

Attachment C to Agenda File No. 2015-1624

EXISTING AND PROPOSED LEASE SUMMARY

	EXISTING	PROPOSED
Lessee:	Shelter Island Yachtways, LTD.	Same
Location:	2330 & 2390 Shelter Island Drive, San Diego, CA 92106	Same
Area:	Land Area: 85,740 square feet Water Area: 124,645 square feet	Same
Use:	(i) boatyard purposes of construction, maintenance, repair and painting of boats; the sale and installation of marine supplies, equipment, machinery and accessories on said boats; and boatyard administration offices; (ii) marine sales and services purposes of boat sales, rental of boat slips including but not limited to boat dealer and brokers to display inventory; and (iii) rental of office space of which no less than 15,646 square feet shall be for boatyard dependent uses and boatyard subcontract services	Same
Term:	30 years October 1, 2014 – September 30, 2044	Same
Updated Lease Language:		Paragraph: 9. Assignment - Sublease 18. Sustainable Leasing Policy 22. Hold Harmless 26. Insurance 46. "As-Is" Lease and Waivers
Annual Flat Rent:	Annual flat rent of \$325,140	Same
CPI Adjustments:	Annual CPI Adjustments between 2-4% commencing October 1, 2021	Same