of utilities, public sidewalks or walkways which occurs at any time following the Commencement Date, and provided such Condemnation does not result in material physical damage to then existing buildings or driveways, parkway access or access ways serving the Improvements, Landlord instead of Tenant, shall be entitled to receive, in addition to any award otherwise payable to Landlord pursuant to this Article, all of that portion of the Leasehold Award distributed to Tenant pursuant to this subparagraph (d).

(e) In addition to any other amounts to which Tenant is entitled as set forth above, Tenant shall be entitled to pursue any rights and remedies it may have against such condemning authority for: (i) any of Tenant's personal property; (ii) compensation pursuant to the provisions of California Government Code Section 7262 et seq.; (iii) compensation for loss of good will pursuant to California Code of Civil Procedure Section 1263.510 et seq.; and (iv) any other personal rights and remedies to which the occupant and user of the condemned portion of the Premises may be entitled under law. Said amounts shall not be deemed a part of an "award" as provided above.

(f) Nothing in this Section 14 shall be construed to allow the Tenant to prosecute any claim against the condemning authority or Landlord which would diminish or otherwise adversely affect the Leasehold Award or Landlord's rights herein.

14.7.2 Total Number of Years.

If at the time Tenant receives notice of a Condemnation of all or any portion of the Premises, Tenant has not exercised its option, pursuant to Section **Error! Reference source not found.**, to extend the Initial Term of this Lease, then for the purposes of this Section 14.7, the term "total number of years in the full Term" shall not include any portion of such option period.

14.7.3 Default.

Anything in this Article to the contrary notwithstanding, Tenant shall not be entitled to any funds, awards, rights, benefits or entitlement of any kind arising from or out of a Condemnation, except so far as is designated for damage to Tenant's personal property, if the same occurs during the period an Event of Default exists under this Lease or after Landlord has exercised any remedy referred to in Section 12.2 above by reason of an Event of Default. Tenant shall be entitled to any award allocated by a court of competent jurisdiction to Tenant's personal property.

15. MAINTENANCE AND REPAIR

15.1 Maintenance and Repair.

The Premises and all Improvements, both inside and outside, shall be put and kept free of deferred maintenance and in good operating condition by Tenant at Tenant's sole cost and expense. Tenant, at its sole cost and expense, shall be fully responsible for all care, maintenance, and repair of the Premises and all Improvements as necessary to keep the Improvements free of deferred maintenance and in good operating condition except for reasonable wear and tear. Tenant acknowledges that over the Term of this Lease, that in order to adhere to these maintenance and repair standards, certain repairs and replacements will be required and that regular reinvestment should be anticipated. Without limitation of the foregoing, Tenant shall perform all maintenance and make all repairs and replacements, ordinary as well as extraordinary, structural or otherwise, which may be necessary or required so that all times the Premises and the Improvements (together with all equipment, trade fixtures, mechanical and utility

systems, paving, landscaping, installations and appurtenances) shall be free of deferred maintenance and in good operating condition, satisfactory to Landlord in its sole discretion except for reasonable wear and tear which does not adversely affect the appearance and condition of the Premises or Improvements. Further, Tenant shall provide containers for the collection of trash and garbage outside the Improvements, which may require Landlord's approval, and keep the Premises in a clean, safe, healthy and sanitary condition, free and clear of rubbish, litter, and any fire hazards. Tenant's maintenance shall include, without limitation, all preventive maintenance, painting and replacements necessary to maintain and preserve the Premises and Improvements, and compliance with the Best Management Practices ("**BMPs**") set forth in the Jurisdictional Runoff Management Program incorporated by reference in Article 10 of the San Diego Unified Port District Code.

Prior to Tenant performing any non-routine repairs or replacements (i.e., those not occurring with an expected or known frequency in the normal course of business) to the exterior, the structure or building systems or which will substantially interfere with the typical operation of the Improvements, or affect the portions of the Improvements generally accessible to the public such as the lobby area of a hotel, plans and specifications must first be submitted to Landlord and receive Landlord's written approval, pursuant to the procedures provided in Article 6 herein as if such repairs or replacements were Alterations.

Tenant waives all rights to make repairs at the expense of Landlord, as provided in Section 1942 of the California Civil Code, and all rights provided by Section 1941 of the California Civil Code.

15.2 Condition in Compliance with Laws.

Tenant, at its sole cost and expense, shall keep the Premises and Improvements (together with all equipment, trade fixtures, mechanical and utility systems, paving, installations and appurtenances) in full compliance with all applicable Laws and the requirements of any insurer providing insurance for the Premises or any part thereof.

15.3 Performance by Landlord.

15.3.1 Inspection and Correction.

Landlord always shall have the right but not the duty or obligation to enter upon not less than twenty-four (24) hours prior written (which may be sent via email) or telephonic notice to Tenant (provided that no prior notice shall be required in the case of emergency or for incidental entries), view, inspect, determine the condition of, and protect its interests in the Premises and Improvements. If Landlord determines that the Premises or Improvements are not in the condition required pursuant to the terms of this Lease, Landlord shall deliver written notice to Tenant detailing the items to be corrected (any such notice, an "**Inspection Report**") and Tenant shall commence the necessary maintenance, alteration, repair and replacement work necessary to remedy the issues set forth in Landlord's notice within ten (10) days after written notice from Landlord and diligently pursue such work to completion. Further, if at any time Landlord determines the Premises or Improvements are not in the condition required pursuant to the terms of this Lease, upon ten (10) days prior written notice thereof Landlord may require Tenant to file and pay for a performance bond for necessary maintenance, alteration, repair and replacement work necessary to remedy the issues set forth in Landlord's notice which costs total over one-hundred thousand dollars (\$100,000). The amount of said bond shall be adequate, in Landlord's opinion, to correct all unsatisfactory conditions.

Tenant acknowledges and agrees that Landlord intends to provide Tenant with an Inspection Report approximately at the start of the thirty-ninth (39th) Lease Year, and that

Tenant's completion of the work listed in such Inspection Report or diligent pursuit of such completion is a precondition to exercising the Option to Extend.

15.3.2 Landlord Repair Rights.

At Landlord's option, if Tenant fails to commence to perform the necessary maintenance, alteration, repair and replacement work within ten (10) days of Landlord's written demand therefor and thereafter diligently prosecute such work to completion (except in the event of an emergency in which case no such notice shall be required), Landlord may, but need not, perform such maintenance, alteration, repair or replacement work, and Tenant shall pay Landlord the actual cost thereof, together with interest thereon at the Default Rate from the date incurred until paid and an administrative fee in the amount of twenty percent (20%) of the cost of such work, pursuant to the Reimbursement Procedure. Such payments shall constitute Additional Rent under this Lease and shall be paid monthly as billed by Landlord or in a lump sum payment, as directed by Landlord. If requested by Landlord, Tenant shall pay to Landlord the entire estimated cost of such work in advance, but such payment shall not relieve Tenant from the obligation to pay any excess costs that may be actually incurred by Landlord. For all maintenance, alteration, repair and replacement work undertaken by Landlord, Tenant hereby indemnifies and shall defend, at Tenant's sole expense and with counsel reasonably acceptable to Landlord, and hold the Landlord Parties harmless from any and all liability, Related Costs, demands, damages, expenses (including, without limitation, attorneys', consultants' and experts' fees, court costs and amounts paid in settlement of any claims or actions), arising directly or indirectly out of such work or the performance thereof, unless the same is the result of the gross negligence or willful misconduct of Landlord. Landlord shall have no obligation to repair or maintain any portion of the Premises. The rights of Landlord under this Section 15.3 shall not create any obligations or increase any obligations of Landlord elsewhere in this Lease, nor shall the exercise of such rights, or the failure to exercise same, limit any other rights or remedies of Landlord. Tenant shall provide Landlord Parties access to the Premises for the purposes set forth in this Section 15.3.

15.4 Marina Audit

Commencing on the fifth (5th) anniversary of the Commencement Date and every five (5) years thereafter, Tenant shall perform a maintenance audit in accordance with the following provisions (the "**Audit Process**"):

(a) Tenant shall, at Tenant's cost, engage a reasonably qualified contractor or engineer (with experience in the development and/or maintenance of marinas), to be approved by Landlord, to provide Tenant with a written audit report that identifies in reasonable detail (i) any repair and maintenance items which the auditor reasonably determines must be completed immediately in order to cause the marina portion of the Premises to be in the condition required by this Lease ("**Required Work**"), (ii) any repair and maintenance items which the auditor reasonably determines must be completed within a specified period of time in order for such marina portion to remain in such condition for at least five (5) years after the date of such audit report, and (iii) any other repairs or maintenance items which the auditor suggests could improve the Marina operations.

(b) Within thirty (30) business days after Tenant's receipt of Landlord notice, Tenant shall provide to Landlord a copy of such written audit report. Tenant shall thereafter promptly cause to be performed, at Tenant's sole cost and expense, any work identified as Required Work in such report (unless Lessor waives such requirement) on a schedule consistent with such report's recommendations. If Tenant fails to perform such work, then Landlord may, but need not, (i) perform such maintenance, alteration, repair or replacement work as per Section 15.3 of this Lease or (ii) require Tenant to set up a reserve account in which event Tenant will be

required to deposit 3% of revenues attributable to all marina revenues at the Premises annually (the "**Reserve Account**"), and Tenant shall be required to promptly use the amounts in the Reserve Account toward Completing the Required Work in accordance with the terms of this Lease. The Reserve Account will be held in Tenant's name at a qualified Financial Institution approved by Landlord, in Landlord's reasonable discretion. Upon completion of the Required Work, any funds remaining in the Reserve Account shall be disbursed to Tenant, and Tenant shall no longer be required to fund such Reserve Account unless and until a separate Audit Process and audit report reveals Required Work that Tenant fails to perform in accordance with the provisions of this Section 15.4, in which case Tenant shall be required to establish a new Reserve Account in accordance with the foregoing procedures.

Landlord may additionally invoke such Audit Process in the event of a transfer of Tenant's interest in this Lease which requires Landlord's consent pursuant to Section 11 above.

15.5 Records.

Tenant shall, at all time during the Term, keep or cause to be kept, accurate and complete records of maintenance conducted at the Premises. The records must be supported by source documents of original entry such as invoices, receipts, work orders, construction contracts, service contracts or other pertinent supporting documents. All of Tenant's maintenance records relating to the Premises shall be kept either at the Premises or at such other locations in San Diego County, California as are acceptable to Landlord. Landlord shall have the right at any time to examine such maintenance records without restriction and, at Landlord's request, Tenant shall provide Landlord with copies thereof at Tenant's expense for the purpose of determining the accuracy thereof.

16. TAXES AND PROPERTY EXPENSES

16.1 Taxes.

This Lease may result in a taxable possessory interest and be subject to the payment of property and other taxes. Tenant shall pay, prior to delinquency, all **Tax Expenses** attributable to any time period during the Term now or hereafter assessed against, or relating in any way to the Tenant, this Lease, the Premises, the Improvements, or the use or occupancy thereof by Tenant and Tenant Parties. Tenant shall promptly following written request therefor from Landlord, provide Landlord with evidence of the payment of Tax Expenses. "Tax Expenses" shall include, without limitation, all federal, state, county, or local governmental or municipal taxes, fees, assessments, charges or other impositions of every kind and nature, whether general, special, ordinary or extraordinary, (including, without limitation, real estate taxes, possessory interest taxes, use taxes, general and special assessments, leasehold taxes or taxes based upon Tenant's receipt of rent, including gross receipts or sales taxes applicable to Tenant's receipt of rent, personal property taxes imposed upon the fixtures, machinery, equipment, apparatus, systems and equipment, appurtenances, furniture and other personal property used by Tenant in connection with the Premises) and any taxes and assessments relating to the business or other activities of Tenant upon or in connection with the Premises. Tax Expenses also shall include, without limitation:

- (a) Any tax on Landlord's receipt of Rent, right to Rent or other income from the Premises;
- (b) Any assessment, tax, fee, levy or charge in addition to, or in substitution, partially or totally, of any assessment, tax, fee, levy or charge previously included within the definition of real property tax, possessory interest tax or use tax or other Tax Expenses, and any assessments, taxes, fees, levies and charges that may be imposed by government agencies for

services such as fire protection, street, sidewalk and road maintenance, refuse removal and for other governmental services formerly provided without charge to property owners or occupants. It is the intention of Tenant and Landlord that all such new and increased assessments, taxes, fees, levies, and charges and all similar assessments, taxes, fees, levies and charges be included within the definition of Tax Expenses for purposes of this Lease; and

(c) Any assessment, tax, fee, levy, or charge, which is levied or assessed based upon the area of the Premises or the Improvements or the Rent payable hereunder, including, without limitation, any gross income tax upon or with respect to the possession, leasing, operating, management, maintenance, alteration, repair, use or occupancy by Tenant of the Premises, or any portion thereof.

(d) Tenant agrees to cooperate with Landlord in connection with, and to not object to, the formation of a special maintenance district or infrastructure repair district that includes the Premises and other neighboring properties, the purpose of which is to fund the costs of the maintenance, repair and replacement of public property and/or improvements that benefit the Premises, or are related to the use and enjoyment of the Premises by Tenant, its Subtenants and/or their customers or invitees. All assessments levied by any such maintenance district shall constitute Tax Expenses. Property Expenses.

16.2 Property Expenses.

Without limitation of Tenant's other obligations under this Lease, Tenant agrees to pay all Property Expenses. As used herein, "Property Expenses" include, without limitation, all costs and expenses of any nature incurred or payable, or arising in connection with, the ownership, management, maintenance, construction, repair, replacement, restoration or operation of the Premises and/or the Improvements, including, without limitation, any amounts paid for: (i) the cost of supplying any utilities, the cost of operating, maintaining, repairing, renovating and managing any utility systems, mechanical systems, communications systems, sanitary and storm drainage systems, and the cost of supplies and equipment and maintenance and service contracts in connection therewith; (ii) the cost of licenses, certificates, permits and inspections; (iii) the cost of any insurance carried or required to be carried by Tenant with respect to the Premises and/or the Improvements including without limitation any premiums and deductibles; (iv) the cost of landscaping, supplies, tools, equipment and materials, and all fees, charges and other costs incurred in connection with the management, operation, repair and maintenance of the Premises and/or the Improvements; (v) payments under any easement, license, permit, operating agreement, declaration, or covenant or instrument pertaining to the Premises; and (vi) the cost of any Improvements, capital repairs, capital alterations, or capital equipment, required by any government agency or otherwise required under this Lease

17. EQUAL EMPLOYMENT OPPORTUNITY/NONDISCRIMINATION AND OFAC

17.1 Nondiscrimination.

Tenant shall comply with Title VII of the Civil Rights Act of 1964, as amended; the Civil Rights Act of 1991; the California Constitution; the California Fair Employment and Housing Act; the ADA; and any other applicable Laws now existing or hereinafter enacted, requiring equal employment opportunities or prohibiting discrimination. This shall include without limitation, laws and regulations prohibiting discrimination because of race, color, religion, sex, national origin, ancestry, physical or mental disability, veteran status, medical condition, marital status, age, sexual orientation, pregnancy, or other non-job related criteria. In complying with all such Laws, including without limitation the ADA, Tenant shall be solely responsible for such compliance and

required programs, and there shall be no allocation of any such responsibility between Landlord and Tenant. Each Subtenant shall comply with the requirements of this Article 16.2.

17.2 Compliance with Employment and Labor Requirements.

Tenant shall comply with the Federal Fair Labor Standards Act of 1938; the Federal Labor-Management Reporting and Disclosure Act of 1959; the Occupational Safety and Health Act of 1970; the California Constitution; and any other Laws now existing or hereinafter enacted, regarding employment and labor practices. Tenant shall also comply with the National Labor Relations Act, including the provisions with respect to the rights of employees to organize.

17.3 OFAC Compliance.

Tenant represents and warrants that (i) Tenant and each Person owning an interest in Tenant is not now, and shall not during the term of this Lease become, a Person with whom Landlord or any citizen of the United States is restricted from doing business with under the Uniting and Strengthening America by Providing Appropriate Tools Required to Intercept and Obstruct Terrorism Act of 2001, H.R. 3162, Public Law 107-56 (commonly known as the "**USA Patriot Act**") and regulations promulgated pursuant thereto, or under any successor statutes or regulations, including, without limitation, persons and entities ("Prohibited Persons") named on the Specially Designated Nationals and Blocked Persons List maintained by the Office of Foreign Assets Control, Department of the Treasury ("**OFAC**") and/or on any other similar list pursuant to any authorizing statute, executive order or regulation, nor a Person (also, a "Prohibited Person") with whom a citizen of the United States is prohibited to engage in transactions by any trade embargo, economic sanction, or other prohibition of United States law, regulation, or Executive Order of the President of the United States, (ii) none of the funds or other assets of Tenant constitute property of, or are beneficially owned, directly or indirectly, by any Prohibited Person, (iii) no Prohibited Person has any interest of any nature whatsoever in Tenant (whether directly or indirectly), (iv) none of the funds of Tenant have been derived from any unlawful activity with the result that the investment in Tenant is prohibited by law or that the Lease is in violation of law, and (v) Tenant has implemented procedures, and will consistently apply those procedures, to ensure the foregoing representations and warranties remain true and correct at all times.

17.4 Diversity, Equity and Inclusion

Tenant shall, within ninety (90) days of the Effective Date, provide a written statement of Tenant's commitment to non-discrimination, diversity, equity, and inclusion in the workplace. In addition, Tenant shall provide a brief description of plans to implement good faith efforts, based on the nature of Tenant's business operations, to recruit contractors, consultants, and employees, and/or applicants for employment (collectively, "Tenants Hires") in a non-discriminatory manner.

In addition, following the two (2) year anniversary of the Effective Date, Tenant shall, within ninety (90) days of receiving a written request from Landlord, provide a written report describing Tenant's actions and outcomes in furtherance of its commitment to non-discrimination, diversity, equity, and inclusion (provided that Landlord may only request such written report once every three (3) years following an initial request hereunder). Tenant's report shall not identify individual Tenant Hires by name.

18. INSURANCE

18.1 Insurance.

Tenant shall maintain insurance acceptable to Landlord in full force and effect throughout the Term.

18.2 Forms of Coverage.

The policies for said insurance shall, as a minimum, provide the following:

18.2.1 Commercial General Liability.

"**Occurrence**" form Commercial General Liability covering the Premises, operations, and contractual liability assumed by Tenant in this Lease in the amount of not less than as set forth in Section 1.7. Tenant's indemnification obligations under this Lease shall in no event be limited by the terms or qualifications to the contractual liability coverage under such insurance.

18.2.2 Liquor Liability.

If alcoholic beverages are served or sold on the Premises, Liquor Liability coverage in the amount of not less than as set forth in Section 1.7 shall be obtained. If no alcoholic beverages are served or sold on the Premises, the proof of insurance shall so state.

18.2.3 All Risk and Builder's Risk Property Coverage.

All Risk Property Coverage, including flood and debris cleanup provisions, in an amount not less than the full 100% replacement value of all Improvements, together with business interruption and extra expense coverage, including a provision for the continuation of Rent payments for twelve (12) months, a vandalism and malicious mischief endorsement, earthquake sprinkler leakage coverage, boiler and machinery coverage and, if so required by Landlord, earthquake coverage. The coverage policies shall be endorsed with a Loss Payee endorsement in favor of Landlord. It is agreed that any insurance proceeds in excess of Twenty-Five Thousand Dollars (\$25,000) resulting from a loss under said policies shall be payable jointly to Landlord and Tenant to ensure that said proceeds will be reinvested in rebuilding and/or repairing the damaged Improvements and applied to Tenant's Rent obligations hereunder, as applicable. However, if there is a Permitted Lender that is a Financial Institution, then all proceeds from such policies of insurance (other than from the business interruption and extra expense coverage) shall be payable in trust, with safeguards reasonably acceptable to Landlord, to such Permitted Lender to be disbursed for the repair and restoration of the Improvements (or, if there is no Permitted Lender that is a Financial Institution, or if there is, but the Permitted Lender declines to hold and disburse such proceeds, to a bank or trust company doing business in the County of San Diego agreed upon by the parties, or if the parties fail to agree, to Bank of America, N.A., or its successor, which proceeds shall be deposited in interest bearing accounts or deposits agreed upon by the parties, or if the parties fail to agree, then in the bank's regular passbook savings account). All interest shall be added to the trust funds to be disbursed with the principal. All such proceeds shall be disbursed in progress payments for the payment of the cost of repairing or restoring the property so damaged or destroyed. The specific manner of holding such proceeds and the method and conditions of disbursement shall be subject to the prior written approval of Landlord so as to ensure the application of such proceeds in compliance with this Lease.

During the construction of the Project Improvements or any subsequent Alterations or restoration work, builder's risk completed value form insurance covering the perils insured under the ISO special causes of loss form, including collapse, water damage, transit and flood and earthquake coverage, covering the total value of work performed and equipment, supplies and materials furnished (with an appropriate limit for soft costs in the case of construction) and covering the full insurable value (exclusive of the cost of noninsurable items) of all equipment, supplies and materials at any off-site storage location used with respect to the Project or in transit.

The coverage shall be endorsed with a Loss Payee endorsement in favor of Landlord. The insurance proceeds shall be paid and disbursed in the same manner as set forth in this Section 18.2.3 above.

18.2.4 Worker's Compensation.

Workers' compensation insurance covering all persons employed by Tenant at the Premises and with respect to whom death or bodily injury claims could be asserted against Tenant, Landlord or the Premises, with statutorily required limits, and employer's liability insurance with minimum limits of not less than One Million Dollars (\$1,000,000) for each accident/employee/disease. Workers' compensation insurance shall include a waiver of subrogation in favor of Landlord Parties.

18.2.5 Automobile Liability.

Business automobile liability insurance covering liability arising out of vehicles used on or about the Premises by Tenant or its employees (including owned, non-owned, leased, rented and/or hired vehicles) insuring against liability for bodily injury, death and property damage in an amount not less than One Million Dollars (\$1,000,000) each accident limit.

18.2.6 UST Insurance Obligations.

In the event underground storage tanks are located on the Premises, Tenant is required to comply with all Laws applicable to underground storage tanks, including, without limitation, United States Code, Title 42, Chapter 82, Subchapter IX, 40 CFR Part 280, 40 CFR Part 281 and 40 CFR Parts 282.50 – 282.105, and Title 23, Division 3, Chapter 18 of California Code of Regulations, collectively, herein "UST Law." At the time Tenant is required to comply with any provisions of UST Law requiring financial assurance mechanisms, Tenant shall provide Landlord with a certified copy of its Certification of Financial Responsibility. If Tenant's program for financial responsibility requires insurance, then Tenant's policy(ies) shall name the Landlord Parties as additional insureds, and all other terms of Section 18.3 below, shall apply. Should Tenant change its financial assurance mechanisms, Tenant shall immediately provide Landlord with a certified copy of its revised Certification of Financial Responsibility.

18.2.7 Marine and Marina Related Coverage.

Marina Operator's Liability Insurance in an amount of not less than as set forth in Section 1.7. Evidence of coverage in accordance with United States Longshore & Harbor Workers' Compensation Act, if applicable, either as part of Marina Operator's Liability Insurance required herein, or an extension of a worker's compensation policy.

18.2.8 Contractor's Pollution Liability Coverage.

If the Landlord determines, in its sole and absolute discretion, that Tenant performs or contracts for any work which involves a Hazardous Materials Activity or which has the potential to disturb or result in the release of any Hazardous Material, for which there is potential exposure to pollution or Hazardous Materials to Persons or the environment, Tenant shall obtain or cause its contractor to obtain Contractor's Pollution Liability, Pollution Legal Liability and/or Asbestos Pollution Liability and/or Errors & Omissions applicable to the work being performed or the potential release of any Hazardous Material, with limits of \$5,000,000 per claim or occurrence and \$10,000,000 aggregate per policy period of one year or the limits maintained by or available to the contractor, whichever is higher. The Landlord Parties shall also be named as an additional insured on any such policy. Immediately upon learning of or reasonably suspecting that a release

of Hazardous Materials has occurred on, in, under or about the Premises, Tenant shall provide notice of the same to Landlord.

18.3 General Requirements.

18.3.1 Certificates and Other Requirements.

All required insurance shall be in force the first day of the Term, and shall be maintained continuously in force throughout the Term. In addition, the cost of all required insurance shall be borne by Tenant. During the entire Term, Tenant shall provide Landlord with insurance certificates, in a form reasonably acceptable to Landlord, issued by the insurer evidencing the existence of the necessary insurance policies and original endorsements effecting coverage required by this Article ("**Certificates**"). The Certificates and endorsements for each insurance policy are to be signed by a person authorized by that insurer to bind insurance on its behalf. Notwithstanding the forgoing, Landlord reserves the right to require complete, certified copies of all required policies at any time.

18.3.2 Additional Insureds and Other Requirements.

All liability insurance policies shall name, or be endorsed to name the Landlord Parties as additional insureds and protect the Landlord Parties against any legal costs in defending claims. All liability policies shall provide cross-liability coverage. All insurance policies shall be endorsed to state that coverage will not be suspended or voided, except after Landlord has been furnished with thirty (30) days' prior written notice. To the extent the policy is blanket endorsed or is specifically endorsed to provide the same, all insurance policies shall also provide that the subject policy shall not be cancelled without thirty (30) days' prior written notice to Landlord. All insurance policies shall be endorsed to state that Tenant's insurance is primary and not excess or contributory to any insurance issued in the name of Landlord. Further, all insurance companies must be reasonably satisfactory to Landlord.

18.3.3 Deductibles.

Any deductibles or self-insured retentions must be declared and acceptable to Landlord. If the deductibles or self-insured retentions are unacceptable to Landlord, then Tenant shall have the option to either: (i) reduce or eliminate such deductibles or self-insured retentions as respects the Landlord Parties; or, (ii) procure a bond guaranteeing payment of losses and related investigations, claim administration, and defense expenses.

18.3.4 Updates.

Landlord shall retain the right, in its reasonable discretion, at any time to review the coverage, form, amount and type of insurance required herein. If, in Landlord's reasonable opinion, the insurance provisions in this Lease do not provide adequate protection for the Landlord Parties and/or members of the public using the Premises or using services connected with Tenant's use or occupancy of the Premises, Landlord may require Tenant to obtain insurance sufficient in coverage, form, amount and type to provide adequate protection. Landlord's requirements shall be designed to ensure protection from and against the kind and extent of risks that exist at the time a change in insurance is required.

18.3.5 New Certificates.

If Landlord changes the insurance requirements as provided in Section 18.3.4 above, Landlord shall notify Tenant in writing of such changes. With respect to changes in insurance requirements that are available from Tenant's then-existing insurance carrier, Tenant shall deposit

new Certificates with Landlord issued by the insurer evidencing acceptable insurance policies incorporating such changes within thirty (30) days of receipt of such notice. With respect to changes in insurance requirements that are not available from Tenant's then-existing insurance carrier, Tenant shall deposit new Certificates evidencing acceptable insurance policies with Landlord, incorporating such changes, within ninety (90) days of receipt of such notice. In the event Tenant fails to deposit insurance Certificates as required herein, and such failure is not cured within ten (10) days following written notice thereof to Tenant, this Lease shall be in default without further notice to or cure right by Tenant, and Landlord shall be entitled to exercise all legal remedies. Without limitation of the foregoing, Tenant agrees that if Tenant does not take out and maintain such insurance or furnish Landlord with renewals or binders in a timely manner, Landlord may (but shall not be required to), procure said insurance on Tenant's behalf and charge Tenant the cost thereof, which amount shall be payable by Tenant to Landlord pursuant to the Reimbursement Procedure.

18.3.6 Default.

If Tenant fails or refuses to maintain insurance as required in this Lease, or fails to provide proof of insurance, and such failure is not cured within ten (10) days following written notice thereof to Tenant, Landlord has the right to declare this Lease in default without further notice to Tenant, and Landlord shall be entitled to exercise all legal remedies.

18.3.7 No Limit on Liability.

The procuring of such required policies of insurance shall not be construed to limit Tenant's liability hereunder, nor to fulfill the indemnification provisions and requirements of this Lease.

18.3.8 Compliance with Insurance Requirements.

Tenant agrees not to use the Premises in any manner that will result in the cancellation of any insurance Landlord may have on the Premises or on adjacent premises, or that will cause cancellation of any other insurance coverage for the Premises or adjacent premises, notwithstanding that such use may be included within the Permitted Use. Tenant further agrees not to keep on the Premises or permit to be kept, used, or sold thereon, anything prohibited by any fire or other insurance policy covering the Premises. Tenant shall, at its sole expense, comply with all reasonable requirements for maintaining fire and other insurance coverage on the Premises and represents to Landlord that Tenant will confirm that it is in compliance with such requirements at all times.

18.4 Waiver of Subrogation.

Tenant hereby releases the Landlord Parties from any and all liability or responsibility to Tenant or anyone claiming through or under Tenant by way of subrogation or otherwise for any loss or damage to the Premises, any Improvements, or any of Tenant's personal property or business caused by or arising from a fire or any other event that is covered by the insurance required to be carried pursuant to this Lease or is actually carried, even if such fire or other event shall have been caused by the fault or negligence of any of the Landlord Parties. Each Subtenant similarly releases the Landlord Parties. Tenant, and any Subtenant, shall also obtain an endorsement waiving the insurance company's subrogation rights against the Landlord Parties for any insurance policies required by the terms of this Lease. Tenant and Subtenant shall also defend and indemnify the Landlord Parties in the manner specified in Section 19.1 in the event any Person asserts such a claim.

18.5 Subtenants to Maintain Insurance.

All Subtenants shall maintain insurance in the amounts required under Section 18.2, which shall comply with the requirements of Section 18.3. In addition, all Subleases shall provide that the Subtenant releases the Landlord Parties pursuant to the requirements of Section 18.4.

19. INDEMNITY

19.1 Indemnity.

Tenant hereby indemnifies and shall defend the Landlord Parties, at Tenant's sole cost and expense and with counsel reasonably selected by Landlord, and hold the Landlord Parties harmless from any and all claims (including claims under negligence and strict liability), demands, liability, losses, causes of actions and suits of any kind, administrative or judicial proceedings, orders, judgments, and all Related Costs arising directly or indirectly out of (i) the performance by Tenant of its obligations under this Lease, (ii) the construction of any Improvements or Alterations, (iii) any breach by Tenant of its obligations under this Lease, (iv) any accident, injury or damage whatsoever caused to any Person or the property of any Person on or about the Premises, (v) the use, occupancy, possession or operation of the Premises by any Tenant Party, regardless of whether pursuant to this Lease, the Original Lease, or otherwise, (vi) any claims related to PWL, or (vii) any acts or omissions of any Tenant Party, except only claims or litigation arising through the sole gross negligence or sole willful misconduct of Landlord (but subject to Section 18.4). Landlord, at its election, may conduct its own defense with its own counsel independent from Tenant's counsel (and in that event Tenant will select its own counsel) and the reasonable costs incurred by Landlord in such defense shall be covered by the foregoing indemnification, hold harmless and defense obligations and be subject to immediate payment once incurred. The terms of this Article 19 shall survive the expiration or earlier termination of this Lease. The foregoing indemnity obligations of Tenant are in addition to, and not in limitation of, any other indemnity obligations of Tenant contained in this Lease or otherwise.

20. DAMAGE OR DESTRUCTION

20.1 Casualty.

In the event of any damage to or destruction of any Improvements, whether or not from a risk coverable by the insurance described in Article 17.4. Tenant shall promptly repair and restore such Improvements, in a manner approved in writing by Landlord, so that after such restoration and repair, the Improvements are at least as valuable and usable as immediately prior to such damage or destruction. Tenant shall be entitled to have any insurance policy proceeds held in trust with the Permitted Lender or other trustee selected pursuant to Section 18.2.3 disbursed as progress payments as the work of repair, restoration or replacement progresses, to be used solely for paying for such work; and upon completion of such work free and clear of liens, if required by the terms of the Permitted Encumbrance any remaining balance of any insurance proceeds shall be paid first to the Permitted Lender to the Permitted Encumbrance, and thereafter, if the Permitted Lender permits or requires by the terms of the Permitted Encumbrance, to Tenant. If the Permitted Lender is the trustee, the Permitted Lender may disburse the progress payments in accordance with its normal disbursement procedures (e.g. upon receipt of appropriate mechanic's lien releases, invoices, etc.) so long as such disbursement procedures are reasonably satisfactory to Landlord and ensure that the proceeds of insurance are applied to the costs of repairing or replacing the Improvements. To the extent that the insurance proceeds are insufficient to pay for the costs of repairing the damaged Improvements, Tenant shall pay such deficiency to the trustee for application to the restoration costs on or before the earlier to occur of (i) sixty (60) days from the date of such damage or destruction, or (ii) the date the insurer first

makes available such insurance proceeds for repair, restoration or replacement. In the event Tenant or the Permitted Lender fails to commence to repair, restore or replace the damaged Improvements (including without limitation, engaging architects and engineers to prepare plans and specifications for the restoration), or pursue any permits necessary to repair, restore or replace the damaged Improvements, within ninety (90) days of such damage or destruction or to diligently prosecute such work to completion, Tenant shall be deemed to be in default hereunder upon written notice thereof from Landlord to Tenant and, in addition to any other remedies, Landlord shall be entitled to receive and retain such insurance proceeds to apply them to the repair, restoration and replacement of the Improvements. The provisions of Articles 6 and 7 shall apply to all work performed pursuant to this Article. Notwithstanding the foregoing, if Tenant and the Permitted Lender are not able to obtain sufficient insurance proceeds (in the case of an insured casualty) or construction funds (in the case of an uninsured casualty) to commence repair, restoration or replacement of the damaged Improvements within ninety (90) days of such damage or destruction, and in the case of an insured casualty, Tenant and the Permitted Lender have used commercially reasonable efforts to so obtain such insurance proceeds, or in the case of an uninsured casualty, Tenant and the Permitted Lender have used commercially reasonable efforts to obtain sufficient construction funds, then Tenant and the Permitted Lender shall have such additional time as is necessary to obtain such insurance proceeds or construction funds (but in no event to exceed one hundred eighty (180) days from the date of such damage or destruction) in which to commence to repair, restore or replace the damaged Improvements.

20.2 Casualty During the Last Part of Term.

Notwithstanding Section 20.1 to the contrary, if there is damage or destruction to the Improvements during the last five (5) years of the Term (including all exercised options) and the cost of repairing said damage or destruction exceeds the cost of demolishing and removing the remaining Improvements as determined by the Demolition and Remediation Report, then Tenant shall have the option to terminate this Lease, subject to Tenant's satisfaction of all of the following requirements: (a) Tenant shall, within ninety (90) days after the date of the casualty, give Landlord written notice of its election to terminate ("**Notice of Election to Terminate**"); and (b) Tenant shall, at the election of Landlord (which election shall be communicated in writing to Tenant ("**Demolition Notice**") within thirty (30) days of Landlord's receipt of the Notice of Election to Terminate), raze and remove the damaged or destroyed Improvements and any other Improvements that Landlord may designate in the Demolition Notice and, if applicable, remediate the Premises, and shall commence said demolition, removal and remediation and shall diligently prosecute it to completion within ninety (90) days of Landlord's delivery of the Demolition Notice, and shall vacate the Premises immediately upon completion (which vacation date shall fix the termination date of this Lease). Any and all property damage insurance proceeds (exclusive of any proceeds applicable to Tenant's personal property that would be retained by Tenant at the end of the Term) paid as a result of the damage or destruction giving rise to the termination, shall be distributed in accordance with the following order of priority: first, to the payment of the costs to raze and remove the Improvements as required above, second, to repayment of any outstanding Permitted Encumbrance, if required by the terms thereof; and third, to Landlord all remaining insurance proceeds.

20.3 No Rental Abatement.

Tenant shall not be entitled to any abatement or reduction in the Rent during any period of time that any Improvements are in need of repair, restoration or replacement or are under construction for such repairs, restoration or replacements or any other period of time during the Term of this Lease.

20.4 Waiver of Statutory Provisions.

The provisions of this Lease, including this Article 20, constitute an express agreement between Landlord and Tenant with respect to any and all damage to, or destruction of, all or any part of the Premises or Improvements, or any other portion thereof, and any California statute or regulation, now or hereafter in effect, regarding the rights or obligations of a tenant concerning damage or destruction following a casualty event are waived and shall have no application to this Lease or any damage or destruction to all or any part of the Premises or Improvements as a result of a casualty event.

21. HAZARDOUS MATERIALS

21.1 Hazardous Materials.

21.1.1 Tenant Use of Hazardous Materials.

Tenant shall not cause or permit any Hazardous Material, or products or materials which include any hazardous substance as a component to be generated, brought onto, used, stored, emitted, released or disposed of in or about the Premises or Improvements (collectively and individually, a "**Hazardous Materials Activity**") by Tenant or its agents, whether by a Tenant Party or any other Person unless expressly approved, at Landlord's sole discretion, in writing by Landlord after submittal by Tenant of Safety Data Sheets ("**SDS**") or other information requested by Landlord regarding the Hazardous Material. Approval by Landlord of any Hazardous Materials Activity shall not create or impose any liability or obligation on Landlord with respect to such Hazardous Material or Hazardous Materials Activity and Tenant assumes all liability and obligations related thereto. All Hazardous Materials Activity shall be in strict compliance with all applicable Laws and other requirements in effect during the Term, including, without limitation, Laws and requirements that regulate Hazardous Materials or otherwise relate to public health and safety or the protection of the environment ("**Environmental Laws**") and shall comply at all times with all Environmental Laws.

21.1.2 Notice of Release or Investigation.

If Tenant becomes aware of (i) any actual or threatened release of any Hazardous Material on, in, under, from, or about the Premises or (ii) any notice, inquiry, investigation, proceeding, or claim by any government agency or other Person regarding the presence of any Hazardous Material on, in, under, from or about the Premises (collectively "**Inquiry**"), Tenant shall immediately upon learning of or reasonably suspecting that a release of Hazardous Materials has occurred on, in, under or about the Premises, provide verbal notice of the same to Landlord, and give Landlord written notice of the release or Inquiry within twenty-four (24) hours after Tenant learns or first has reason to believe there has been a release or Inquiry and shall simultaneously furnish to Landlord copies of any notices of inquiry or investigation, claims, notices of violation, reports, warning or other writings received by Tenant that concern the release or Inquiry. Tenant shall provide Landlord with advance written notice of meetings scheduled with any federal, state or local government agency (such as, but not limited to, the United States Environmental Protection Agency, the Regional Water Quality Control Board, Department of Toxic Substances Control or Air Resources Board) ("**government agency**") that may be relevant to or potentially impact the Premises at least ten (10) full business days prior to such meeting or as soon as reasonably possible if the government agency schedules the meeting for less than ten (10) business days from the date the meeting is proposed. Landlord shall be entitled to have its representatives attend and participate in any and all such meetings. If the government agency brings up the Premises in any other scheduled meeting, Tenant shall suggest that a separate meeting should be scheduled so that Landlord can participate.

21.1.3 Landlord Right to Inspect and Data.

If Hazardous Materials Activity has occurred during the Term or is ongoing, Landlord or its designated representatives, at Landlord's sole discretion, may, but is no way obligated to, enter upon the Premises and make any inspections, tests or measurements Landlord deems necessary or desirable to determine if a release or discharge of Hazardous Materials has occurred. Landlord shall furnish Tenant a minimum of twenty-four (24) hours' notice prior to conducting any inspections or tests, unless, in Landlord's sole judgment, circumstances require otherwise. If Landlord reasonably suspects a possible release of Hazardous Materials or a use of Hazardous Materials in violation of Environmental Law, then Landlord, at Landlord's sole discretion, may require Tenant, at Tenant's sole expense, to have additional investigation for such Hazardous Materials conducted by an environmental consultant or engineering firm designated by Landlord. Such tests may include, without limitation, the Premises and any area outside the Premises that Landlord reasonably believes may have been contaminated by a release or discharge at or from the Premises, including but not limited to soil, subsoil media, surface water, sediments, and groundwater. Tenant shall provide Landlord, as soon as reasonable after they become available to Tenant, access to all information reports and data obtained, generated or learned as a result of sampling or testing activities on the Premises, including raw and verified lab data and consultant reports. Landlord shall be permitted to have representatives present during any sampling or testing on or at the Premises or outside of the Premises, and may obtain split samples, if requested, copies of the results of on-site testing and visual inspections, and complete access to all samples and tests taken or conducted as a result of any investigations of the Premises. Access to any consultant reports issued by or on behalf of Tenant concerning the Premises shall be furnished to Landlord as soon as reasonable after the reports are finalized. Any environmental reports issued by or on behalf of Tenant regarding the Premises or Hazardous Material Activities related thereto shall first be generated in draft form and furnished to Landlord for review and comment. No such report will be made final until Landlord has had reasonable opportunity to review the draft and to identify any factual inaccuracies therein. Landlord's failure to inspect, test or take other actions pursuant to this Section 21.1.3 shall in no way relieve Tenant of any responsibility for a release of a Hazardous Material.

21.1.4 Clean-up Obligations.

If Hazardous Materials Activity, Tenant Hazardous Material, or Pre-Existing Hazardous Material has resulted or does result in contamination of the Premises and/or the Improvements, any adjacent or nearby property, the San Diego Bay or any soil, subsoil media, surface water, sediments, or groundwater, Tenant shall promptly take all necessary actions, at Tenant's sole expense, to investigate, remove or remediate such Hazardous Materials in compliance with all Environmental Laws and in a manner and with results satisfactory to Landlord in Landlord's good faith discretion ("**Environmental Cleanup**"). Tenant shall provide notice to Landlord prior to performing any removal or remedial action. In the event that an Environmental Cleanup conducted by or required of Tenant interferes with the current or future use of the Premises or other property of Landlord, Tenant shall promptly alter or amend the Environmental Cleanup (whether such is completed or not and regardless of the time period elapsed between the clean-up activities and Landlord's request to alter the Environmental Cleanup because of the interference), upon notice from Landlord, as necessary to prevent and/or eliminate such interference. Tenant shall not propose, and Landlord is under no obligation to agree to, any covenant or use restriction or other institutional controls as part of any removal or remediation required as a result of this Section 21.1.4. Unless otherwise agreed in writing by Landlord, an Environmental Cleanup required under this Section 21.1.4 shall avoid and not include the use of restrictive covenants or other institutional controls. To the extent Landlord incurs any costs or expenses in performing Tenant's obligation to conduct an Environmental Cleanup which is

Tenant's obligation under this Lease or under Environmental Law, Tenant shall reimburse Landlord for all such costs and expenses in accordance with the Reimbursement Procedure. This provision does not limit the indemnification obligation set forth in Section 21.2 and 19.1.

21.1.5 Clean-up Extending Beyond Lease Term.

Should any Environmental Cleanup of Hazardous Materials for which Tenant is responsible not be completed prior to the expiration or sooner termination of this Lease, then: (i) Tenant shall deposit with Landlord (or if the parties agree in their sole discretion, into a third-party escrow) an amount of money equal to the balance of the estimated costs of the Environmental Cleanup for disbursement for such Environmental Cleanup costs, and (ii) if the nature of the contamination or Environmental Cleanup required of Tenant is of such a nature as to make any portion of the Premises untenable or unleaseable, then Tenant shall be liable to Landlord as a holdover Tenant until the Environmental Cleanup has been sufficiently completed to render the Premises in full compliance with all Environmental Laws and to make the Premises suitable, in Landlord's good faith determination, for lease to third parties. The estimated cost of the Environmental Cleanup shall require the approval of the Landlord, not to be unreasonably withheld. Landlord shall release funds from such deposit from time to time to pay for such Environmental Cleanup costs incurred with Landlord's approval. To the extent Landlord estimates, at any time, that the funds remaining on deposit may not be sufficient to cover all remaining anticipated Environmental Cleanup costs, then Tenant shall deposit, within thirty (30) days of Landlord's written demand therefor, such additional funds with Landlord as Landlord may estimate at such time may be required to complete the Environmental Cleanup.

21.1.6 Financial Security.

If Landlord determines, in its reasonable discretion, that Tenant does not have insurance or other financial resources sufficient to enable Tenant to fulfill its obligations under this Article 21 whether or not accrued, liquidated, conditional, or contingent, then Tenant shall, at the request of Landlord, procure and thereafter maintain in full force and effect such environmental impairment liability and/or pollution liability insurance policies and endorsements, or shall otherwise provide such collateral or security reasonably acceptable to Landlord as is appropriate to assure that Tenant will be able to perform its duties and obligations hereunder.

21.2 Hazardous Materials Indemnification.

Tenant hereby assumes for itself and shall indemnify and defend Landlord Parties, at Tenant's sole cost and expense and with counsel reasonably selected by Landlord, and hold the Landlord Parties harmless from any and all claims, demands, liability, losses, causes of actions and suits of any kind, administrative or judicial proceedings, orders, (judicial or administrative), judgments, and all Related Costs (whether or not based upon personal injury, negligence, strict liability, property damage, or contamination of, or adverse effects upon, the environment (including waters, sediment, and/or natural resources), including any loss of or damage to Landlord's real or personal property, and claims for cost recovery and contribution), which occur or arise during or after the Term relating to, or resulting from, any Hazardous Materials Activity, Tenant Hazardous Material or any Pre-Existing Hazardous Material or any breach by Tenant under this Article 21. Tenant's obligations under Article 21 (including the indemnification of Landlord by Tenant under this Section 21.2) include, without limitation, any Environmental Cleanup required by this Lease, costs incurred in connection with any investigation of site conditions or any cleanup, treatment, remedial, removal, or restoration work required by this Lease or any federal, state or local governmental agency because of Hazardous Materials present in the air, soil, subsoil media, surface water, sediments or ground water above, on, or under the Premises consistent with

Tenant's obligations set forth in this Lease. The obligations apply whether or not the concentrations of any such Hazardous Material is material, the concentrations exceed state or federal maximum contaminant or action levels, or any government agency has issued a clean-up or other order. Landlord shall have a direct right of action against Tenant even if no third party has asserted a claim. Furthermore, Landlord shall have the right to assign said indemnity and Environmental Cleanup requirements under Article 21. This indemnification and Environmental Cleanup requirements under Article 21 includes, but is not necessarily limited to:

- (a) Losses attributable to diminution in the value of the Premises;
- (b) Losses of rental or other income from the Premises;
- (c) Loss of or damage to natural resources;
- (d) Loss or restriction of use of rentable space(s) in the Premises;
- (e) Adverse effect on the marketing of any space(s) in the Premises;
- (f) All other liabilities, obligations, penalties, fines, claims, actions (including remedial or enforcement or cost recovery or contribution actions of any kind and administrative or judicial proceedings, orders, or judgments), damages (including consequential and punitive damages), and costs (including attorney, consultant, and expert fees and expenses); and
- (g) All Related Costs (including, without limitation, reasonable attorneys' fees, consulting fees and subcontracted costs) incurred by Landlord in undertaking any assessment or remediation of the Premises that is not fully resolved by Tenant by the time this Lease terminates or expires.

21.3 Termination of Lease.

Upon the expiration or earlier termination of the Term, Tenant shall: (i) cause all Tenant Hazardous Material and Pre-Existing Hazardous Material to be removed from the Premises and disposed of in accordance with all applicable provisions of Environmental Law; (ii) remove any underground or aboveground storage tanks or other containers installed or used by Tenant, or its predecessors, to store any Hazardous Material on the Premises, and repair any damage to the Premises caused by such removal; (iii) cause any soil, subsoil media, surface waters, sediments, groundwater or other portion of the Premises which has become contaminated by any Hazardous Material to be decontaminated, detoxified, or otherwise cleaned-up in accordance with the applicable requirements of any relevant government authorities; and (iv) surrender possession of the Premises to Landlord free of any Tenant Hazardous Material and Pre-Existing Hazardous Material.

21.4 Storage Tanks.

21.4.1 Storage Tanks.

No underground storage tanks ("**USTs**") or aboveground storage tanks ("**ASTs**") shall be permitted to be installed on or under the Premises without the prior written consent of Landlord in its sole and absolute discretion. In the event Tenant obtains such approval to install a UST or a AST on or under the Premises, Tenant shall be responsible for complying with all Laws pertaining to such UST or AST, including tank monitoring of such UST or AST as required by the County of San Diego Hazardous Material Management Division (HMMD) or any other responsible agency. Tenant further agrees to take sole responsibility for reporting unauthorized releases from UST to HMMD and Landlord within twenty-four (24) hours of such unauthorized release. Tenant will be responsible for all fees and costs related to the unauthorized release of any Hazardous Material or any required Environmental Cleanup, including, but not limited to: investigative, surface and

groundwater clean-up, and expert and agency fees. Tenant shall maintain evidence of financial responsibility for taking corrective action and for compensating third parties for bodily injury and/or property damage caused by a release from a UST or an AST. Tenant further agrees to be responsible for maintenance and repair of the USTs and ASTs; obtaining tank permits; filing a business plan with HMMD or other responsible agency; and for paying for all regulatory agency fees relating to USTs and ASTs.

21.4.2 Records.

Tenant agrees to keep complete and accurate records regarding USTs and ASTs on the Premises for at least the prior three (3) years period including, but not limited to, records relating to permit applications, monitoring, testing, equipment installation, repairing and closure of the USTs and ASTs, and any unauthorized releases of Hazardous Materials. Tenant also agrees to make such records available for Landlord or responsible agency inspection. Tenant further agrees to include a copy of Health and Safety Code, Chapter 6.7, Section 25299, as part of any agreement between Tenant and any operator of USTs or ASTs.

21.4.3 Aboveground Storage Tanks.

In the event Tenant obtains such approval to install an AST, Tenant shall be responsible for complying with all Laws pertaining to such AST. Tenant shall, in accordance with this Lease and applicable Laws, secure and pay for all necessary permits and approvals, prepare a spill prevention control counter measure plan and conduct periodic inspections to ensure compliance therewith. In addition, Tenant shall maintain and repair said tanks to conform and comply with all other applicable Laws for ASTs, including without limitation all of the requirements of Health & Safety Code, Chapter 6.67, Sections 25270 through 25270.13 as presently existing or as hereinafter amended, including without limitation conducting daily visual inspection of said tanks, allowing the San Diego Regional Water Quality Control Board ("**SDRWQCB**"), Landlord, and/or responsible agency, to conduct periodic inspections. Tenant also shall comply with valid orders of the SDRWQCB, filing the required storage tank statement and payment of the fee therefor, establishing and maintaining the required monitoring program and systems, reporting spills as required, and payment of lawfully imposed penalties as provided therein and as otherwise provided by Law.

21.5 Environmental Covenants.

21.5.1 Regulated Waste Removal.

Tenant hereby acknowledges that excavation of soils, including sediment, from the Premises could result in exportation of a regulated waste requiring appropriate characterization, handling, transport and disposal (together "**Regulated Waste Removal**"). Landlord takes no responsibility and assumes no liability whatsoever for Regulated Waste Removal. Accordingly, Tenant hereby waives any claim, or potential claim, it may have to recover costs or expenses arising out of or associated with Regulated Waste Removal and agrees to indemnify, defend and hold harmless the Landlord Parties from and against any and all claims (including under negligence or strict liability), liabilities, losses, damages, costs, and expenses arising from, out of, or in any way related to Regulated Waste Removal, except only claims or litigation arising through the sole gross negligence or sole willful misconduct of Landlord.

21.5.2 Residual Hazardous Materials.

Landlord shall have no liability or responsibility for ensuring that Tenant's workers, including without limitation those conducting testing, construction and maintenance activities on

the Premises, are protected from residual contaminants in 29 Code of Federal Regulations ("CFR"). Tenant shall assess all human health risks from vapor transport or direct contact with residual hazardous substances or contaminants and incorporate such engineering and institutional controls as may be required to sufficiently protect human health of onsite workers and transient visitors. Tenant hereby waives any claim, or potential claim, it may have to recover any damages, losses, Related Costs related to worker exposure or alleged exposure to any residual onsite contamination and to indemnify, defend and hold harmless the Landlord Parties from and against any and all such Related Costs, claims (including under negligence or strict liability), liabilities, losses and damages, except only claims or litigation arising through the sole gross negligence or sole willful misconduct of Landlord.

21.5.3 Covenant Not To Sue and Release of Landlord.

Tenant hereby RELEASES the Landlord Parties from, COVENANTS NOT TO SUE the Landlord Parties for, and agrees not to seek to have any regulatory agency or third party impose liability upon or seek damages or costs from Landlord for or related to, any contamination or violation of Environmental Laws existing at or arising from the Premises and ASSUMES FOR ITSELF (as between Tenant and Landlord Parties) all obligations, requirements and liabilities of Tenant under Article 21, including for claims for contribution, equitable indemnity or otherwise seeking to transfer or limit the obligations, requirements and liabilities of Tenant under Article 21, With respect to all releases made by Tenant under or pursuant to this Article 21, Tenant hereby waives the application and benefits of California Civil Code § 1542 and hereby verifies that it has read and understands the provision of California Civil Code § 1542 set forth in Article 22 below.

21.6 Survival.

The terms of this Article 21 shall survive the expiration or earlier termination of this Lease.

22. "AS-IS" LEASE AND WAIVERS

22.1 Tenant's Acknowledgment.

Tenant acknowledges that prior to entering into this Lease, Landlord has provided the disclosure required under California Health and Safety Code § 25359.7, as set forth in the Environmental Disclosure Addendum attached to this Lease as Exhibit K, which is incorporated herein by reference, and has given Tenant sufficient opportunity to consider, inspect and review, to Tenant's complete satisfaction: (1) any and all rights, appurtenances, entitlements, obligations, and liabilities concerning the Premises; (2) the physical **condition of the Premises**, including, without limitation, the condition and value of any Improvements and the soils, subsoil media, sediments, surface waters and groundwaters at or under the Premises; (3) the risk of climate change and the possible adverse consequences thereof, including, without limitation, rises in sea level and possible damage to and destruction of the Premises; (4) the development potential of the Premises including without limitation on the preceding clause (3), the effect of all Laws, including, without limitation, those concerning land use, environmental quality and maintenance, endangered species, and traffic regulation; (5) the financial prospects of the Premises and local market conditions; (6) Tenant's determination of the feasibility of Tenant's intended use and enjoyment of the Premises; (7) the presence of any Pre-Existing Hazardous Material and any other contamination of the Premises, including the contamination of any Improvements, soils, subsoil media, groundwater and San Diego Bay water and sediment; and (8) all other facts, circumstances, and conditions affecting, concerning or relating to the Premises. The land use; the environmental, biological, physical and legal condition of the Premises; the risks associated with possible climate change; the feasibility of Tenant's intended use and enjoyment of the Premises; and such other facts, circumstances and conditions being collectively referred to herein

as the "Condition of the Premises"; and, without limitation on any other provision of this Lease, Tenant expressly assumes the risk that adverse conditions affecting the Premises have not been revealed by Tenant's investigations.

22.2 Only Landlord's Express Written Agreements Binding.

Tenant acknowledges and agrees that no Person acting on behalf of Landlord is authorized to make, and that except as expressly set forth in this Lease, neither Landlord nor anyone acting for or on behalf of Landlord has made, any representation, warranty, statement, guaranty or promise to Tenant, or to anyone acting for or on behalf of Tenant, concerning the Condition of the Premises or any other aspect of the Premises. Tenant further acknowledges and agrees that no representation, warranty, agreement, statement, guaranty or promise, if any, made by any Person for or acting on behalf of Landlord which is not expressly set forth in this Lease will be valid or binding on Landlord.

22.3 As-Is Lease.

Tenant further acknowledges and agrees that Tenant's execution of this Lease shall constitute Tenant's representation, warranty and agreement that the Condition of the Premises has been independently verified by Tenant to its full satisfaction, and that, except to the extent of the express covenants of Landlord set forth in this Lease, Tenant will be leasing the Premises based solely upon and in reliance on its own inspections, evaluations, analyses and conclusions, or those of Tenant's representatives; and that **TENANT IS LEASING THE PREMISES IN ITS "AS-IS, WITH ALL FAULTS" CONDITION AND STATE OF REPAIR INCLUSIVE OF ALL FAULTS AND DEFECTS, WHETHER KNOWN OR UNKNOWN, AS MAY EXIST AS OF THE TENANT'S EXECUTION OF THIS LEASE.** Without limiting the scope or generality of the foregoing, Tenant expressly assumes the risk that the Premises do not or will not comply with any Laws now or hereafter in effect.

22.4 Waivers, Disclaimers and Indemnity.

22.4.1 Waiver and Disclaimer.

Tenant hereby fully and forever waives, and Landlord hereby fully and forever disclaims, all warranties of whatever type or kind with respect to the Premises, whether expressed, implied or otherwise including, without limitation, those of fitness for a particular purpose, tenantability, habitability or use.

22.4.2 Landlord's Materials.

Tenant further acknowledges that any information and reports including, without limitation, any engineering reports, architectural reports, feasibility reports, marketing reports, soils reports, environmental reports, analyses or data, or other similar reports, analyses, data or information of whatever type or kind which Tenant has received or may hereafter receive from Landlord Parties or its agents or consultants (collectively the "Landlord's Materials") have been furnished without warranty of any kind and on the express condition that Tenant will make its own independent verification of the accuracy, reliability and completeness of such Landlord's Materials and that Tenant will not rely thereon. Accordingly, subject to terms of Section 22.4.3 below, Tenant agrees that under no circumstances will it make any claim against, bring any action, cause of action or proceeding against, or assert any liability upon, Landlord Parties or any of the persons or entities who prepared or furnished any of the Landlord's Materials as a result of the inaccuracy, unreliability or incompleteness of, or any defect or mistake in, any such Landlord's Materials and Tenant hereby fully and forever releases, acquits and discharges Landlord Parties and each

Person furnishing such Landlord's Materials of and from, any such claims, actions, causes of action, proceedings or liability, whether known or unknown.

22.4.3 Release and Waiver.

(a) *Release.* Except to the extent of **Claims** (as defined below) against Landlord arising from any breach by Landlord of its covenants and obligations expressly provided in this Lease, Tenant, on behalf of Tenant, each Tenant Party and their respective successors and assigns, hereby fully and forever releases, acquits and discharges Landlord of and from, and hereby fully, and forever waives and agrees not to assert or seek to have any third party or regulatory agency assert, any and all claims, actions, causes of action, suits, proceedings, demands, rights, damages, Related Costs, losses, judgments, provisional relief, fines, penalties, and fees, including, without limitation, any and all claims for compensation, reimbursement, or contribution whatsoever (individually and collectively, "**Claims**"), whether known or unknown, direct or indirect, foreseeable or unforeseeable, absolute or contingent, that any Tenant Party or any of Tenant's successors or assigns now has or may have or which may arise or be asserted in the future arising out of, directly or indirectly, or in any way connected with: (i) any act or omission of Landlord (or any Person acting for or on behalf of Landlord or for whose conduct Landlord may be liable), whether or not such act be the active, passive or sole negligence of Landlord, in connection with prior ownership, maintenance, operation or use of the Premises; (ii) any condition of environmental contamination or pollution at the Premises (including, without limitation, any Pre-Existing Hazardous Material or other contamination or pollution of any soils, subsoil media, sediments, surface waters or ground waters at the Premises and any cleanup or abatement order effecting the Premises); (iii) to the extent not already included in clause (ii) above, the prior, present or future existence, release or discharge, or threatened release, of any Hazardous Materials at the Premises, (including, without limitation, the release or discharge, or threatened release, of any Hazardous Materials into the air at the Premises or into any soils, subsoil media, sediments, surface waters or groundwaters at or under the Premises); (iv) the violation of, or noncompliance with, any Environmental Law or other applicable Law now or hereafter in effect, however and whenever occurring; (v) the condition of the soil at the Premises; (vi) the Condition of the Premises, including, without limitation, the condition of any Improvements including, without limitation, the structural integrity and seismic compliance of such Improvements; (vii) any matters which would be shown on an accurate ALTA land survey of the Premises (including, without limitation, all existing easements and encroachments, if any); (viii) all applicable Laws now or hereafter in effect; (ix) matters which would be apparent from a visual inspection of the Premises; or (x) to the extent not already covered by any of the foregoing clauses (i) through (ix) above, the use, maintenance, development, construction, ownership or operation of the Premises by Landlord or any predecessor(s)-in-interest in the Premises of Landlord.

(b) *Waiver of Civil Code Section 1542.* With respect to all releases made by Tenant under or pursuant to Article 21 and this Article 22, Tenant hereby waives the application and benefits of California Civil Code § 1542 and hereby verifies that it has read and understands the following provision of California Civil Code § 1542:

"A GENERAL RELEASE DOES NOT EXTEND TO CLAIMS THAT THE CREDITOR OR RELEASING PARTY DOES NOT KNOW OR SUSPECT TO EXIST IN HIS OR HER FAVOR AT THE TIME OF EXECUTING THE RELEASE, AND THAT IF KNOWN BY HIM OR HER WOULD HAVE MATERIALLY AFFECTED HIS OR HER SETTLEMENT WITH THE DEBTOR OR THE RELEASED PARTY."

TENANT: _____

22.4.4 Survival.

The terms of this Article 22 shall survive the expiration or earlier termination of this Lease.

23. QUITCLAIM OF TENANT'S INTEREST UPON TERMINATION

Subject to the terms of this Article 23 and Article 7, upon the expiration or earlier termination of the Lease, all Improvements, excluding trade fixtures, shall become the property of Landlord and a part of the realty and shall be surrendered to Landlord. In order to confirm such transfer of ownership, at Landlord's request following the expiration or earlier termination of the Lease, Tenant shall deliver to Landlord a Tenant-executed quitclaim deed in recordable form conveying the Improvements to Landlord free and clear of any mechanic's or materialmen's liens and other encumbrances. Without limitation of the foregoing, Tenant hereby appoints Landlord as Tenant's attorney-in-fact to execute such deed in the name and on behalf of Tenant and to record same in the official records of San Diego County, California. This power of attorney is irrevocable and coupled with an interest.

24. PEACEABLE SURRENDER

Upon expiration of this Lease or earlier termination thereof, Tenant shall peaceably surrender the Premises to Landlord in a broom clean condition with all refuse removed and in as good condition and repair as the Premises were at the Completion of the Project Improvements except for reasonable wear and tear and except for as the Premises may have been rebuilt, restored, altered, or added to as permitted or required by the provisions of this Lease. Notwithstanding the foregoing, Tenant shall leave or remove such Improvements as directed by Landlord pursuant to Section 7.2, and surrender the Premises in the condition required under Section 7.2. If Tenant fails to surrender the Premises at the expiration of this Lease or the earlier termination or cancellation thereof in the condition required under this Lease, in addition to Landlord's other remedies, Tenant shall defend and indemnify Landlord from all liability and expense resulting from the delay or failure to surrender, including without limitation any succeeding tenant claims based on Tenant's failure to surrender or Landlord's failure to deliver the Premises.

25. WAIVER

No waiver of any provision of this Lease shall be implied by any failure of a party to enforce any remedy on account of the violation of such provision, even if such violation shall continue or be repeated subsequently. Any waiver by a party of any provision of this Lease may only be in writing, and no express waiver shall affect any provision other than the one specified in such waiver and that one only for the time and in the manner specifically stated. No receipt of monies by Landlord from Tenant after the termination of this Lease shall in any way alter the length of the Term or of Tenant's right of possession hereunder or after the giving of any notice shall reinstate, continue or extend the Term or affect any notice given Tenant prior to the receipt of such monies, it being agreed that after the service of notice or the commencement of a suit or after final judgment for possession of the Premises, Landlord may receive and collect any Rent due, and the payment of said Rent shall not waive or affect said notice, suit or judgment. The Landlord shall have the power and authority to waive any requirement of Tenant under this Lease except as such authority may be limited by the Port Act or BPC from time to time; provided, however, Landlord may elect to obtain approval of the BPC as a condition to exercising this authority.

26. HOLDOVER

This Lease shall terminate without further notice at expiration of the Term. Any holding over by Tenant after either expiration or termination without Landlord's written consent shall be a tenancy-at-sufferance upon all of the provisions of this Lease, except those pertaining to the Term, and except that Minimum Annual Rent shall be 200% of the Minimum Annual Rent in effect prior to the expiration or termination. If Tenant, with Landlord's consent, remains in possession of the Premises after Lease expiration or termination, such possession shall be deemed a month-to-month tenancy terminable upon thirty (30) days' notice furnished at any time by either party to the other. All provisions of this Lease, except those pertaining to the Term, shall apply to the month-to-month tenancy, and Tenant shall continue to pay all Rent required by this Lease. Notwithstanding anything herein to the contrary, in no event may the Term of this Lease, together with any holdover period, exceed sixty-six (66) years.

27. NOTICES

All notices provided for by this Lease or by Law to be given or served upon Landlord or Tenant shall be addressed as provided in Section 1.9 (as such address may have been changed by subsequent notice given to the other party) and shall be in writing and: (i) personally served upon Landlord or Tenant, or any Person hereafter authorized by either party in writing to receive such notice, (ii) delivered via reputable over-night courier service, or (iii) delivered by U.S. postal service certified letter.

Any notice or notices given or served as provided herein shall be effectual and binding for all purposes upon the parties so served; provided, however, if served by certified mail, service will be considered completed and binding on the party served forty-eight (48) hours after deposit in the U.S. Mail.

28. SECURITY DEPOSIT

28.1 Amount of Security Deposit.

A security deposit in the amount set forth in Section 1.8 shall be provided to Landlord by Tenant, on or before Tenant's execution of this Lease. The security deposit shall be held by Landlord and used for the purpose of remedying any Event of Default under this Lease. If there shall be any Event of Default (or such other event) under this Lease, then Landlord shall have the right, but shall not be obligated, to use, apply or retain all or any portion of the security deposit for the payment of any (a) rent or any other sum applicable to such event, or (b) amount Landlord may spend or become obligated to spend, or for the compensation of Landlord for any losses incurred, by reason of such event (including any damage or deficiency arising in connection with the reletting of the Premises). If any portion of the security deposit (in whatever form) is so used or applied, then within three (3) business days after Landlord gives written notice to Tenant of such use or application, Tenant shall increase the Security Deposit Letter of Credit (as defined below) (or deliver to Landlord additional funds, in the case of a cash security deposit) in an amount sufficient to restore the security deposit to the original security deposit amount, and Tenant's failure to do so shall constitute a default under this Lease if such failure is not cured within the notice and cure period set forth in Section 12.1.2 above. Tenant waives any and all rights, Tenant may have under Section 1950.7 of the California Civil Code, any successor statute, and all similar provisions of Law, now or hereafter in effect. Tenant agrees that (i) any statutory time frames for the return of a security deposit are superseded by the express period identified in this Article 28, and (ii) Landlord may claim from the security deposit any and all sums expressly identified in this Article 28, and any additional sums reasonably necessary to compensate Landlord for any and all losses or damages caused by Tenant's Event of Default, including, but not limited to, all damages or Rent due upon termination of this Lease pursuant to Section 1951.2 of the California

Civil Code. Landlord shall not be required to keep the security deposit in trust, segregate it or keep it separate from Landlord's general funds, and Tenant shall not be entitled to interest on the security deposit.

28.2 Letters of Credit.

28.2.1 Security Deposit Letter of Credit.

Except as provided in Section 28.2.3 below, the security deposit shall be in the form of an Irrevocable Stand-By Letter of Credit (the "**Security Deposit Letter of Credit**") drawn on a bank having a branch located in San Diego County and having a Moody's Long Term Letter of Credit rating of single A or higher and a Moody's Long Term Deposit rating of single A or higher. The principal sum shall be made payable to Landlord or order. Each Security Deposit Letter of Credit provided during the Term shall be valid for a minimum of twelve (12) months from date of issuance. Provided, however, when the remaining Term is one (1) year or less, the Security Deposit Letter of Credit shall be valid for a minimum of three (3) months beyond the Expiration Date of this Lease. If a Security Deposit Letter of Credit is not valid for the entire remaining Term plus three (3) months beyond, then such Security Deposit Letter of Credit shall be extended or renewed at least ninety (90) days prior to its expiration.

28.2.2 Prevailing Wage Law Letter of Credit.

In addition, and on the Effective Date, Tenant shall provide Landlord with an Irrevocable Stand-By Letter of Credit in an amount equal to \$3,000,000 (the "**PWL Letter of Credit**" and, together with the Security Deposit Letter of Credit, the "**Letters of Credit**" and each a "**Letter of Credit**"). The PWL Letter of Credit shall be on the same terms as the Security Deposit Letter of Credit provided that: (i) the PWL Letter of Credit shall no longer be required upon the later to occur of (A) the five-year anniversary of the Effective Date and (B) completion of the Project Improvements, and (ii) Landlord shall be entitled to draw upon the PWL Letter of Credit to cover any costs, expenses, and/or losses of any kind (including, without limitation, reasonable attorneys' fees) incurred by Landlord in connection with a PWL claim made against the District and/or Tenant.

28.2.3 Letter of Credit Availability.

All or any portion of the principal sum of either Letter of Credit shall be available unconditionally to Landlord for the purposes and uses provided herein. The bank, and the form and provisions of each Letter of Credit shall be acceptable to the Landlord, in its sole discretion, and if not so acceptable, may be rejected. Each Letter of Credit and Drawing Certificate shall not be acceptable if it requires Landlord to send written notice of default or request or demand payment from Tenant after default, prior to Landlord drawing on any funds under either Letter of Credit

28.3 Cash Alternative.

Notwithstanding the above, if said security deposit or the cumulative total amount of security deposits required by Landlord under this Lease does not exceed Twenty-Five Thousand Dollars (\$25,000), Tenant may elect to provide said security deposit in the form of cash.

28.4 Adjustments.

The amount of the security deposit may be increased from time to time at the discretion of the Landlord. Following any such adjustment, the amount of the security deposit may not exceed three (3) times the average of the monthly Greater Of Rent payments during the year preceding

the adjustment. In the event the amount of the security deposit is increased, Tenant shall submit the additional security deposit within thirty (30) days of notification of the increase.

28.5 Maintain Through Term.

Tenant shall maintain the required security deposit continuously throughout the Term. The security deposit or the remaining portion thereof not used or applied by Landlord, shall be rebated, released, assigned, surrendered, or endorsed to Tenant or order, as applicable, within ninety (90) days following the expiration or earlier termination of this Lease.

29. GENERAL PROVISIONS

29.1 Terms; Captions.

The necessary grammatical changes required to make the provisions hereof apply either to corporations, limited liability companies or partnerships or individuals, men or women, as the case may require, shall in all cases be assumed as though in each case fully expressed. The captions of Articles and Sections are for convenience only and shall not be deemed to limit, construe, affect or alter the meaning of such Articles and Sections.

29.2 Binding Effect.

Each of the provisions of this Lease shall extend to and shall, as the case may require, bind or inure to the benefit not only of Landlord and of Tenant, but also of their respective heirs, successors or assigns, provided this clause shall not permit any Assignment by Tenant contrary to the provisions of Article 11 of this Lease.

29.3 No Merger.

If both Landlord's and Tenant's estates in the Premises become vested in the same owner (other than by termination of this Lease following an Event of Default hereunder, subject to the rights of a Permitted Lender pursuant to Section 10.3 above), this Lease shall not be terminated by application of the doctrine of merger except at the express election of Landlord and with the consent of any Permitted Lender.

29.4 Recording.

Unless the parties agree otherwise in writing in advance, on or before the date of this Lease, Landlord and Tenant shall execute a Memorandum of Lease in the form of Exhibit F attached hereto (the "**Memorandum of Lease**"). At Tenant's option, Tenant shall cause the Memorandum of Lease to be recorded at Tenant's sole cost and Tenant shall be solely responsible for any transfer taxes or fees required to be paid in connection with the recording of the Memorandum of Lease.

29.5 Transfer of Landlord's Interest.

Tenant acknowledges that, subject to the Port Act and the oversight of the California State Lands Commission, Landlord has the right to transfer all or any portion of its interest in the Premises and in this Lease, and Tenant agrees that in the event of any such transfer, Landlord shall automatically be released from all liability under this Lease and Tenant agrees to look solely to such transferee for the performance of Landlord's obligations hereunder after the date of transfer. Each landlord hereunder shall be liable only for those obligations arising during its period of ownership and shall be released from further obligations upon any transfer. The liability of Landlord and any transferee of Landlord shall be limited to their respective interests in the

Premises, as the case may be, and Landlord and such transferee shall be without personal liability under this Lease, and Tenant hereby expressly waives and releases such personal liability on behalf of itself and all persons claiming by, through or under Tenant.

29.6 Time of Essence.

Time is of the essence with respect to this Lease and each of its provisions.

29.7 Partial Invalidity.

If any term, provision or condition contained in this Lease shall, to any extent, be invalid or unenforceable, the remainder of this Lease, or the application of such term, provision or condition to persons or circumstances other than those with respect to which it is invalid or unenforceable, shall not be affected thereby, and each and every other term, provision and condition of this Lease shall be valid and enforceable to the fullest extent possible permitted by Law.

29.8 Entire Agreement.

It is understood and acknowledged that there are no oral agreements between the parties hereto affecting this Lease and this Lease supersedes and cancels any and all previous negotiations, arrangements, agreements and understandings, if any, between the parties hereto with respect to the subject matter hereof. This Lease contains all of the terms, covenants, conditions, warranties and agreements of the parties relating in any manner to the rental, use and occupancy of the Premises, shall be considered to be the only agreement between the parties hereto and their representatives and agents, and none of the terms, covenants, conditions or provisions of this Lease can be modified, deleted or added to except in writing signed by the parties hereto. All negotiations and oral agreements acceptable to both parties have been merged into and are included herein. There are no other representations or warranties between the parties, and all reliance with respect to representations is based totally upon the representations and agreements contained in this Lease. However, Tenant acknowledges and agrees that other documents may restrict Tenant's use of the Premises or impose other obligations not specifically referenced in this Lease including, but not limited to, conditions of approval of a CDP or mitigation measures under CEQA.

29.9 Joint and Several.

If there is more than one Person constituting Tenant (i) the obligations imposed upon such persons or entities under this Lease shall be joint and several and (ii) the act or signature of, or notice from or to, any one or more of them with respect to this Lease shall be binding upon each and all of such persons and entities with the same force and effect as if each and all of them had so acted or signed, or given or received such notice.

29.10 Tenant's Authority.

If Tenant is a corporation, partnership or limited liability company, each individual executing this Lease on behalf of Tenant hereby represents and warrants that Tenant is a duly formed and existing entity qualified to do business in the state in which the Premises is located and that Tenant has full right and authority to execute and deliver this Lease and that each Person signing on behalf of Tenant is authorized to do so.

29.11 Financial and Other Information Supplied by Tenant.

Tenant represents and warrants that any financial or other information supplied by Tenant to Landlord regarding Tenant or any Guarantor prior to entering into the Lease or during the Term

or regarding any Transfer, or to Tenant's actual knowledge, regarding any Transferee, is true and accurate and not misleading in any material respect. The breach of this warranty shall be a default of this Lease by Tenant.

29.12 Attorneys' Fees.

Should any suit or action be commenced to enforce, protect, or establish any right or remedy of any of the terms and conditions hereof, including without limitation a summary action commenced by Landlord under the laws of the state of California relating to the unlawful detention of property, the prevailing party shall be entitled to have and recover from the losing party reasonable attorneys' fees and costs of suit, including, without limitation, any and all costs incurred in enforcing, perfecting and executing such judgment.

29.13 Transaction Costs.

To the extent Tenant requests any approval, consent or other action by Landlord (including, without limitation, in connection with any proposed Alterations, Financing Transaction or Transfer), Tenant shall pay or reimburse Landlord, upon written demand therefor, all of Landlord's attorneys' fees and other third party costs incurred by Landlord relating to Landlord's review, together with Landlord's then current processing or cost recovery fee for similar transactions consistent with any schedule of such fees then utilized by Landlord. Landlord will provide Tenant with a copy of any such fee schedule following written request therefor from Tenant. Such costs and fees shall be payable to Landlord whether or not Landlord grants such approval or consent, or undertakes the action requested by Tenant.

29.14 Governing Law.

Venue for any legal proceeding shall be in San Diego County, California. This Lease shall be construed and enforced in accordance with the Laws of the State of California.

29.15 Brokers.

Landlord and Tenant each hereby warrant to each other that neither has retained or employed any real estate broker or agent in connection with the negotiation of this Lease. Tenant shall be solely responsible for the payment of any fee or commission due to any broker and agrees to indemnify and defend and hold Landlord harmless from any and all claims, demands, losses, liabilities, lawsuits and costs and expenses (including without limitation reasonable attorneys' fees) with respect to any leasing commission or equivalent compensation alleged to be owing by Landlord.

29.16 Counterparts.

This Lease may be executed in any number of counterparts, each of which shall be deemed an original, but all of which taken together shall constitute one and the same agreement.

29.17 Drafting Presumption; Review Standard.

The parties acknowledge that this Lease has been agreed to by both the parties, that both Landlord and Tenant have consulted with attorneys with respect to the terms of this Lease and that no presumption shall be created against the drafting party. Any deletion of language from this Lease prior to its execution by Landlord and Tenant shall not be construed to raise any presumption, canon of construction or implication, including, without limitation, any implication that the parties intended thereby to state the converse of the deleted language. Unless otherwise

specified in this Lease, any approval or consent to be given by Landlord may be given or withheld in Landlord's sole discretion.

29.18 Estoppel Statement.

At any time and from time to time upon not less than fifteen (15) business days' notice by Landlord, Tenant shall execute, acknowledge and deliver to Landlord or any other party specified by Landlord an estoppel statement certifying that this Lease is unmodified and in full force and effect (or if there have been modifications, that the same, as modified, is in full force and effect and stating the modifications) and the date to which each obligation constituting Rent has been paid, and stating whether or not Landlord is in default in performance of any covenant, agreement or condition contained in this Lease, and, if so, specifying such default of which Tenant may have knowledge, and any other information regarding the Lease or Tenant's performance requested by Landlord. At any time and from time to time upon not less than fifteen (15) business days' notice by Tenant or a Permitted Lender, Landlord shall execute, acknowledge and deliver to such Permitted Lender an estoppel statement in the Form of Landlord's Estoppel Statement attached hereto as Exhibit H.

29.19 Certified Access Specialist.

For purposes of Section 1938 of the California Civil Code, Landlord hereby discloses to Tenant, and Tenant hereby acknowledges, that the Premises have not undergone inspection by a Certified Access Specialist ("**CASp**") (defined in California Civil Code Section 55.52(a)(3)). Pursuant to Section 1938 of the California Civil Code, Landlord hereby provides the following notification to Tenant: "A Certified Access Specialist (CASp) can inspect the subject premises and determine whether the subject premises comply with all of the applicable construction-related accessibility standards under state law. Although state law does not require a CASp inspection of the subject premises, the commercial property owner or lessor may not prohibit the lessee or tenant from obtaining a CASp inspection of the subject premises for the occupancy or potential occupancy of the lessee or tenant, if requested by the lessee or tenant. The parties shall mutually agree on the arrangements for the time and manner of the CASp inspection, the payment of the fee for the CASp inspection, and the cost of making any repairs necessary to correct violations of construction related accessibility standards within the premises." If Tenant requests to perform a CASp inspection of the Premises, Tenant shall, at its sole cost, retain a CASp approved by Landlord (provided that Landlord may designate the CASp, at Landlord's option) to perform the inspection of the Premises at a time agreed upon by the parties. Tenant shall provide Landlord with a copy of any report or certificate issued by the CASp (the "**CASp Report**") and Tenant shall, at its sole cost, promptly complete any modifications necessary to correct violations of construction related accessibility standards identified in the CASp Report, which modifications will be completed in accordance with terms of this Lease, including, but not limited to, Section 6**Error! Reference source not found.** hereof. Tenant agrees to keep the information in the CASp Report confidential except as necessary for the Tenant to complete such modifications.

[SIGNATURE PAGE FOLLOWS]

**IN WITNESS WHEREOF, LANDLORD AND TENANT HAVE EXECUTED THIS AMENDED
AND RESTATED LEASE AS OF THE EFFECTIVE DATE.**

APPROVED AS TO FORM AND LEGALITY
GENERAL COUNSEL

SAN DIEGO UNIFIED PORT DISTRICT

By: _____
Assistant/Deputy

By: _____
Anthony Gordon
Assistant Vice President, Real Estate

**HIW ASSOCIATES, L.P.,
a California Limited Partnership**

By: _____

Name: _____

Title: _____

DEFINITIONS

This Definitions Addendum constitutes a part of that certain Lease (the "**Lease**") entered into as of the Effective Date by and between the SAN DIEGO UNIFIED PORT DISTRICT, a public corporation ("**Landlord**") and HIW ASSOCIATES, LP, a California limited partnership dba Harbor Island West Marina ("**Tenant**") and by reference to the same in the Lease, the following definitions are incorporated into and constitute a part of the Lease.

DEFINITIONS ADDENDUM

ADA:	the Americans with Disabilities Act, 42 U.S.C. §12101 (et seq.) and the regulations promulgated thereunder, as the same may be amended from time to time.
ADDITIONAL RENT:	all sums of money other than Minimum Annual Rent and Percentage Rent required to be paid by Tenant to Landlord under this Lease.
AFFILIATE:	any managing member or general partner of the subject Person (as the case may be), or any Person that Controls, is directly or indirectly Controlled by, or is under common ownership or Control with the subject Person.
AGGREGATE DEBT AMOUNT:	defined in Section 11.10.
ALTERATIONS:	any alterations, additions, installations, removals, demolitions, improvements or other physical changes to the Premises or any Improvements thereon following the completion of the Project Improvements, including the alteration, addition, installation or removal of machines, equipment, appliances or fixtures.
ALTERATION PLANS:	defined in Section 6.3.
ASSIGNMENT:	any disposition, assignment, sale, conveyance, exchange or other transfer of all or any portion of Tenant's interest in this Lease (including without limitation any easements), the leasehold estate created hereby, or the Premises, whether by operation of law or otherwise.
ASSIGNMENT PARTICIPATION FEE:	defined in Section 11.10.
ASTS:	defined in Section 21.4.1.
BANKRUPTCY CODE:	Title 11 of the United States Code, as amended.
BANKRUPTCY EVENT:	the occurrence with respect to Tenant, any Guarantor or any other Person liable for Tenant's obligations hereunder (including

DEFINITIONS ADDENDUM

	without limitation any general partner of Tenant) of any of the following: (a) such Person becoming insolvent, as that term is defined in the Bankruptcy Code; (b) appointment of a receiver or custodian for any property of such Person, or the institution of a foreclosure or attachment action upon any property of such Person; (c) filing by such Person of a voluntary petition under the provisions of the Bankruptcy Code or any insolvency laws; (d) filing of an involuntary petition against such Person as the subject debtor under the Bankruptcy Code or any insolvency laws, which either (1) is not dismissed within sixty (60) days after filing, or (2) results in the issuance of an order for relief against the debtor; (e) such Person making or consenting to an assignment for the benefit of creditors or a composition of creditors; or (f) an admission by Tenant or Guarantor of its inability to pay debts as they become due.
BMP:	defined in Section 15.1.
BPC:	Board of Port Commissioners of the San Diego Unified Port District.
BUILDABLE CONDITION:	defined in Section 7.2
CASP:	defined in Section 29.19.
CCC:	defined in Section 4.4.
CDP:	defined in Section 4.4.
CEQA:	defined in Section 4.4.
CERTIFICATES:	defined in Section 18.3.1.
CFR:	defined in Section 21.5.2.
CHANGE IN ENTITY:	includes, whether through one transaction or a series of transactions:
(i)	with respect to a corporation whose stock is not publicly traded through a nationally recognized exchange, partnership, association, limited liability company, or other entity (other than a corporation whose stock is traded through a nationally recognized exchange) any one or more of the following resulting in a change in Control of the subject entity: (A) the withdrawal, admittance or change, voluntary, involuntary or by operation of law or otherwise, of one or more of the partners, members or other principals or participants unless due to death or disability of the shareholders, partners and/or members, or (B) the assignment, hypothecation, pledge, encumbrance, transfer or sale, whether voluntary or involuntary or by operation of law or otherwise, of any stock, partnership, membership or equity

DEFINITIONS ADDENDUM

	interests (other than (i) to immediate family members by reason of gift or death, or (ii) to a family trust for the benefit of immediate family members), or (C) the dissolution, merger, consolidation or other reorganization of such corporation, partnership, association, limited liability company or other entity;
(ii)	with respect to a corporation whose stock is publicly held and traded through a nationally recognized exchange, the transfer or sale, voluntary or involuntary, of all or substantially all of the assets or stock of the corporation to a third party. Any event or transaction that would constitute a Change in Entity of a Tenant Parent, also shall constitute a Change in Entity of Tenant.
CLAIMS:	defined in Section 22.4.3(a).
COMMENCEMENT DATE:	defined in Section 1.1.1
COMPLETION AND COMPLETE:	shall mean that Tenant has obtained and delivered to Landlord (i) a final certificate of occupancy, if such certificate of occupancy can be issued, for substantially all of the Project Improvements or Alterations, as applicable, from the appropriate governing authority, (ii) a certificate from Tenant's architect and general contractor in favor of Landlord stating that, to the best knowledge of such certifying party, the Project Improvements or Alterations, as applicable, have been completed in accordance, in all material respects, with the Plans, and (iii) a copy of final lien releases in statutory form from all of Tenant's contractors and all subcontractors.
CONDEMNATION:	defined in Section 14.2.
CONDITION OF THE PREMISES:	defined in Section 22.1.
CONSTANT DOLLARS:	shall mean that the referenced dollar amount shall be adjusted on each anniversary of the Commencement Date by an amount equal to the percentage increase in the CPI from the Commencement Date to the most recent anniversary of the Commencement Date preceding the date the Constant Dollar equivalent is to be calculated.
CONSTRUCTION COSTS:	defined in Section 6.2.
CONSTRUCTION REQUIREMENTS:	those requirements, conditions and procedures regulating the installation, construction, modification and repair of Improvements and Alterations as described in <u>Exhibit D</u> attached to this Lease.

DEFINITIONS ADDENDUM

CONTROL, CONTROLLED AND CONTROLLING:	shall be deemed to be either or both (i) the ownership of more than fifty percent (50%) of the stock or other voting interest of the subject entity or the ownership of beneficial interests in the subject entity, or (ii) the power to direct the management of the subject entity with respect to major decisions of the subject entity, whether through voting interests or by way of agreement.
CPI:	Consumer Price Index for All Urban Consumers for all items in Los Angeles, Long Beach, and Anaheim, CA. Items based on the period 1982 - 84 = 100 as published by the United States Department of Labor's Bureau of Labor Statistics, as the same may be substituted pursuant to Section Error! Reference source not found. (a).
DEFAULT RATE:	an annual rate equal to the lesser of (i) the annual "Bank Prime Loan" rate cited in the Federal Reserve Statistical Release Publication H.15(519), published weekly (or such other comparable index as Landlord and Tenant shall reasonably agree upon if such rate ceases to be published), plus four (4) percentage points, and (ii) the highest rate permitted by applicable law.
DEMOLITION AND REMEDIATION CONTRACTOR:	defined in Section 7.4.1.
DEMOLITION AND REMEDIATION REPORT:	defined in Section 7.4.1.
DEMOLITION AND REMEDIATION REPORT UPDATE:	defined in Section 7.4.2(a).
DEMOLITION AND REMEDIATION SECURITY AMOUNT:	defined in Section 7.4.2.
DEMOLITION AND REMEDIATION SECURITY FUNDING PERIOD:	defined in Section 7.4.2.
DEMOLITION NOTICE:	defined in Section 20.2.
DISCRETIONARY ACTION:	defined in Section 8.3.
DISCRETIONARY PROJECT:	defined in Section 8.1.

DEFINITIONS ADDENDUM

ENVIRONMENTAL CLEANUP:	defined in Section 21.1.4.
ENVIRONMENTAL LAWS:	defined in Section 21.1.1.
ESTIMATED DEMOLITION AND REMEDATION COST:	defined in Section 7.4.2.
EXISTING IMPROVEMENTS:	shall mean any improvements (including utilities, storm drains and park ways) located upon the land (and water, if applicable) described in Section 1.2 that are in existence and located on, in, over or under the Premises as of the date of this Lease, whether constructed by Landlord, a prior tenant or another third party. Landlord and Tenant acknowledge that the Existing Improvements (if any) are identified in the Basic Lease Provisions.
EXISTING OWNERS:	shall mean the following: (i) B & B Mortgage, Inc., a California corporation; (ii) _____, Trustee of The Richard L. Beauchamp Trust; (iii) _____, Trustee of The Carol L. Beauchamp Trust; (iv) _____, Trustee of The Dorothy Beauchamp Campbell 2001 Revocable Trust; (v) _____, Trustee of The Beauchamp Family Trust; (vi) Grimstad I, LLC, a California limited liability company; (vii) Grimstad II, LLC, a California limited liability company; (viii) _____, Trustee of the Nonexempt Marital Trust under the RFB, Jr. Trust; (ix) DB Holdings, L.P., a California limited partnership; (x) _____, Trustee of The Martha G. Beauchamp Living Trust; (xi) James B. Beauchamp, Jr.; (xii) Nancy Jane Hernandez, Trustee of the Nancy Jane Hernandez Separate Property Trust; (xiii) Susan J. Paspalof; (xiv) Lisa Senske; (xv) _____, Trustee of The David C. Beauchamp 2010 Revocable Trust; (xvi) _____, Trustee of The Christy Beauchamp 2010 Revocable Trust; (xvii) _____, Trustee of The Stacy Beauchamp 2010 Revocable Trust; (xviii) Bridget Howard; (xix) and Meghan Beauchamp.
EXPIRATION DATE:	defined in Section 1.1.2 but if this Lease has been validly extended pursuant to an Option to Extend, the Expiration Date shall be the last day of the applicable Option Term.
FINANCIAL INSTITUTION:	shall mean (i) an insurance company qualified to do business in the state of California; or (ii) a U.S. federally- or state-chartered bank, savings bank, or savings and loan association; or (iii) a pension or retirement fund operated for the employees and former employees of, and regulated and controlled by, the United States of America or any state thereof, or any agency thereof

DEFINITIONS ADDENDUM

	(e.g., the California State Teachers' Retirement System); or (iv) a real estate investment trust; or (v) any lender or investment fund whose regular on-going business includes real property secured financing for commercial or industrial properties, or (vi) a combination of two or more of the preceding entities.
FINANCING PARTICIPATION FEE:	defined in Section 10.5.
FINANCING TRANSACTION:	defined in Section 10.1.1.
FORCE MAJEURE EVENT:	defined in Section 6.5.
FORECLOSURE PURCHASER:	defined in Section 10.3.3.
GOVERNMENT AGENCY:	defined in Section 21.1.2.
GREATER OF RENT:	defined in Section 5.1.
GROSS INCOME:	defined in Section 5.3.2(a).
GROSS PROCEEDS:	defined in Section 11.10.
HAZARDOUS MATERIAL:	shall mean any pollutant, contaminant, or hazardous, dangerous, or toxic chemical, material, or substance, including, without limitation, asbestos and oil and petroleum products, which is a "Hazardous Material" or "Hazardous Substance" within the meaning of any applicable Law (including, but not limited to, hazardous substances as defined by Cal. Health & Safety Code § 25316 and anything that may result in contamination or pollution as defined by Cal. Water Code § 13050), and at any concentration that is subject to regulation under any Law relating to such Hazardous Material or Hazardous Substance. Notwithstanding any exclusion from the definition of hazardous substance or hazardous material in any applicable Law, Hazardous Material as defined herein includes any hydrocarbons, petroleum, petroleum products or waste and any other chemical, substance or waste, that is regulated by, or may form the basis of liability under, any Environmental Laws.
HAZARDOUS MATERIALS ACTIVITY:	defined in Section 21.1.1.
IMPROVEMENTS:	those buildings, structures and other improvements (including vaults, utilities and other underground improvements) now (including any Existing Improvements, if applicable) or hereafter (including Alterations) located on, in, over or under the Premises.

DEFINITIONS ADDENDUM

INCURABLE DEFAULT:	defined in Section 10.3.2(b)
INITIAL TERM:	means the Term if there are no Options to Extend and, if there are Options to Extend, the "Initial Term" of this Lease is the Term prior to the exercise of any Option to Extend.
INQUIRY:	defined in Section 21.1.2.
LANDLORD:	The San Diego Unified Port District, and where applicable the Landlord acting through the BPC.
LANDLORD END OF TERM ELECTION:	defined in Section 7.2.
LANDLORD PARTIES:	Landlord, its officers, directors, members of the BPC, employees, partners, affiliates, agents, contractors, successors and assigns.
LATE CHARGES:	defined in Section 5.4.
LAWS:	All present and future California state, federal and local laws, rules, orders, ordinances, regulations, statutes, requirements, codes and executive orders, including, without limitation, the ADA, and any law of like import, and all rules, regulations and government orders with respect thereto, including without limitation any of the foregoing relating to Hazardous Materials, environmental matters (including, but not limited to, Comprehensive Environmental Response, Compensation and Liability Act (" CERCLA "), the Resource Conservation and Recovery Act (" RCRA "), the Clean Air Act, the Clean Water Act, Oil Pollution Act, the Toxic Substances Control Act and comparable and supplemental California laws), public health and safety matters and landmarks protection, as any of the same now exist or may hereafter be adopted or amended. Said Laws shall include, but are not limited to the Laws enacted by the San Diego Unified Port District Act, such as Article 10 of the San Diego Unified Port District Code; any applicable ordinances of the city in which the Premises are located, including the building code thereof, and any governmental permits and approvals, including, without limitation, any California Coastal Development Permit, applicable to the Premises or the use or development thereof.
LEASE YEAR:	a period of twelve (12) consecutive months commencing on the Commencement Date, and each successive twelve (12) month period thereafter during the Term; provided, however, that if the Commencement Date is not the first day of a month, then the first Lease Year shall be from the Commencement Date until the last day of the month in which the first anniversary of the Lease Commencement Date occurs and the second Lease Year shall commence on the first day of the month immediately following the first anniversary of the Commencement Date.

DEFINITIONS ADDENDUM	
LEASEHOLD AWARD:	defined in Section 14.7.1.
LETTER OF CREDIT:	defined in Section 28.2.2.
MAJOR ALTERATIONS:	defined in Section 6.3.1.
MEMORANDUM OF LEASE:	defined in <u>Exhibit F</u> .
MINIMUM ANNUAL RENT:	defined in Section 1.4 above, as adjusted pursuant to Section 5.2.
MINIMUM CONSTRUCTION COST:	defined in Section 1.6.
MINIMUM RENT LOOK BACK ADJUSTMENT DATES:	defined in Section 1.4.1
MINOR ALTERATIONS:	defined in Section 6.3.2.
MSDS:	defined in Section 21.1.1.
NET PROCEEDS:	defined in Section 10.5.
NEW LEASE:	defined in Section 10.3.2(d).
NOTICE OF ELECTION TO TERMINATE:	defined in Section 20.2.
OFAC:	defined in Section 17.3.
OPTION TERM:	each extension of the Term pursuant to a properly exercised Option to Extend.
OPTION TO EXTEND:	the extension period or periods described in Section 1.1.3.
OUTSIDE CONSTRUCTION COMMENCEMENT DATE:	defined in Section 1.6.1.
OUTSIDE CONSTRUCTION COMPLETION DATE:	defined in Section 1.6.2.
PERCENTAGE RENT:	defined in Section 5.3.

DEFINITIONS ADDENDUM	
PERCENTAGE RENT RATE:	defined in Section 5.3.
PERMITTED ENCUMBRANCE:	defined in Section 10.2.
PERMITTED LENDER:	defined in Section 10.2.
PERMITTED USE:	defined in Section 1.3.
PERSON:	any individual, partnership, firm, joint venture, association, corporation, limited liability company, government agency or any other form of business entity.
PLANS:	defined in Section 6.1.
PMP:	defined in Section 1.3.
PMPA:	defined in Section 8.1.
PRE-EXISTING HAZARDOUS MATERIAL:	<p>any Hazardous Material located on or under the Premises as of April 1, 1968, whether known or unknown, to the extent such Hazardous Material was re-suspended, released, redeposited, discharged, emitted, exacerbated by, requires investigation or remediation as a result of, or otherwise arises out of or results from, the use, occupancy, possession, or operation of the Premises subsequent to April 1, 1968, including to the extent such Hazardous Material has come to be located on any other property.[1]</p> <p>1. It shall be Tenant's obligation to prove that any Hazardous Material located the Premises as of April 1, 1968 has not been suspended, released, deposited, discharged, emitted, exacerbated by, does not require investigation or remediation as a result of, and/or does not otherwise arise out of or result from, the use, occupancy, possession, or operation of the Premises subsequent to April 1, 1968.</p>
PREMISES:	defined in Section 1.2.
PWL LETTER OF CREDIT:	Defined in Section 28.2.2.
PRIMARY USE:	defined in Section 1.3.
PROHIBITED PERSON:	defined in Section 17.3.
PROHIBITED PERSONS:	defined in Section 17.3.

DEFINITIONS ADDENDUM

PROJECT:	shall mean Tenant's development of the Project Improvements.
PROJECT IMPROVEMENTS:	shall mean the Improvements initially developed by Tenant and described by the Project Improvement Plans referred to in <u>Exhibit C</u> to this Lease (as opposed to both Existing Improvements existing as of the date of this Lease and subsequent Alterations to the Project Improvements).
PROPERTY EXPENSES:	defined in Section 16.1(d).
PWL:	defined in Section Error! Reference source not found.
REGULATED WASTE REMOVAL:	defined in Section 21.5.1.
REIMBURSEMENT PROCEDURE:	defined in Section 5.6.
RELATED COSTS:	any costs, damages (of all kinds including punitive damage, diminution in value and loss of use), claims, liabilities, expenses (including reasonable attorneys', consultants' and experts' fees), losses, fines, penalties and court costs related to the subject matter of the Related Costs and amounts paid in settlement of any claims or actions related to the subject matter of the Related Costs.
REMOVAL EXTENSION:	defined in Section 7.5.
REMOVAL PERIOD:	defined in Section 7.4.1.
RENT:	defined in Article 5.
REVENUE:	shall mean all income, receipts, proceeds, amounts, money, cash, assets, property or other things of value, whether collected, uncollected, received, payable or accrued.
SECURITY DEPOSIT LETTER OF CREDIT:	defined in 28.2.1.
SUBLEASE:	any sublease (or sub-sublease or other level of sublease), and any occupancy, franchise, license, operating agreement, concession agreement or management agreement or other right to use applicable to this Lease or the Premises or any part thereof.
SUBTENANT:	any subtenant (or sub-subtenant or other level of subtenant), occupant, franchisee, licensee, operator, concessionaire or manager under any Sublease.
TAX EXPENSES:	shall have the meaning as defined in Section 16.1.

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TENANT:	defined in the Preamble of this Lease.
TENANT ART INVESTMENT:	defined in Section 1.6.4.
TENANT HAZARDOUS MATERIAL:	any Hazardous Material (i) brought onto the Premises during the Term of this Lease by any Person, (ii) brought onto the Premises or any other property by Tenant or Tenant Party, or (iii) generated, re-suspended, released, deposited, discharged, emitted, or exacerbated by any of the same; in (i), (ii) and (iii) hereof, including to the extent such Hazardous Material has come to be located on any other property.
TENANT PARENT:	a Person which Controls, directly or indirectly, Tenant.
TENANT PARTY:	Tenant, its agents, employees, representatives, contractors, subcontractors, suppliers, materialmen, workmen, licensees, concessionaires, Affiliates and successors and assigns and its Subtenants, and the agents, employees, representatives, contractors, subcontractors, suppliers, materialmen, workmen, concessionaires, licensees, Affiliates and successors and assigns of those Subtenants.
TENANT RECORDS:	defined in Section 5.3.3(c).
TENANT RELATED PARTY:	(i) a corporation or other business entity into or with which Tenant shall be merged or consolidated (such as a "successor corporation"), or to which substantially all of the assets of Tenant may be transferred or sold; or (ii) a corporation or other business entity (a "related corporation") which shall Control, be Controlled by or be under common Control with Tenant.
TERM:	defined in Section 1.1.
THIRD PARTY:	defined in Section 11.10.
TRANSFER:	defined in Section 11.1.
TRANSFER NOTICE:	defined in Section 11.2.
TRANSFeree:	defined in Section 11.2 and 11.3.
USA Patriot Act:	defined in Section 17.3.
USTs:	defined in Section 21.4.1.

EXHIBIT A

LEGAL DESCRIPTION OF PREMISES

(CONTINUES ON FOLLOWING PAGE)

PARCEL NO. 1

Commencing at Harbor Line Station No. 457-B on the combined U. S. Pierhead and Bulkhead Line as said Harbor Lines are now established for the Bay of San Diego, as delineated on map entitled "Harbor Lines, San Diego Bay, California, File No. (D.O. Series) 425.1," approved by the Secretary of the Army, August 18, 1965, and filed in the Office of the District Engineer, Los Angeles, California; thence north $40^{\circ} 19' 52.6''$ west a distance of 150.412 feet to the TRUE POINT OF BEGINNING of Parcel No. 1, said point also lying on a curve concave to the south having a radius of 18,922.000 feet, the center of which bears south $8^{\circ} 41' 07.3''$ east; thence westerly along the arc of said 18,922.000 foot radius curve, an arc distance of 569.426 feet to a point of reverse curve the common radial of which bears north $10^{\circ} 24' 34.5''$ west from the center of said 18,922.000 foot radius curve; thence northwesterly along the arc of a 95.000 foot radius curve an arc distance of 123.755 feet to a point of a second reverse curve the common radial of which bears south $64^{\circ} 13' 43.0''$ west from the center of said 95.000 foot radius curve; thence northwesterly along the arc of a 105.000 foot radius curve an arc distance of 137.849 feet to a point which bears north $10^{\circ} 59' 32.0''$ west from the center of said 105.000 foot radius curve; thence north $10^{\circ} 59' 32.0''$ west a distance of 10.000 feet; thence north $65^{\circ} 49' 19.8''$ west a distance of 121.082 feet to a point on a curve concave to the south having a radius of 19,150.000 feet, the center of which bears south $11^{\circ} 17' 18.1''$ east; thence easterly along the arc of said 19,150.000 foot radius curve an arc distance of 870.002 feet to a point which bears north $8^{\circ} 41' 07.3''$ west from the center of said 19,150.000 foot radius curve; thence south $8^{\circ} 41' 07.3''$ east a distance of 228.000 feet to the TRUE POINT OF BEGINNING of Parcel No. 1, containing 163,589 square feet or 3.76 acres of tideland area.

PARCEL NO. 2

Beginning at the most northeasterly corner point of the above described Parcel No. 1, said point being the TRUE POINT OF BEGINNING of Parcel No. 2, said point also being on a curve concave to the south having a radius of 19,150.000 feet, the center of which bears south $8^{\circ} 41' 07.3''$ east; thence westerly along the arc of said 19,150.000 foot radius curve an arc distance of 1,073.409 feet to a point which bears north $11^{\circ} 53' 49.0''$ west from the center of said 19,150.000 foot radius curve; thence south $78^{\circ} 06' 11.0''$ west a distance of 210.998 feet to a point on the above described combined U. S. Pierhead and Bulkhead Line for the Bay of San Diego; thence north $1^{\circ} 30' 28.0''$ east along said combined U. S. Pierhead and Bulkhead Line a distance of 92.540 feet to Harbor Line Station No. 463-H; thence continuing north $1^{\circ} 30' 28.0''$ east along the U. S. Pierhead Line a distance of 516.560 feet to Harbor Line Station No. 459-G; thence continuing along said U. S. Pierhead Line north $82^{\circ} 04' 39.2''$ east (recorded north $82^{\circ} 04' 39''$ east) a distance of 1,782.130 feet; thence leaving said U. S. Pierhead Line south $6^{\circ} 55' 16.5''$ east a distance of 443.195 feet to a point on a curve concave to the south having a radius of 19,250.000 feet, the center of which bears south $6^{\circ} 55' 16.5''$ east; thence westerly along the arc of said 19,250.000 foot radius curve an arc distance of 592.699 feet to a point which bears north $8^{\circ} 41' 07.3''$ west from the center of said 19,250.000 foot radius curve; thence south $8^{\circ} 41' 07.3''$ east a distance of 100.000 feet to the TRUE POINT OF BEGINNING of Parcel No. 2, containing 956,867 square feet or 21.97 acres of water covered area.

PARCEL NO. 3

Being an easement 8.0 feet in width containing approximately 2,035 square feet or 0.05 acre of tideland area, and lying 4.0 feet on each side of the following described center line: Commencing at the most westerly corner point of the above described Parcel No. 1; thence south $65^{\circ} 49' 19.8''$ east a distance of 29.38 feet to the TRUE POINT OF BEGINNING of Parcel No. 3; thence south $78^{\circ} 11' 58''$ west a distance of 236.75 feet; thence north $11^{\circ} 48' 02''$ west a distance of 17.68 feet to the POINT OF TERMINUS of Parcel No. 3. The extreme limits of said easement are to be prolonged or shortened at all angle points and points of intersections to insure a uniform width throughout.

REVISED:

DRAWN <u>RVB/11r</u> CHECKED <u>RWJ</u> REVIEWED <u>XLA</u>	SAN DIEGO UNIFIED PORT DISTRICT TIDELAND LEASE AND EASEMENT Within Corporate Limits of San Diego HARBOR ISLAND WEST MARINA 14085	DATE <u>9 June 1981</u> SCALE _____ REF. _____
APPROVED _____ CHIEF ENGINEER		DRAWING NO. 2260-B Page 1 of 2

The above described areas are those delineated on Drawing No. 2260-B, dated 9 June, 1981, as revised, and made a part of this agreement.

REVISED:

DRAWN RVB/11r
 CHECKED RWJ
 REVIEWED KLB

APPROVED

CHIEF ENGINEER

SAN DIEGO UNIFIED PORT DISTRICT

TIDELAND LEASE AND EASEMENT
 Within Corporate Limits of San Diego

HARBOR ISLAND WEST MARINA

14085

DATE 9 June 1981
 SCALE _____
 REF. _____

DRAWING NO.
 2260-B
 Page 2 of 2

EXHIBIT B

DEPICTION OF PREMISES

(CONTINUES ON FOLLOWING PAGE)

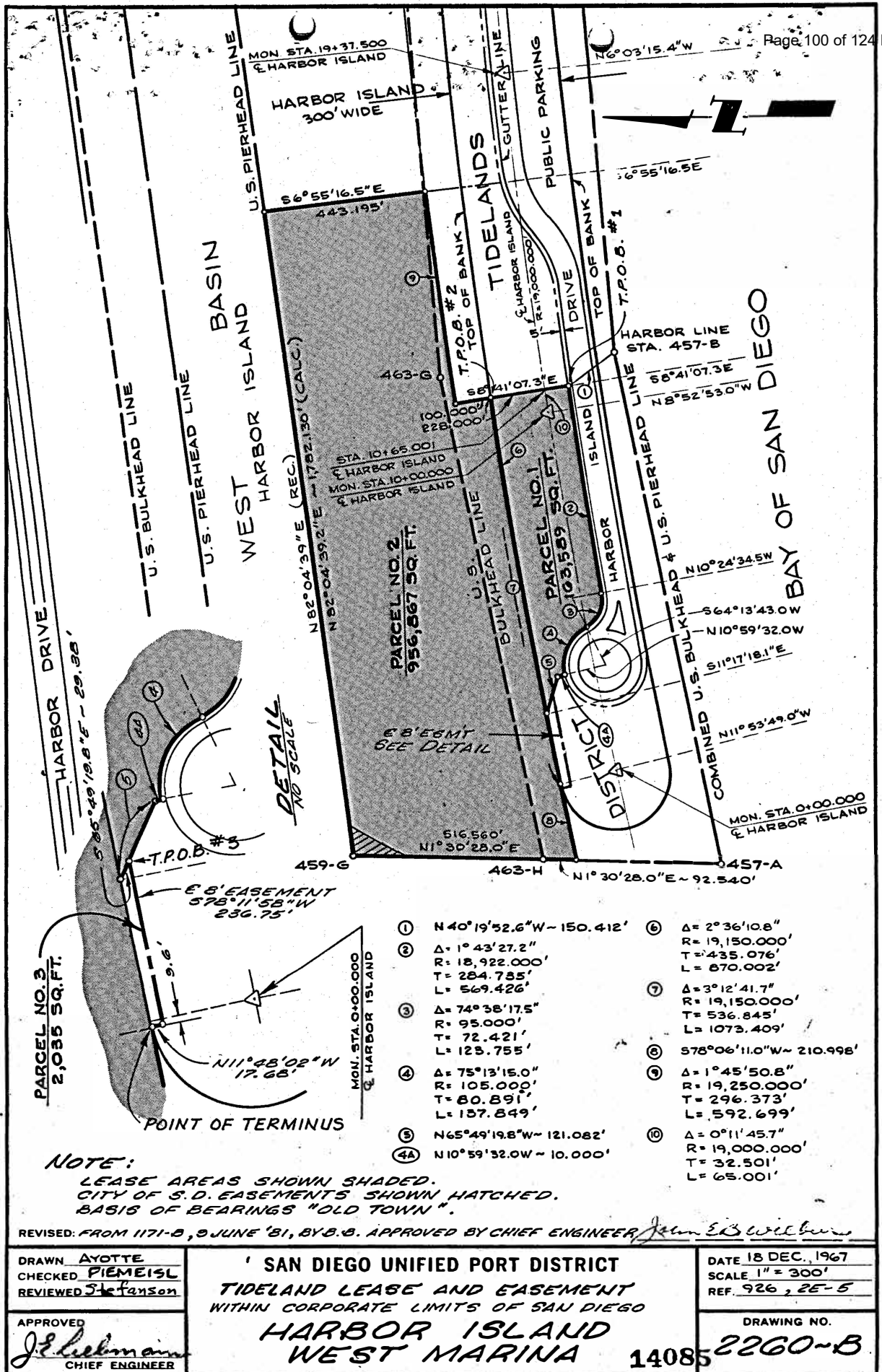


EXHIBIT C
PROJECT IMPROVEMENT PLANS

Preparer:

Project:

Job No.:

Approval Date:

Number of pages attached:

EXHIBIT D
CONSTRUCTION REQUIREMENTS

1. **GENERALLY.** TENANT SHALL COMPLY WITH THE PROVISIONS OF THIS EXHIBIT D, THE CONDITIONS OF PROJECT APPROVAL SET FORTH IN EXHIBIT D-1, SUCH OTHER GENERAL CONSTRUCTION RELATED RULES AND REQUIREMENTS AS LANDLORD MAY ADOPT OR REQUIRE FROM TIME TO TIME FOR CONSTRUCTION BY TENANTS, AND THE PROVISIONS OF THE LEASE IN CONNECTION WITH ALL CONSTRUCTION OR DEMOLITION WORK AT THE PREMISES ("CONSTRUCTION WORK").

2. **Contractors.** Landlord shall have the right to approve the general contractor for Construction Work (other than Minor Alterations). All contractors and subcontractors performing any Construction Work must be licensed in the State of California.

3. **Architects and Engineers.** All architects and engineers must have an active license to practice in the State of California.

4. **Contractors, Architects and Engineers Agreements.** Landlord shall have the right to approve the architectural, engineering and construction contracts for all the Improvements (other than Minor Alterations). All such contracts shall provide, in form and content reasonably satisfactory to Landlord, (i) for the assignment thereof to Landlord as security to Landlord for Tenant's performance hereunder (ii) that if this Lease is terminated Landlord may, at its election, use any plans and specifications created by such architect, engineer or contractor for the contemplated Improvements at the Premises.

5. **Construction Barricades.** Tenant shall install a construction barricade around the area of Construction Work (other than Minor Alterations), and erect such other protective measures as may be reasonably required by Landlord.

6. **Dust and Trash Control.** Tenant shall take commercially reasonable steps to minimize dust resulting from any Construction Work, and shall promptly dispose of all trash generated from the Construction Work.

7. **Performance and Payment Bonds.** Tenant shall furnish Landlord with the following separate corporate surety bonds not less than ten (10) days prior to the commencement of any Construction Work with a hard cost reasonably estimated by Tenant to be greater than _____ Dollars (\$ _____) (as such amount is increased on each anniversary of the Commencement Date by the percentage increase in the CPI from the Commencement Date):

7.1 [ISSUES: RATING OF ISSUER AND FORM OF BOND] A corporate surety performance bond ("Performance Bond") issued by a surety company licensed to transact business as such in the State of California, in an amount not less than one hundred percent (100%) of the projected cost of such Construction Work. The Performance Bond and its issuer shall be in all material respects satisfactory to Landlord. The Performance Bond shall name Tenant as principal and Landlord as obligee, assuring full completion by Tenant of such Construction Work.

7.2 A corporate surety Payment Bond, issued by a surety company licensed to transact business as such in the State of California, with Tenant as principal and Landlord as obligee, in a sum equal to one hundred percent (100%) of the total construction cost anticipated to be incurred in connection with such Construction Work, guaranteeing payment for all materials, provisions, supplies and equipment used in, upon, for or about the performance of the Construction Work or for labor done thereon and protecting Landlord from any and all liability, loss or damages arising out of or in connection with any failure to make any such payments ("Payment Bond").

7.3 The Payment Bond and Performance Bond shall be in form and content satisfactory to Landlord.

8. Financial Assurances. At least ten (10) days prior to commencing any Construction Work (other than Minor Alterations), Tenant shall deliver to Landlord evidence reasonably demonstrating to Landlord that Tenant has obtained or retains financial resources and capabilities in an amount sufficient to complete the Construction Work.

9. Construction Schedule. Tenant shall, at least ten (10) days prior to date on which Tenant intends to commence construction of any Construction Work (other than Minor Alterations), deliver to Landlord a construction schedule. Tenant shall use commercially reasonable efforts, subject to Force Majeure Events, to perform the Construction Work in accordance with the construction schedule.

10. Contractor Insurance. All contractors and subcontractors performing Construction Work shall obtain and thereafter maintain so long as such Construction Work is occurring, at least the minimum insurance coverages set forth below, which insurance coverages may be modified by Landlord from time to time in its sole and absolute discretion:

- (i) Workers' compensation and employer's liability insurance:
 - (a) Workers' compensation insurance as required by any applicable law or regulation.
 - (b) Employer's liability insurance in the amount of \$1,000,000 each accident/employee/disease.
- (ii) General liability insurance: Commercial General Liability insurance covering all operations by or on behalf of the contractor, which shall include the following minimum limits of liability and coverages:
 - (a) Required coverages:
 - (1) Premises and Operation;
 - (2) Products and Completed Operations;
 - (3) Contractual Liability;
 - (4) Broad Form Property Damage (including Completed Operations);
 - (5) Explosion, Collapse and Underground Hazards; and
 - (6) Personal Injury Liability.
 - (b) Minimum limits of liability:
 - (1) \$2,000,000 each occurrence (for bodily injury and property damage);
 - (2) \$2,000,000 for Personal Injury Liability;
 - (3) \$5,000,000 aggregate for Products and Completed Operations (which shall be maintained for a three (3) year period following final completion of the Work); and
 - (4) \$5,000,000 general aggregate applying separately to this Project.
- (iii) Automobile Liability Insurance: Automobile liability insurance including coverage for owned, leased, rented, hired, and/or non-owned automobiles. The limits of liability

shall not be less than \$1,000,000 for each accident limit for bodily injury, death and property damage.

(iv) **Umbrella/Excess Liability Insurance:** The general contractor shall also carry umbrella/excess liability insurance in the amount of \$5,000,000. If there is no per project aggregate under the Commercial General Liability policy, the limit shall be \$10,000,000.

(v) **Contractor's Pollution Liability Coverage:** If Landlord determines, in its sole and absolute discretion, that Tenant performs or contracts for any work which involves a Hazardous Materials Activity or which has the potential to disturb or result in the release of any Hazardous Material, for which there is potential exposure to pollution or Hazardous Materials to Persons or the environment, Tenant shall obtain or cause its contractor to obtain Contractor's Pollution Liability, Pollution Legal Liability and/or Asbestos Pollution Liability and/or Errors & Omissions applicable to the work being performed or the potential release of any Hazardous Material, with limits of \$5,000,000 per claim or occurrence and \$10,000,000 aggregate per policy period of one year or the limits maintained by or available to the contractor, whichever is higher.

Landlord Parties shall be named as an additional insured on the forgoing insurance, and such insurance shall provide that the same shall not be canceled, or reduced in amount or coverage below the requirements of this Lease, nor shall it be allowed to expire, without at least thirty (30) days prior written notice to Landlord. The foregoing insurance shall include a waiver of subrogation in favor of Landlord Parties.

11. **Notice of Completion.** Within ten (10) days after Completion of any Construction Work (other than Minor Alterations), Tenant shall record a Notice of Completion in the office of the San Diego County Recorder and furnish a copy thereof to Landlord upon such recordation.

12. **Lien Releases.** Within sixty (60) days after Completion, Tenant shall deliver to Landlord unconditional final lien waivers from all contractors and materialmen.

13. **Copy of Record Set of Plans and Certificate of Completion.** At the conclusion of any Construction Work (other than Minor Alterations), deliver to Landlord (i) a set of "as-built drawings", (ii) a certificate from Tenant's architect and general contractor in favor of Landlord stating that, to the best knowledge of such certifying party, the Construction Work has been Completed in accordance, in all material respects, with the approved plans therefor, and (iii) a copy of the certificate of completion issued by the applicable government agency.

14. **Conflict.** In the event of conflict between the terms of these Construction Requirements and terms of the Lease, the terms of the Lease shall control.

EXHIBIT D-1
Conditions of Project Approval

To be attached prior to execution of Lease.

(PLACEHOLDER PAGE)

EXHIBIT E

CONTINUING GUARANTY

This Continuing Guaranty ("**Guaranty**") dated _____, 20__ (the "**Effective Date**"), is made by each of the following (individually, "**Guarantor**," and collectively, "**Guarantors**") in favor of the San Diego Unified Port District ("**District**"): (i) B & B Mortgage, Inc., a California corporation; (ii) _____, Trustee of The Richard L. Beauchamp Trust; (iii) _____, Trustee of The Carol L. Beauchamp Trust; (iv) _____, Trustee of The Dorothy Beauchamp Campbell 2001 Revocable Trust; (v) _____, Trustee of The Beauchamp Family Trust; (vi) Grimstad I, LLC, a California limited liability company, (vii) Grimstad II, LLC, a California limited liability company; (viii) _____, Trustee of Nonexempt Marital Trust under the RFB, Jr. Trust; (ix) DB Holdings, L.P., a California limited partnership; (x) _____, Trustee of The Martha G. Beauchamp Living Trust; (xi) James B. Beauchamp, Jr.; (xii) Nancy Jane Hernandez, Trustee of the Nancy Jane Hernandez Separate Property Trust; (xiii) Susan J. Paspalof; (xiv) Lisa Senske; (xv) _____, Trustee of The David C. Beauchamp 2010 Revocable Trust; (xvi) _____, Trustee of The Christy Beauchamp 2010 Revocable Trust; (xvii) The Stacy Beauchamp 2010 Revocable Trust; (xviii) Bridget Howard; (xix) and Meghan Beauchamp.

RECITALS

WHEREAS, on August 10, 1981, Landlord and HIW Associates, L.P. a California limited partnership (as successor-in-interest to Harbor Island West Marina, a general partnership) ("**Tenant**") entered into that Lease of the Premises (as defined in this Lease) on file in the Office of the District Clerk as Document No. 14085 (the "**1981 Lease**"); and

WHEREAS, on September 8, 1994, Landlord and Tenant entered into that certain First Amendment of Lease on file in the Office of the District Clerk as Document No. 31805 (the "**First Amendment**" and, together with the 1981 Lease, the "**Original Lease**"); and

WHEREAS, on _____, 2023, Landlord and Tenant entered into that certain Option to Lease Agreement on file in the Office of the District Clerk as Document No. _____ (the "**Option Agreement**"); and

WHEREAS, pursuant to the Option Agreement and upon the timely satisfaction of the conditions set forth therein, Tenant was provided with the option to enter into an Amended and Restated Lease (the "**Lease**") for the redevelopment and operation of the Premises in accordance with the terms of the Lease; and

WHEREAS, Tenant timely satisfied the preconditions set forth in the Option Agreement to executing the Lease, as a result, Tenant and District entered into the Lease as to the Effective Date; and

WHEREAS, Guarantors, jointly and severally, have agreed to guaranty all of Tenant's obligations under the Lease pursuant to the terms of this Guaranty.

AGREEMENT

For value received, and in consideration of, and in order to induce the District to enter into the Lease, Guarantors, jointly and severally, hereby agree as follows:

1. The foregoing recitals are hereby incorporated by reference.
2. Guarantors, jointly and severally, unconditionally and absolutely guarantee to District the full and prompt payment and performance of all obligations of Tenant which Tenant presently or hereafter may have under the Lease (collectively, the "**Obligations**").
3. [INTENTIONALLY OMMITTED].
4. The obligations of Guarantors hereunder are joint and several, and are independent of the Obligations. A separate action may be brought or prosecuted against any Guarantor, whether the action is brought or prosecuted against any other Guarantor, Tenant, or all, or whether any other Guarantor, Tenant, or all are joined in the action.
5. Each and every Guarantor, individually and collectively, waives the benefit of any statute of limitations affecting Guarantors' liability, individually or collectively, under this Guaranty.
6. The provisions of the Lease may be changed by written agreement between District and Tenant at any time, without the consent of or without notice to the Guarantors. The Guarantors, jointly and severally, shall guaranty the Obligations, as changed from time to time. Assignment of the Lease (as permitted by the Lease) shall not affect this Guaranty. District's failure or delay in the enforcement of any of its rights also shall not affect this Guaranty. If some or all of the Obligations are discharged or modified pursuant to any bankruptcy or similar proceedings (including, without limitation, by reason of the disaffirmance or rejection of the Lease), each of Guarantors' obligations hereunder will continue in full force and effect as if some or all of the Obligations had not been so discharged or modified. The liability of each Guarantor hereunder shall in no way be affected by the release or discharge of Tenant or any other guarantor of the Lease or any disability or other defense of Tenant. If an Event of Default occurs under the Lease, District can proceed immediately against the Guarantors, individually or collectively, Tenant, or both, or District can enforce against Guarantors, individually and collectively, Tenant, or both, any rights that District has under the Lease or pursuant to applicable laws. If the Lease terminates and District has any rights it can enforce against Tenant after termination, District can enforce those rights against Guarantors, individually or collectively, without giving prior notice to Tenant, Guarantors, or both, or without making any demand on either of them.
7. Guarantors, individually and collectively waive the right to require District to: (1) proceed against Tenant; (2) proceed against or exhaust any security that District holds from Tenant; or (3) pursue any other remedy in District's power. Guarantors, individually and collectively, waive any defense by reason of any disability of Tenant, and waive any other defense based on the termination of Tenant's ability from any cause. Guarantor further waives all rights and defenses that are or may become available to Guarantor, including without limitation any rights and defenses set forth in Sections 2787 through 2856, inclusive, of the California Civil Code.
8. Until all Obligations under the Lease have been discharged in full, Guarantors have no right of subrogation against Tenant. Guarantors waive, individually and collectively: (i) their rights to enforce any remedies that District now has, or later may have, against Tenant; (ii) any right to participate in any security now or later held by District; (iii) all presentments, demands for performance, notices of nonperformance, protests, notices of protest, notices of dishonor, and notices of acceptance of this Guaranty; and (iv) all notices of the existence, creation, or incurrence of new or additional Obligations.

9. If District is required to enforce Guarantors' obligations by legal proceedings, Guarantors shall pay District all costs incurred, including but not limited to reasonable attorneys' fees. District has the right to prosecute any individual Guarantor for the full amount for said costs.

10. Guarantors' obligations under this Guaranty shall be binding, jointly and severally, on any successor of Guarantors, individually or collectively. As used herein, a successor of Guarantors shall mean any assignee, transferee, personal representative, heir, or other Person succeeding lawfully, and pursuant to the provisions of said Lease, to the rights or obligations of Guarantors, individually or collectively. Also as used herein, District shall mean District's successors and assigns, if any.

11. Venue for any legal proceeding shall be in San Diego County, California. This Guaranty shall be construed and enforced in accordance with the laws of the State of California.

12. This Guaranty shall only be effective with respect to the Obligations accruing up to and including the later of (i) the fifth (5th) anniversary of the Commencement Date as that term is defined in Section 1.1 of the Lease and (ii) three years following the completion of the Project Improvements.

[SIGNATURE PAGES FOLLOW]

In witness thereof, each Guarantor has entered into this Continuing Guaranty as of the Effective Date first written above.

APPROVED AS TO FORM AND LEGALITY
GENERAL COUNSEL

SAN DIEGO UNIFIED PORT DISTRICT

By: _____
Assistant/Deputy

By: _____
Anthony Gordon
Assistant Vice President, Real Estate

GUARANTORS:

B&B Mortgage, Inc.,
a California corporation

By: _____

Name: _____

Title: _____

The Richard L. Beauchamp Trust

_____, Trustee

The Carol L. Beauchamp Trust

_____, Trustee

The Dorothy Beauchamp Campbell 2001
Revocable Trust

_____, Trustee

The Beauchamp Family Trust

_____, Trustee

[SIGNATURE PAGES CONTINUE ON FOLLOWING PAGE]

In witness thereof, each Guarantor has entered into this Guaranty as of the Effective Date first written above.

Grimstad I, LLC,
a California limited liability company

By: _____

Name: _____

Title: _____

Grimstad II, LLC,
a California limited liability company

By: _____

Name: _____

Title: _____

Nonexempt Marital Trust under the RFB, Jr.
Trust

_____, Trustee

DB Holdings, L.P.,
a California limited partnership

By: _____

Name: _____

Title: _____

The Martha G. Beauchamp Living Trust

_____, Trustee

James B. Beauchamp, Jr., an individual

[SIGNATURE PAGES CONTINUE ON FOLLOWING PAGE]

In witness thereof, each Guarantor has entered into this Guaranty as of the Effective Date first written above.

Nancy Jane Hernandez Separate Property Trust

Nancy Jane Hernandez, Trustee

Susan J. Paspalof, an individual

Lisa Senske, an individual

The David C. Beauchamp 2010 Revocable Trust

_____, Trustee

The Christy. Beauchamp 2010 Revocable Trust

_____, Trustee

The Stacy. Beauchamp 2010 Revocable Trust

_____, Trustee

Bridget Howard, an individual

Meghan Beauchamp, an individual

EXHIBIT F

MEMORANDUM OF LEASE

RECORDING REQUESTED BY:

(Above Space for Recorder's Use Only)

MEMORANDUM OF LEASE

This Memorandum of Lease, hereinafter "Memorandum," is dated _____, 20__, between SAN DIEGO UNIFIED PORT DISTRICT, a public corporation, Landlord, and HIW ASSOCIATES, LP, a California limited partnership dba Harbor Island West Marina , Tenant, concerning that certain real property described in Exhibit A and depicted in Exhibit B, attached hereto and by this reference made a part hereof (the "Premises").

For good and adequate consideration, Landlord leases the Premises to Tenant, and Tenant hires them from Landlord, for the term and on the provisions contained in that certain Lease of even date herewith by and between Landlord and Tenant (the "Lease"), including without limitation provisions prohibiting assignment, subleasing, and encumbering said leasehold without the express written consent of Landlord in each instance, all as more specifically set forth in said Lease, and subject to the terms of the Article 23 of the Lease, Landlord conveys to Tenant and Tenant accepts from Landlord, all of Landlord's right, title and interest in and to the Existing Improvements, which said Lease is incorporated in this Memorandum by this reference.

The term of the Lease is Forty (40) years, beginning _____, 20__, and ending _____, 20__, plus one (1) ten-year (10) option.

This Memorandum is not a complete summary of the Lease. Provisions in this Memorandum shall not be used in interpreting the Lease provisions. In the event of conflict between the terms of this Memorandum and terms of the Lease, the terms of the Lease shall control.

IN WITNESS WHEREOF, Landlord and Tenant have executed this Memorandum of Lease as of the date first set forth above.

APPROVED AS TO FORM AND LEGALITY
GENERAL COUNSEL

SAN DIEGO UNIFIED PORT DISTRICT

By: _____
Assistant/Deputy

By: _____
Anthony Gordon
Assistant Vice President, Real Estate

**HIW ASSOCIATES, LP,
a California Limited Partnership**

By: _____
Signature

NAME: _____

Its: _____

By: _____
Signature

NAME: _____

Its: _____

EXHIBIT A TO MEMORANDUM OF LEASE

LEGAL DESCRIPTION OF PREMISES

(CONTINUES ON FOLLOWING PAGE)

PARCEL NO. 1

Commencing at Harbor Line Station No. 457-B on the combined U. S. Pierhead and Bulkhead Line as said Harbor Lines are now established for the Bay of San Diego, as delineated on map entitled "Harbor Lines, San Diego Bay, California, File No. (D.O. Series) 425.1," approved by the Secretary of the Army, August 18, 1965, and filed in the Office of the District Engineer, Los Angeles, California; thence north 40° 19' 52.6" west a distance of 150.412 feet to the TRUE POINT OF BEGINNING of Parcel No. 1, said point also lying on a curve concave to the south having a radius of 18,922.000 feet, the center of which bears south 8° 41' 07.3" east; thence westerly along the arc of said 18,922.000 foot radius curve, an arc distance of 569.426 feet to a point of reverse curve the common radial of which bears north 10° 24' 34.5" west from the center of said 18,922.000 foot radius curve; thence northwesterly along the arc of a 95.000 foot radius curve an arc distance of 123.755 feet to a point of a second reverse curve the common radial of which bears south 64° 13' 43.0" west from the center of said 95.000 foot radius curve; thence northwesterly along the arc of a 105.000 foot radius curve an arc distance of 137.849 feet to a point which bears north 10° 59' 32.0" west from the center of said 105.000 foot radius curve; thence north 10° 59' 32.0" west a distance of 10.000 feet; thence north 65° 49' 19.8" west a distance of 121.082 feet to a point on a curve concave to the south having a radius of 19,150.000 feet, the center of which bears south 11° 17' 18.1" east; thence easterly along the arc of said 19,150.000 foot radius curve an arc distance of 870.002 feet to a point which bears north 8° 41' 07.3" west from the center of said 19,150.000 foot radius curve; thence south 8° 41' 07.3" east a distance of 228.000 feet to the TRUE POINT OF BEGINNING of Parcel No. 1, containing 163,589 square feet or 3.76 acres of tideland area.

PARCEL NO. 2

Beginning at the most northeasterly corner point of the above described Parcel No. 1, said point being the TRUE POINT OF BEGINNING of Parcel No. 2, said point also being on a curve concave to the south having a radius of 19,150.000 feet, the center of which bears south 8° 41' 07.3" east; thence westerly along the arc of said 19,150.000 foot radius curve an arc distance of 1,073.409 feet to a point which bears north 11° 53' 49.0" west from the center of said 19,150.000 foot radius curve; thence south 78° 06' 11.0" west a distance of 210.998 feet to a point on the above described combined U. S. Pierhead and Bulkhead Line for the Bay of San Diego; thence north 1° 30' 28.0" east along said combined U. S. Pierhead and Bulkhead Line a distance of 92.540 feet to Harbor Line Station No. 463-H; thence continuing north 1° 30' 28.0" east along the U. S. Pierhead Line a distance of 516.560 feet to Harbor Line Station No. 459-G; thence continuing along said U. S. Pierhead Line north 82° 04' 39.2" east (recorded north 82° 04' 39" east) a distance of 1,782.130 feet; thence leaving said U. S. Pierhead Line south 6° 55' 16.5" east a distance of 443.195 feet to a point on a curve concave to the south having a radius of 19,250.000 feet, the center of which bears south 6° 55' 16.5" east; thence westerly along the arc of said 19,250.000 foot radius curve an arc distance of 592.699 feet to a point which bears north 8° 41' 07.3" west from the center of said 19,250.000 foot radius curve; thence south 8° 41' 07.3" east a distance of 100.000 feet to the TRUE POINT OF BEGINNING of Parcel No. 2, containing 956,867 square feet or 21.97 acres of water covered area.

PARCEL NO. 3

Being an easement 8.0 feet in width containing approximately 2,035 square feet or 0.05 acre of tideland area, and lying 4.0 feet on each side of the following described center line: Commencing at the most westerly corner point of the above described Parcel No. 1; thence south 65° 49' 19.8" east a distance of 29.38 feet to the TRUE POINT OF BEGINNING of Parcel No. 3; thence south 78° 11' 58" west a distance of 236.75 feet; thence north 11° 48' 02" west a distance of 17.68 feet to the POINT OF TERMINUS of Parcel No. 3. The extreme limits of said easement are to be prolonged or shortened at all angle points and points of intersections to insure a uniform width throughout.

REVISED:

DRAWN <u>RVB/11r</u> CHECKED <u>RWJ</u> REVIEWED <u>XLA</u>	SAN DIEGO UNIFIED PORT DISTRICT TIDELAND LEASE AND EASEMENT Within Corporate Limits of San Diego HARBOR ISLAND WEST MARINA 14085	DATE <u>9 June 1981</u> SCALE _____ REF. _____
APPROVED _____ CHIEF ENGINEER		DRAWING NO. 2260-B Page 1 of 2

EXHIBIT A"

35

The above described areas are those delineated on Drawing No. 2260-B, dated 9 June, 1981, as revised, and made a part of this agreement.

REVISID:

DRAWN RVB/11r
 CHECKED RWJ
 REVIEWED KLB

APPROVED

CHIEF ENGINEER

SAN DIEGO UNIFIED PORT DISTRICT

TIDELAND LEASE AND EASEMENT
 Within Corporate Limits of San Diego

HARBOR ISLAND WEST MARINA

14085

DATE 9 June 1981

SCALE

REF.

DRAWING NO.

2260-B

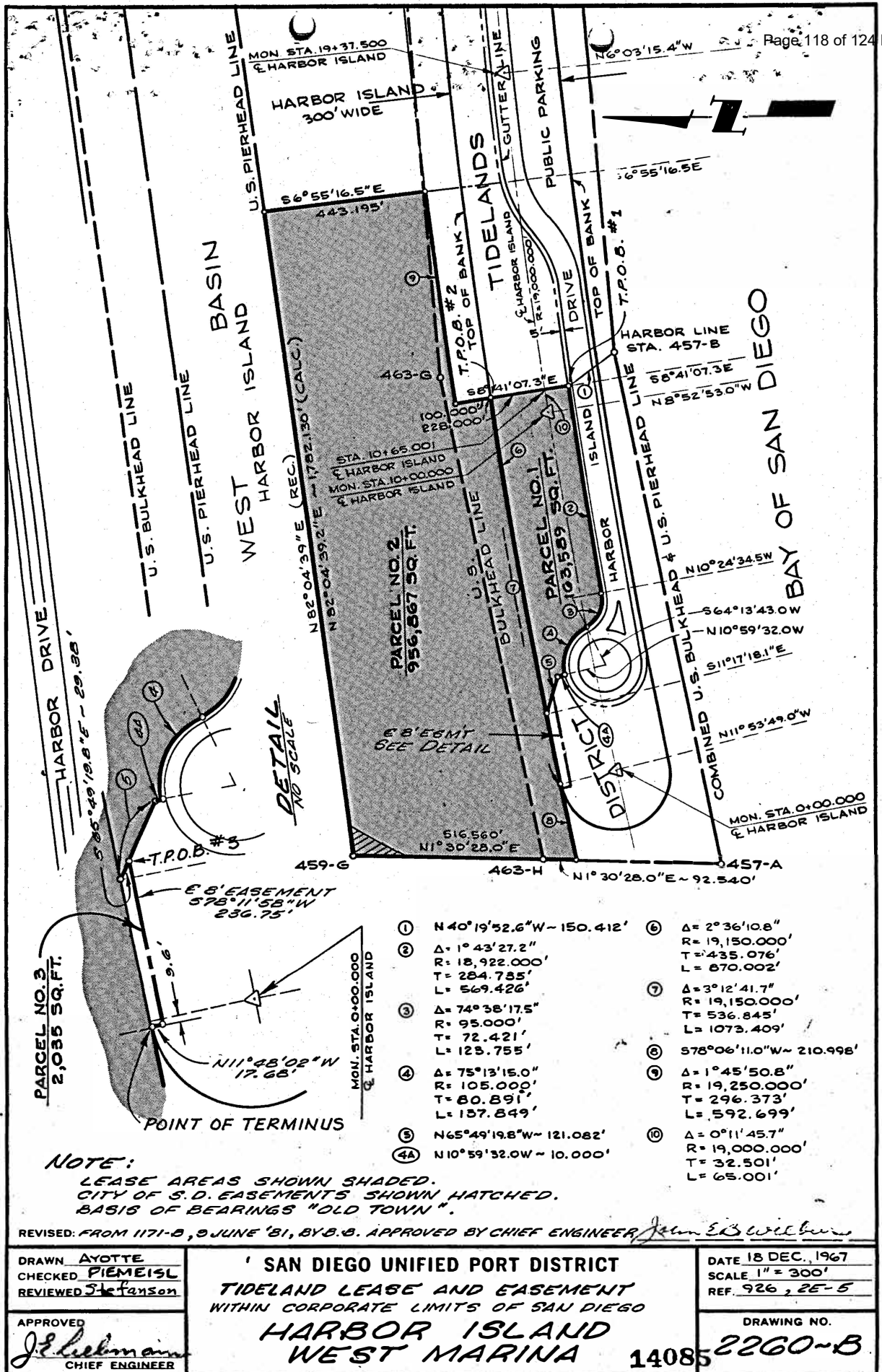
Page 2 of 2

EXHIBIT A

EXHIBIT B TO MEMORANDUM OF LEASE

DEPICTION OF PREMISES

(CONTINUES ON FOLLOWING PAGE)



(FOR USE BY SAN DIEGO UNIFIED PORT DISTRICT)

STATE OF CALIFORNIA)

COUNTY OF SAN DIEGO)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

On _____ before me, _____,
Notary Public, personally appeared _____,
who proved to me on the basis of satisfactory evidence to be the person whose name is
subscribed to the within instrument and acknowledged to me that he/she/they executed the
same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the
instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the
instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the
foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

OPTIONAL

Though the information below is not required by law, it may prove valuable to person relying on the document
and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____

Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name _____

- ☐ Individual
☐ Corporate Officer -- Title(s): _____
☐ Partner -- ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer is Representing: _____

RIGHT THUMBPRINT
OF SIGNER

Top of thumb here

Signer's Name _____

- ☐ Individual
☐ Corporate Officer -- Title(s): _____
☐ Partner -- ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer is Representing: _____

RIGHT THUMBPRINT
OF SIGNER

Top of thumb here

(FOR USE BY _____)

STATE OF CALIFORNIA)

COUNTY OF SAN DIEGO)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

On _____ before me, _____,
Notary Public, personally appeared _____,
who proved to me on the basis of satisfactory evidence to be the person whose name is
subscribed to the within instrument and acknowledged to me that he/she/they executed the
same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the
instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the
instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the
foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

OPTIONAL

Though the information below is not required by law, it may prove valuable to person relying on the document
and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____

Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name _____

- ☐ Individual
☐ Corporate Officer -- Title(s): _____
☐ Partner -- ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer is Representing: _____

RIGHT THUMBPRINT
OF SIGNER

Top of thumb here

Signer's Name _____

- ☐ Individual
☐ Corporate Officer -- Title(s): _____
☐ Partner -- ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer is Representing: _____

RIGHT THUMBPRINT
OF SIGNER

Top of thumb here

EXHIBIT G

SUBLEASE INFORMATION

[EXCEL COPY AVAILABLE ON REQUEST]

[illegible]

EXHIBIT H
FORM OF LANDLORD'S ESTOPPEL STATEMENT

*Name
 Address

Ladies and Gentlemen:

This Landlord Estoppel Statement ("Statement") is issued by the SAN DIEGO UNIFIED PORT DISTRICT, a public corporation (hereinafter referred to as "Landlord"), as landlord under that certain lease dated _____, covering a portion of those lands conveyed to Landlord by that certain act of the Legislature of the State of California entitled "San Diego Unified Port District Act", Stats. 1962, 1st Ex. Sess., c. 67, as amended, between Landlord and _____ (hereinafter referred to as "Tenant"), as tenant, a copy of which lease is on file in the Office of the Clerk of Landlord bearing Document No. _____ (the "Lease").

To the actual knowledge of Landlord (without any duty of investigation or inquiry), Landlord hereby acknowledges and confirms to Recipient (as defined below) the following:

1. The Lease is currently in full force and effect and has not been modified in whole or in part [* , except as provided by that *(those) certain amendment(s)* described and dated as follows: * copies of which amendment(s)* is/are* on file in the Office of the Clerk of Landlord bearing Document No.(s)]*.
2. The Lease is for a term of * (*) years, commencing * and ending *.
3. As of the date of this Statement, Tenant is not, to the actual knowledge of Landlord (without any duty of investigation or inquiry), in default or in breach under the provisions of the Lease.
4. Landlord has no actual knowledge (without any duty of investigation or inquiry) of any other assignment or hypothecation of said leasehold estate, or any pledge or assignment of rents with respect to said premises *[except any security interest therein created in favor of * for a loan in the amount of * Dollars (\$) as consented to by Landlord in an Administrative Approval or Resolution No. *, a copy of which is attached hereto and by reference incorporated herein]*. *[NOTE TO DRAFTER: Modify language if encumbrance has not yet been approved.]*
5. All rent, and any other charges payable by Tenant pursuant to the lease (referred to collectively hereinafter as "Rent") has been paid through and including *; provided, however, there may be Rent still due and owing which will be discovered at the time of audit by Landlord and, to that extent, Landlord cannot represent that all Rent has been paid.

6. This Statement is given by Landlord with the understanding that the statements herein made may be relied upon only by * (the "Recipient") and only for the purpose of estopping Landlord from asserting contrary facts against Tenant which Tenant also has no knowledge of.

Executed this _____ day of _____, 20____.

APPROVED AS TO FORM AND LEGALITY
GENERAL COUNSEL

SAN DIEGO UNIFIED PORT DISTRICT

By: _____
Assistant/Deputy

By: _____
Anthony Gordon
Assistant Vice President, Real Estate

EXHIBIT I

ENVIRONMENTAL DISCLOSURE ADDENDUM – 2040 HARBOR ISLAND DRIVE IN THE CITY OF SAN DIEGO, CALIFORNIA (THE "PREMISES")

CALIFORNIA HEALTH AND SAFETY CODE SECTION 25359.7 REQUIRES ANY OWNER OF NONRESIDENTIAL REAL PROPERTY WHO KNOWS, OR HAS REASONABLE CAUSE TO BELIEVE, THAT ANY RELEASE OF HAZARDOUS SUBSTANCE HAS COME TO BE LOCATED ON OR BENEATH THAT REAL PROPERTY TO GIVE WRITTEN NOTICE OF THAT CONDITION TO THE LESSEE OF THE REAL PROPERTY. LANDLORD IS PROVIDING THE FOLLOWING INFORMATION CONCERNING THE PRESENCE OF HAZARDOUS SUBSTANCES ON AND UNDER THE PREMISES TO PROSPECTIVE TENANT ("TENANT"). THIS IS A SUMMARY OF INFORMATION ONLY, IS NOT INTENDED, NOR SHALL IT BE DEEMED OR CONSTRUED, AS A REPRESENTATION OR WARRANTY OF ANY KIND BY LANDLORD AND HAS BEEN PREPARED FOR TENANT'S CONVENIENCE TO FACILITATE TENANT'S INDEPENDENT DUE DILIGENCE EVALUATION WITH RESPECT TO THE RELEASES OF HAZARDOUS SUBSTANCES AT AND BENEATH THE PREMISES.

BASED ON DATA PRESENTED IN THE 2018 REGIONAL HARBOR MONITORING PROGRAM (SITE B18-10087), LINK BELOW, PREPARED FOR THE SAN DIEGO REGIONAL WATER QUALITY CONTROL BOARD VARIOUS HAZARDOUS SUBSTANCES HAVE COME TO BE LOCATED NEAR THE PREMISES, INCLUDING VARIOUS METALS (INCLUDING COPPER, LEAD, MERCURY, NICKEL), POLYCYCLIC AROMATIC HYDROCARBONS, AND POLYCHLORINATED BIPHENYLS.

[HTTPS://PANTHEONSTORAGE.BLOB.CORE.WINDOWS.NET/ENVIRONMENT/SAN-DIEGO-REGIONAL-HARBOR-MONITORING-PROGRAM-2018-FINAL-REPORT-REVISED-APPENDIX-F-CHEMISTRY-DATA.PDF](https://pantheonstorage.blob.core.windows.net/environment/san-diego-regional-harbor-monitoring-program-2018-final-report-revised-appendix-f-chemistry-data.pdf)

TENANT ACKNOWLEDGEMENT AND CONSENT: BY EXECUTION OF THIS LEASE, TENANT (A) ACKNOWLEDGES ITS RECEIPT OF THE FOREGOING NOTICE GIVEN PURSUANT TO SECTION 25359.7 OF THE CALIFORNIA HEALTH AND SAFETY CODE; (B) ACKNOWLEDGES AND AGREES THAT LANDLORD SHALL HAVE NO LIABILITY OR RESPONSIBILITY FOR THE ACCURACY OF ANY OF THE INFORMATION CONTAINED IN THE REPORTS PREPARED BY AND FOR THIRD PARTIES; AND (C) ACKNOWLEDGES THAT LANDLORD HAS COMPLIED WITH ITS OBLIGATIONS UNDER SECTION 25359.7 OF THE HEALTH AND SAFETY CODE.