

RECORDED AT THE REQUEST OF
AND WHEN RECORDED MAIL TO:
STATE OF CALIFORNIA
California State Lands Commission
Attn: Title Unit
100 Howe Avenue, Suite 100-South
Sacramento, CA 95825-8202

STATE OF CALIFORNIA
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SPACE ABOVE THIS LINE FOR RECORDER'S USE

A.P.N. 071-200-017, 071-200-009
County: Santa Barbara

LEASE NO. PRC 1431.9

This Lease consists of this summary and the following attached and incorporated parts:

Section 1	Basic Provisions
Section 2	Special Provisions Amending or Supplementing Section 1 or 3
Section 3	General Provisions
Exhibit A	Land Description
Exhibit B	Site and Location Map
Exhibit C	Mitigation Monitoring Program

SECTION 1

BASIC PROVISIONS

THE STATE OF CALIFORNIA, hereinafter referred to as Lessor acting by and through the **CALIFORNIA STATE LANDS COMMISSION** (100 Howe Avenue, Suite 100-South, Sacramento, California 95825-8202), pursuant to Division 6 of the Public Resources Code and Title 2, Division 3 of the California Code of Regulations, and for consideration specified in this Lease, does hereby lease, demise and let to the **County of Santa Barbara**, hereinafter referred to as Lessee, those certain lands described in Exhibit A hereinafter referred to as Lease Premises, subject to the reservations, terms, covenants and conditions of this Lease.

MAILING ADDRESS: 610 Mission Canyon Road
Santa Barbara, CA 93105

LEASE TYPE: General Lease – Public Agency Use

LAND TYPE: Sovereign

LOCATION: Pacific Ocean, Santa Barbara County, as described in Exhibit A attached and by this reference made a part hereof.

LAND USE OR PURPOSE: Use and maintenance of a public recreational park including an existing public recreational pier, public facilities, and protective structures; the demolition of an existing vehicular access bridge; and the construction, use, and maintenance of a new vehicular access bridge.

TERM: 20 years, beginning July 1, 2015; ending June 30, 2035, unless sooner terminated as provided under this Lease.

CONSIDERATION: Subject to modification as specified in Paragraph 1 of Section 2 – Special Provisions, and Paragraph 3(c) of Section 3 – General Provisions.

AUTHORIZED IMPROVEMENTS:

EXISTING:

Parcel 1 – Existing Rock Riprap Revetment;

Parcel 2 – Existing Rock Riprap Revetments, Portion of a Restaurant Building, Public Restroom Building, Parking Area, Observation Platform;

Parcel 3 – Public Recreational Pier and Appurtenances Thereto, Including Small Boat Access Area, Boat Hoist, Restrooms; and

Parcel 4A & B – Vehicular Access Bridge

TO BE CONSTRUCTED:

Parcel 4A- New Vehicular Access Bridge

Parcel 4B- Demolition of Existing Vehicular Access Bridge

CONSTRUCTION MUST BEGIN BY: [Confirm construction dates]
AND BE COMPLETED BY:

LIABILITY INSURANCE: N/A

SURETY BOND OR OTHER SECURITY: N/A

**SECTION 2
SPECIAL PROVISIONS**

**BEFORE THE EXECUTION OF THIS LEASE, ITS PROVISIONS ARE AMENDED,
REVISED OR SUPPLEMENTED AS FOLLOWS:**

1. Consideration:

- a. The consideration for granting this Lease to the Lessee is the use, benefit, health and safety that is provided to the public. However, for any annual reporting period, if the amount of annual gross income, as described in Paragraph 1(c)(i) herein, derived from activities on the Lease Premises exceeds expenses, as described in Paragraph 1(c)(ii) herein for operation and maintenance of the same, Lessee shall pay Lessor rent at the rate outlined in Paragraph 1(b) herein.
- b. If Lessor in its sole discretion determines that there is no longer a use and benefit to the public provided by the Lessee's activities on the Lease Premises, Lessee shall pay an annual rent in the amount of five (5) percent of the annual gross income, as described in Paragraph 1(c)(i) herein, generated by all activities on the Lease Premises.
- c. For purposes of this Lease "Gross Income" and "Expenses" are defined as follows:
 - i. "Gross Income" shall include all income from operations and activities conducted on or over the Lease Premises but shall not include any tax payable to federal, state, county or municipal governments as a direct result of operations under this Lease, provided that these taxes are clearly segregated and identified in Lessee's books and records.
 - ii. "Expenses" shall include Lessee's direct and indirect costs related to the operation, maintenance and repair of income-producing improvements and concessions authorized under the Lease, including administrative expenses, payment of bond and loan obligations, as determined under the Lessee's accounting system. All such indirect costs shall only be attributable to the operation, maintenance, and repair of the Lease Premises.
- d. Lessee and Lessor agree that for leasing purposes, the State's boundary with respect to the restaurant building is located in the vicinity of the corner of the existing structure, as shown on Exhibit B (for reference purposes only). It is further agreed by the parties that for rental purposes only, the gross income and expenses generated from the restaurant building are not considered to be generated on the Lease Premises. However, Lessor reserves the right to charge rent in the amount provided herein should additional evidence provide a better determination of the State's interest at this location.

2. Annual Report:

- a. Lessee shall provide Lessor with an annual report describing all operations and activities on the Lease Premises for the prior year and report whether or not expenses, as described in Paragraph 1(c)(ii), for the operation and maintenance of the Lease Premises have exceeded the annual gross income, as described in Paragraph 1(c)(i) herein, generated thereon. The annual report shall be due on or before September 30 of each year and shall be accompanied by an Annual Gross Income and Expense Statement. The annual report shall cover operations for the prior year period from July 1 to June 30.
- b. Lessee shall maintain books and records of all financial transactions relating to the Lease Premises in accordance with generally accepted accounting principles. These records shall be supported by source documents such as agreements with renters, copies of invoices, receipts, and other pertinent documents. At Lessor's request the Lessee shall allow Lessor's representatives to examine copies of those portions of Lessee's or any sublessee's Federal and State Income Tax Returns, and Board of Equalization Tax Returns relating to activities conducted on the Lease Premises in order to corroborate information shown on reports submitted to Lessor pursuant to this lease.

- c. All annual reports submitted to Lessor are subject to audit and revision by Lessor, and Lessor may inspect all of Lessee's and sublessee's books, records, and documents relating to the operation of the Lease Premises during Lessee's or any sublessee's normal business hours and with a minimum 24-hour notice. Any statutory or other rights that the Lessee may have to object to such inspection by the Lessor are hereby waived.

3. Trust Fund:

Lessee shall establish a separate trust fund or funds for the deposit of all revenues generated on the Lease Premises, and for the payment of expenses as described in Paragraph 1(c)(2) herein. Any money remaining in the trust fund or funds, at the termination of this Lease shall be transferred to the State Lands Commission within 90 days after said termination.

4. Existing Pier Sublease:

This Lease acknowledges the existing pier sublease between the Lessee and the California Department of Fish & Wildlife, acting through its agent the Wildlife Conservation Board, with an effective date of December 28, 1979, as amended on August 19, 1999, and to expire on August 19, 2019. Such sublease is for the purpose of a cost sharing agreement that financed pier improvements. Lessee shall notify Lessor within 30 days of any subsequent amendment, renewal, or termination of such sublease, and shall submit a copy of all such amendments or renewals of the sublease for approval by the Lessor prior to approval by the Lessee.

5. Vehicular Access Bridge Demolition and Replacement Authorization:

Lessee is authorized to conduct the Goleta Beach Park Bridge Replacement Project (Project), as described in the Mitigated Negative Declaration (MND, SCH#2014051081), adopted by the Commission on August 19, 2015, and the Mitigation Monitoring Program attached hereto as Exhibit C. Subsequent deviations from the Project plan as analyzed in the MND shall require review and a written determination by Lessor's staff whether the deviation is compliant with the current environmental analysis and project intent or will require additional review and approval by the Commission prior to commencement of construction.

6. Pre-Construction:

- a. At least 90 days prior to start of construction, Lessee shall provide to Lessor:
 - i. A final set of construction contract specifications.
 - ii. A Project-specific hazardous spill contingency plan with specific designation of the onsite person who will have responsibility for implementing the plan. The spill plan shall include potential minor and major spill scenarios, preventive measures, equipment available onsite, spill notification protocol and procedures and information on immediate call-out of additional spill containment and clean-up resources in the event of an incident that exceeds the rapid clean-up capability of the onsite work force.
 - iii. In the event of any oil spills during construction that impact State waters, notification shall be made as soon as possible to the California Governor's Office of Emergency Services at (800) 852-7550, the Commission's 24-hour emergency response number at (562) 590-5201, and other applicable agencies.
 - iv. A construction schedule time line chart showing all significant work activities during the course of the project.

7. Good-Faith Removal:

- a. In conducting the Project, the Lessee shall make a good-faith effort to remove all improvements associated with the existing bridge to be demolished, including all abutments, piles and footings, in their entirety. Any piles or other improvements that such good-faith effort demonstrates cannot be reasonably or feasibly removed in their entirety at this time shall be cut off at a minimum depth of five (5) feet below the existing mud line.
- b. Lessee shall immediately notify Lessor in writing should Lessee be unable to completely remove any bridge improvements. Notification shall include a written narrative of the removal efforts, the conditions prohibiting such removal, and a general description of the improvements not removed.
- c. Lessee shall, at its sole risk and expense, remove any or all portions of any remaining bridge improvements if Lessor at any time determines such improvements to be adverse to the public interest. All removal activities shall be carried out in accordance with all applicable safety regulations, permits and conditions of other agencies having jurisdiction in the area of such improvements. Upon written notice from Lessor that any improvements not removed are adverse to the public interest, and within 90 days following the issuance of all necessary permits and authorizations, Lessee shall complete removal of such improvements, unless such removal period is otherwise extended by Lessor.
- d. Within 90 days of written notification as discussed herein, Lessee shall submit to Lessor's staff for review and comment an action plan detailing how Lessee will remedy, at Lessor's option, any potential hazards, nuisances, or other conditions arising from or related to any improvements not removed that Lessor determines to be adverse to the public interest, including, but not limited to, the subsequent exposure of any such improvements.
- e. Lessee shall indemnify Lessor as provided in Paragraph 8 of Section 3 – General Provisions for any abandoned improvements and agrees to respond in a responsible and timely manner to any claims arising from or related to any improvements not removed. Lessee shall immediately notify Lessor of any accident, injury, casualty, or claim arising out of or related in any way to the bridge removal and replacement project.
- f. Lessee agrees to negotiate an Abandonment Agreement with Lessor, subject to further approval by the Commission, for any abandoned improvements remaining on sovereign land at the termination of this Lease. The provisions of Paragraph 16(l) of Section 3 - General Provisions shall also apply to any abandoned improvements until said Abandonment Agreement is in full force and effect.

8. Warning Signage:

- a. Lessee shall place warning signage and/or buoys clearly visible from the shore and in the water both upstream and downstream of the construction site to provide notice of the new bridge replacement and existing bridge demolition projects, and to advise the public to exercise caution. Such signage shall conform to the requirements specified in California Code of Regulations (CCR) Title 14, Section 7000, et seq. and shall be in place and maintained by Lessee at all times during bridge removal and construction activities.

- b. Lessee shall notify the California State Parks Division of Boating and Waterways of the location, description, and purpose of such warning signage and/or buoys upon their installation and removal pursuant to CCR Title 14, Section 7003 (c).

9. During Construction:

- a. Lessee shall require its authorized contractor(s) to maintain a logbook during Project operations to keep track of all debris or objects of any kind that fall into the water. The logbook should include the type of debris, date, time, and location to facilitate identification and location of debris for recovery and site clearance verification. All waste material and debris created by Lessee or its authorized contractors shall be promptly and entirely removed from the Lease Premises and lands subject to Lessor's jurisdiction.
- b. Any vehicles, equipment, or machinery to be used on the Lease Premises are limited to those which are directly required to perform the authorized use and shall not include any vehicles, equipment, or machinery that may cause damage to the Lease Premises or lands subject to Lessor's jurisdiction.
- c. No vehicle or equipment refueling, maintenance, or repairs will be permitted within the Lease Premises or lands subject to Lessor's jurisdiction.
- d. All vehicles, equipment, machinery, tools or other property taken onto or placed within the Lease Premises or lands subject to Lessor's jurisdiction shall remain the property of the Lessee and/or its authorized contractors. Such property shall be promptly and properly removed by Lessee, at its sole risk and expense.
- e. Lessor accepts no responsibility for any damages to any property, including any vehicles, equipment, machinery, or tools within the Lease Premises or lands subject to Lessor's jurisdiction.

10. Post-Construction:

- a. Within 90 days of completion of all bridge construction activities authorized under this Lease, Lessee shall provide to Lessor:
 - i. A set of as-built plans which include a dimensional site plan or horizontal control plan (Plan) showing the constructed facilities referenced to at least two monuments of record or California Coordinate System (CCS83) coordinates certified by a California registered Civil/Structural engineer, showing all design changes or other amendments to the construction as originally approved. If existing bridge improvements are not removed in their entirety, said Plan will also identify the location of any abandoned improvements relative to the identified control points/coordinates and the new bridge, and will label each such improvement with its dimensions, composition, and approximate depth below the mud line or surface of the bank to aid in future identification and removal as required.
 - ii. A post-construction written narrative report confirming Project completion with a discussion of any significant field changes or modifications to the approved design or execution plan, and details of any extraordinary occurrences such as spill incidents, critical operations curtailment, accidents involving serious injury or loss of life, etc. The written narrative shall also verify whether the existing bridge improvements were completely or partially removed.

11. Subsequent Removal:

In the event all existing bridge improvements are successfully removed in their entirety during demolition or at any time thereafter, Lessee agrees to submit an application for Commission review and approval for a Lease Amendment to remove from the Lease Premises that portion of the existing bridge right-of-way described as Parcel 4B in Exhibit A – Land Description, and to submit for Lessor staff’s review and acceptance a Quitclaim Deed relinquishing any right, title, or interest Lessee may possess with respect to Parcel 4B as described herein.

12. Review of Submittals:

Lessee shall provide all funds necessary to pay for any and all reasonable costs and expenditures paid or incurred by the Commission, its staff or both for review and approval of any plan or related materials required herein, including but not limited to any review or preparation of reports, documents or other actions as required pursuant to the California Environmental Quality Act (CEQA), plan reviews, and/or amendments. Payment by Lessee shall be in a form and manner which is determined by Lessor’s staff and is consistent with the requirement of State law.

13. Termination of Lease No. PRC 7343.9:

By execution of this Lease, Lessee surrenders all of its right, title and interest to Lease No. PRC 7343.9 with Lessor, with a beginning date of October 1, 1989 and a term of 20 years. All improvements previously authorized under such Lease are now subject to the terms, provisions, and conditions of this Lease.

14. Refuse Containers:

Lessee shall provide containers on or immediately adjacent to the Lease Premises to receive trash, refuse, and recyclable materials. Containers shall be located so as to be conveniently used by members of the public and shall be of sufficient size and number to contain trash, refuse, and recyclable materials generated on the Lease Premises. The containers shall be covered and emptied regularly enough to prevent them from overflowing or creating unhealthful, unsightly or unsanitary conditions. The contents of the containers shall be disposed of by Lessee or others acting pursuant to Lessee’s direction at authorized landfills or other garbage and recycling reception areas as provided under law applicable at the time of collection.

15. Signage:

Lessee hereby agrees that any signs or other types of printed notices installed within the Lease Premises shall contain and reasonably display a statement to the effect that the State Lands Commission has contributed the lands underlying the Lease Premises.

16. Public Trust:

Lessee acknowledges that the lands described in Exhibit A are subject to the Public Trust and are presently available to members of the public for recreation, waterborne commerce, navigation, fisheries, open space, and any other recognized Public Trust uses. Lessee also agrees that any proposed construction activities and subsequent use of the Lease Premises shall not unreasonably interfere with or limit Public Trust rights, and shall do so only to the extent necessary to protect public health and safety during construction activities authorized by Lessor, or when imminent threats to public health and safety are present.

SECTION 3

GENERAL PROVISIONS

1. GENERAL

In the case of any conflict between these General Provisions and Special Provisions found in Section 2, the Special Provisions control.

2. DEFINITIONS

For the purposes of this Lease, the following terms shall be defined as stated below:

“Additions” shall be defined as any use or Improvements other than those expressly authorized in this Lease.

“Alterations” shall be defined as any material change in the size, scope, density, type, nature, or intensity of Improvements on the Lease Premises from what is authorized in this Lease. Alterations shall also include any modifications, alterations, or renovations of the land or waterways on the Lease Premises other than those authorized by this Lease.

“Breach” shall be defined as a party's unjustified or unexcused nonperformance of a contractual duty the party is required to immediately perform.

“Damages” shall include all liabilities, demands, claims, actions or causes of action whether regulatory, legislative or judicial in nature; all assessments, levies, losses, fines, penalties, damages, costs and expenses, including, without limitation: (i) reasonable attorneys', accountants', investigators', and experts' fees and expenses sustained or incurred in connection with the defense or investigation of any such liability, and (ii) costs and expenses incurred to bring the Lease Premises into compliance with Environmental Laws, a court order, or applicable provisions of a Regulatory Agency. The term “Damages” also includes, expressly, those Damages that arise as a result of strict liability, whether arising under Environmental Laws or otherwise.

“Default” shall be defined as a material Breach of magnitude sufficient to justify termination of the Lease.

“Environmental Law” shall be defined as and include all federal, state, and local environmental, health, and safety laws, statutes, ordinances, regulations, rules, judgments, orders, and notice requirements, which were in effect as of the date of execution of this Lease or are subsequently enacted and lawfully applied hereto, which regulate or relate to (a) the protection or clean-up of the environment; (b) the use, treatment, storage, transportation, handling or disposal of hazardous, toxic or otherwise dangerous substances, wastes or materials; (c) the quality of the air and the discharge of airborne wastes, gases, particles, or other emissions; (d) the preservation or protection of waterways, groundwater, or drinking water; (e) the health and safety of persons or property; or (f) impose liability with respect to any of the foregoing, including without limitation, the California Environmental Quality Act (CEQA) [PRC §§ 21000 et seq.]; the Comprehensive Environmental Response, Compensation and Liability Act of 1980 (CERCLA) [42 USCS §§ 9601 et seq.]; the Resource Conservation and Recovery Act of 1976 (RCRA) [42 USCS §§ 6901 et seq.]; the Clean Water Act, also known as the Federal Water Pollution Control Act (FWPCA) [33 USCS §§ 1251 et seq.]; the Toxic Substances Control Act (TSCA) [15 USCS §§ 2601 et seq.]; the Hazardous Materials Transportation Act (HMTA) [49 USCS §§ 1801 et seq.]; the Insecticide, Fungicide, Rodenticide Act [7 USCS §§ 136 et seq.]; the Superfund Amendments and Reauthorization Act [42 USCS §§ 6901 et seq.]; the Clean Air Act [42 USCS §§ 7401 et seq.]; the Safe Drinking Water Act [42 USCS §§ 300f et seq.]; the Solid Waste Disposal Act [42 USCS §§ 6901 et seq.]; the Surface Mining Control and Reclamation Act [30 USCS §§ 1201 et seq.]; the Emergency Planning and Community Right to Know Act [42 USCS §§ 11001 et seq.]; the Occupational Safety and Health Act [29 USCS §§ 655 and 657]; the California Underground Storage of Hazardous Substances Act [H & S C §§ 25280 et seq.]; the California Hazardous Substances Account Act [H & S C §§ 25300 et seq.]; the California Hazardous Waste Control Act [H & S C §§ 25100 et seq.]; the California Safe Drinking Water and Toxic Enforcement Act [H & S C §§ 24249.5 et seq.]; the Porter-Cologne Water Quality Act [Water C §§ 13000 et seq.] together with any amendments of or regulations promulgated under the statutes cited above.

“Hazardous Material” shall be defined as and include any substance which falls within the definition of hazardous substance, hazardous waste, hazardous material, toxic substance, solid waste, pollutant, or contaminant, under any Environmental Law.

“Improvements” shall be defined as any modification, alteration, addition, or removal of any material, and any other action which serves to change the condition of the Lease Premises from the natural state whether situated above, on, or under the Lease Premises. Improvements include, but are not limited to buildings, structures, facilities, decks, docks, wharves, piers, walks, curbs, bridges, buoys, landscaping, roadways, shoreline protective structures of all types, foundations, pilings or similar support structures whether above or below the water line, fences, utilities, pipelines, and any other construction of any type situated on the Lease Premises.

“Lease” shall be defined as this lease contract together with all amendments and exhibits.

“Lease Premises” shall be defined as the area of land, together with any improvements located thereon, the use and occupancy of which

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is authorized by this Lease.

“Lessor” shall be defined as the state of California, acting by and through the California State Lands Commission, including the Commissioners, their alternates and designates, the Executive Officer, and the staff of the California State Lands Commission.

“Regulatory Agency” shall include any Federal, State, County, Municipal, or Local agency having jurisdiction over the Lease Premises.

“Repairs” shall be defined as all work of any kind made to maintain, change, restore, strengthen, replace, alter, or otherwise affect any Improvement on the Lease Premises.

“Residence” shall be defined as any Improvement, whether permanent, movable, or temporary, or a portion thereof, which is for the time being a home or place of lodging. A Residence includes any Improvement affixed to the land such as trailers or cabins, built on a raised foundation such as stilts or pilings, and floating residences such as boats, barges, arks, and houseboats, and any combination of such Improvements which provide residential accommodations to the Lessee or others. “Residence” shall not include transitory, intermittent, recreational use of facilities such as campgrounds.

“Residential Use” shall be defined as Improvements such as, but not limited to, sundecks, and sunrooms which are extensions of, or additions to, the upland property and are not water-dependent uses. Although the various uses or Improvements which may fall under this definition may vary by geographic area, lease type, or other factors, it is the intention of the parties to include in this definition all uses and Improvements which are not water-dependent but residential in nature, or those uses and Improvements which are not consistent with common law public trust principles and values.

3. CONSIDERATION

(a) Absolute Triple Net Lease

This Lease is an absolute triple net lease, pursuant to which Lessor has no obligation with respect to the payment of taxes, insurance, the cost of maintenance, utilities and repairs or other costs or obligations associated with the Leased Premises, except as expressly stated herein.

(b) Rent

Lessee agrees to pay Lessor rent as stated in this Lease, in annual installments, for the use and occupancy of the Lease Premises. The first installment shall be due on or before the beginning date of this Lease and all subsequent installments shall be due on or before each anniversary of its beginning date during each year of the Lease term, or as otherwise provided in this Lease. Said sums shall be paid in lawful money of the United States of America. Lessee shall send said rent to the mailing address of Lessor. Timeliness of receipt of remittances sent by mail shall be governed by the postmark date as stated in Government Code Section 11002. Invoices for rent due may be provided by Lessor as a courtesy. Lessor’s failure to, or delinquency in, providing invoices shall neither excuse Lessee from paying rent, nor extend the time for paying rent.

(c) Modification

Lessor may modify the method, amount, or rate of consideration effective on each fifth anniversary of the beginning date of this Lease. Should Lessor fail to exercise such right effective on any fifth anniversary it may do so effective on any one (1) of the next four (4) anniversaries following such fifth anniversary, without prejudice to its right to effect such modification on the next or any succeeding fifth anniversary of the beginning date. No such modification shall become effective unless Lessee is given at least thirty (30) days’ notice prior to the date of the Commission meeting wherein the rent modification is considered, or thirty (30) days’ notice prior to the effective date of the increase, whichever provides a greater notice period.

If the consideration for this Lease is based on a percentage of income, royalties, profits, or any similar business performance indicators, Lessee shall provide Lessor with financial statements and all other documents necessary to determine the relevant basis for income.

(d) Penalty and Interest

Any installments of rent accruing under this Lease not paid when due shall be subject to a delinquency charge equal to five percent (5%) of the principal sum due. Annual payments shall bear interest as specified in Public Resources Code Section 6224 and the Lessor’s then existing administrative regulations governing penalty and interest.

(e) Non-Monetary Consideration

If the consideration to Lessor for this Lease is the public use, benefit, health, or safety, Lessor shall have the right to review such consideration at any time and set a monetary rental if the Lessor, at its sole discretion, determines that such action is in the best interest of the State. Lessee’s assignment or transfer of this Lease pursuant to Section 3 Paragraph 11 below to any third party

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which results in royalties, profits, or any form of compensation, whether monetary or otherwise, shall give Lessor the right to reevaluate the requirements of this Lease as stated in Section 3 Paragraph 11. Lessee shall be given at least thirty (30) days' notice prior to the date of the Commission meeting wherein the rent modification is considered, or thirty (30) days' notice prior to the effective date that this Lease is converted to a monetary rental, whichever provides more notice.

(f) Place for Payment of Rent

All rent that becomes due and payable under this Lease shall be paid to Lessor in person or by United States mail at the Sacramento Offices of the California State Lands Commission, currently at 100 Howe Avenue, Suite 100-South, Sacramento, CA 95825-8202, or at any other place or places that Lessor may designate by written notice to Lessee. Alternately, Lessee may contact Lessor's accounting department for Lessor's current practices for payment by credit card or electronic fund transfer.

4. BOUNDARIES

This Lease is not intended to establish the State's boundaries and is made without prejudice to either party regarding any boundary or title claims which may be asserted presently or in the future.

5. LAND USE

(a) General

(1) Lessee shall use the Lease Premises only for the purpose or purposes stated in this Lease and only for the operation and maintenance of the Improvements expressly authorized in this Lease. Lessee shall commence use of the Lease Premises within ninety (90) days of the beginning date of this Lease or within ninety (90) days of the date set for construction to commence as set forth in this Lease, whichever is later.

(2) All demolition, construction, remodeling, reconstruction, maintenance, repairs, removal, or remediation performed on the Lease Premises at any time by Lessee shall first be authorized by all appropriate Regulatory Agencies. Lessee is solely responsible for determining what approvals, authorizations, or certifications are required, and shall be solely responsible for all costs incurred thereby. In addition, Lessee shall obtain and comply with preventative or remedial measures required by any environmental reports, assessments, or inspections, including, but not limited to those required by the California Environmental Quality Act and/or the National Environmental Policy Act, or as otherwise required by law or reasonably requested by Lessor. Nothing in this Lease shall be interpreted as a pre-approval of any permit, certification, or any other precondition required for the use of the Lease Premises.

(b) Continuous Use

Lessee's use of the Lease Premises shall be continuous from commencement of the Lease until its expiration. Lessee's discontinuance of such use for a period of ninety (90) days shall be presumed to be an abandonment unless Lessee demonstrates to Lessor's satisfaction that Lessee's use of the Lease Premises is consistent with similarly situated properties. In the event of an abandonment, Lessor may elect to terminate the Lease as provided in Paragraph 12(a)(3). Abandonment of the Lease Premises shall not relieve Lessee of any obligations under this Lease.

(c) Repairs and Maintenance

(1) Lessor shall not be required to make any Repairs in, on, or about all or part of the Lease Premises. Lessee shall, at all times during the term of this Lease and without any cost or expense to Lessor, keep and maintain the Lease Premises, including all Improvements, in good order and repair and in a clean, safe, sanitary, and orderly condition.

(2) Lessee shall make, or cause to be made, any Repairs which may be required by any Regulatory Agency. Lessee shall observe and comply with, any law, statute, ordinance, plan, regulation, resolution, or policy applicable to the Lease Premises in making such Repairs. All work shall be performed with reasonable diligence, completed within a reasonable time, and performed at the sole cost and expense of Lessee.

(3) Lessee expressly accepts the Lease Premises "as is" and expressly acknowledges that:

(i) Lessor has made no representations or warranties as to the suitability of the Lease Premises for any Improvements. Lessee shall conduct all tests necessary to determine the suitability of the Lease Premises for any proposed use or Improvements authorized; and

(ii) Lessor has made no representations or warranties as to the quality or value of any Improvements found on the Lease Premises, or of their conformity to any applicable building codes, zoning ordinances, or other regulations. Lessee agrees to inspect any preexisting Improvements at its own cost to determine whether such Improvements are safe and suitable for

the Lessee's intended use; and

(iii) Lessee shall neither be entitled to any reduction in rent, nor any extension of the terms of this Lease because of damage to or destruction of any Improvements on the Lease Premises.

(iv) Lessee and Lessor agree that any Improvements on the Lease Premises constitute the personal property of Lessee and that fixture law does not apply.

(4) In the event that the Lease Premises is partly, or in whole, comprised of tidal, submerged, or waterfront property, Lessee expressly accepts the hazards involved in using or improving such lands. Lessor is not responsible for, and Lessee shall not be reimbursed for nor receive any offset of rent for, any damages or reduced use of the Lease Premises caused by: local or invasive flora or fauna, flooding, erosion, sea level rise, storms, freezing, inclement weather of any kind, acts of god, maintenance or failure of protective structures, and any other such hazards.

(d) Additions, Alterations, and Removal

No Improvements other than those expressly authorized in this Lease shall be constructed by the Lessee on the Lease Premises without the prior written consent of Lessor. Any Additions or Alterations are expressly prohibited. Lessee is also prohibited from any Additions or Alterations which cause a material change to the environmental impact on or around the Lease Premises.

(e) Enjoyment

This Lease is non-exclusive, and is subject to the provisions of Section 3, Paragraph 6 below. Lessee shall have the right to exclude persons from the Lease Premises only when their presence or activity constitutes a material interference with Lessee's use and enjoyment of the Lease Premises.

(f) Discrimination

Lessee, in its use of the Lease Premises, shall not discriminate against any person or class of persons on any basis protected by federal, state, or local law, including: race, color, creed, religion, national origin, sex, sexual orientation, gender identity, age, marital/parental status, veteran status, or disability.

(g) Residential Use

Unless otherwise provided for in this Lease, no portion of the Lease Premises shall be used as a location for a Residence, for the purpose of mooring or maintaining a structure which is used as a Residence, or for Residential Uses.

(h) Commercial Use

Unless otherwise provided for in this Lease, the Lease Premises is to be used by Lessee and Lessee's invitees or guests only. Use of the Lease Premises for commercial purposes; conducting a business, whether for profit or otherwise; and any subleasing, rental, or any transaction whereby Lessee directly or indirectly receives compensation from a third party in exchange for use of the Lease Premises shall constitute an immediate Default of this lease with no cure period.

6. RESERVATIONS, ENCUMBRANCES, AND RIGHTS-OF-WAY

(a) Reservations

(1) Lessor expressly reserves all natural resources in or on the Lease Premises, including but not limited to timber, minerals, and geothermal resources as defined under Public Resources Code sections 6401, 6407, and 6903, respectively; the right to grant and transfer the same; as well as the right to grant leases in and over the Lease Premises which may be necessary or convenient for the extraction of such natural resources. Such leasing shall be neither inconsistent nor incompatible with the rights or privileges of Lessee under this Lease.

(2) Lessor expressly reserves a right to go on the Lease Premises and all Improvements for any purposes associated with this Lease or for carrying out any function required by law, or the rules, regulations, or management policies of the State Lands Commission. Lessor shall have a right of reasonable access to the Lease Premises across Lessee owned or occupied lands adjacent to the Lease Premises for any purpose associated with this Lease.

(3) Lessor expressly reserves to the public an easement for convenient access across the Lease Premises to other State-owned lands located near or adjacent to the Lease Premises and a right of reasonable passage across and along any right-of-way granted by this Lease; however, such easement or right-of-way shall be neither inconsistent nor incompatible with the rights or privileges of Lessee under this Lease.

(4) Lessor expressly reserves the right to lease, convey, or encumber the Lease Premises, in whole or in part, during the Lease term for any purpose not inconsistent or incompatible with the rights or privileges of Lessee under this Lease.

(b) Encumbrances

The Lease Premises may be subject to pre-existing contracts, leases, licenses, easements, encumbrances, and claims and is made without warranty by Lessor of title, condition, or fitness of the land for the stated or intended purpose.

7. RULES, REGULATIONS, AND TAXES

(a) Lessee shall comply with and be bound by all presently existing or subsequently enacted rules, regulations, statutes or ordinances of the State Lands Commission or any Regulatory Agency. Occupancy or use of the Lease Premises provides no exemption from applicable regulations including, but not limited to, federal, state, county and local regulations, regulations promoting public health, safety, or welfare, building codes, zoning ordinances, and sanitation regulations. Lessee expressly acknowledges that Regulatory Agencies have jurisdiction over the Lease Premises unless such laws are in direct conflict with state law or public trust principles.

(b) Lessee understands and agrees that a necessary condition for the granting and continued existence of this Lease is that Lessee obtains and maintains all permits or other entitlements. Lessee expressly acknowledges that issuance of this Lease does not substitute for, or provide preference in obtaining authorizations from other Regulatory Agencies.

(c) Taxes

(1) In addition to the rent due under this Lease, Lessee accepts responsibility for and shall pay any and all real and personal property taxes, including possessory interest taxes, assessments, special assessments, user fees, service charges, and other charges of any description levied, imposed on, assessed, or associated with the leasehold interest, Improvements on the Lease Premises, any business or activity occurring on the Lease Premises, the Lease Premises itself, or any portion thereof, levied by any governmental agency or entity. Such payment shall not reduce rent due Lessor under this Lease and Lessor shall have no liability for such payment.

(2) In the event that this Lease commences, terminates or expires during a tax year, Lessee shall pay the taxes for the period of such year during which this Lease was in effect.

(3) Any and all taxes and assessments and installments of taxes and assessments required to be paid by Lessee under this Lease shall be paid when due and the official and original receipt for the payment of such tax, assessment, or installment shall be delivered to Lessor upon request.

(4) Lessee shall indemnify and hold Lessor, the Lease Premises, and any Improvements now or hereafter located thereon, free and harmless from any liability, loss, or Damages resulting from any taxes, assessments, or other charges required by this Lease to be paid by Lessee and from all interest, penalties, and other sums imposed thereon and from any sales or other proceedings to enforce collection of any such taxes, assessments, or other charges.

8. INDEMNITY

(a) Lessee's use of the Lease Premises and any Improvements thereon is at Lessee's sole and exclusive risk.

(b) In addition to any other obligation to indemnify Lessor as otherwise provided in this Lease, except to the extent caused by the sole negligence and/or willful misconduct of the Lessor, Lessee shall indemnify, hold harmless, and, at the option of Lessor, defend Lessor, its officers, agents, and employees from any and all Damages resulting from Lessee's occupation and use of the Lease Premises. Lessee shall reimburse Lessor in full for all reasonable costs and attorneys' fees, specifically including, without limitation, any Damages arising by reason of: (1) The issuance, enjoyment, interpretation, Breach, or Default of this Lease; (2) The challenge to or defense of any environmental review upon which the issuance of this Lease is based; (3) The death or injury of any person, or damage to or destruction of any property from any cause whatever in any way connected with the Lease Premises, or with any of the Improvements or personal property on the Lease Premises; (4) The condition of the Lease Premises, or Improvements on the Lease Premises; (5) An act or omission on the Lease Premises by Lessee or any person in, on, or about the Lease Premises; (6) Any work performed on the Lease Premises or material furnished to the Lease Premises; (7) Lessee's failure to comply with any material legal or other requirement validly imposed on Lessee or the Lease Premises by a Regulatory Agency.

(c) The reimbursement provisions of this Paragraph 8 shall not apply to any claims, litigation, or other actions which may be brought by either Lessee or Lessor against each other.

(d) Nothing in this paragraph shall be construed as requiring that Lessor defend itself against all or any aspect of any challenge to

this Lease or any associated environmental review. However, Lessee may take whatever legal action is available to it to defend this Lease or any associated environmental review against any challenge by a third party, whether or not Lessor chooses to raise a defense against such a challenge.

(e) Lessee shall notify Lessor immediately in case of any accident, injury, or casualty on the Lease Premises.

9. INSURANCE

(a) Lessee shall obtain and maintain in full force and effect during the term of this Lease comprehensive general liability insurance and property damage insurance, with such coverage and limits as may be reasonably requested by Lessor from time to time, but in no event for less than the sum(s) specified against any and all claims or liability arising out of the ownership, use, occupancy, condition, or maintenance of the Lease Premises and all Improvements.

(b) The insurance policy shall identify the Lease by its assigned number. The specific Improvements shall also be generally identified, as well as their location on state owned property. The coverage provided shall be primary and non-contributing. Lessee shall keep such policy current. Lessor shall be named as a "certificate holder" and/or an "additional interest" on the policy. Lessee shall provide Lessor with a current certificate of insurance at all times. At Lessor's request, Lessee shall provide a full copy of the current insurance policy, along with any and all endorsements or other such documents affecting the coverage. Lessor will not be responsible for any premiums or other assessments on the policy.

(c) The insurance coverage specified in this Lease shall be in effect at all times during the Lease term and subsequently until Lessor has either accepted all of the Lease Premises as improved or restored by Lessee as provided elsewhere in this Lease. Lessee shall notify Lessor within five (5) business days if the insurance is canceled for any reason.

10. SURETY BOND

(a) When required by Section 1 of this Lease, Lessee shall provide a surety bond or other security device acceptable to Lessor, for the specified amount, and naming the State of California, California State Lands Commission as the assured, to guarantee to Lessor the faithful observance and performance by Lessee of all of the terms, covenants, and conditions of this Lease.

(b) Lessor may require an increase in the amount of the surety bond or other security device to cover any additionally authorized Improvements, any modification of consideration, or to provide for inflation or other increased need for security. The surety bond or other security device may be increased on each fifth anniversary of the beginning date of this Lease. Should Lessor fail to exercise such right effective on any fifth anniversary, it may do so effective on any one (1) of the next four (4) anniversaries following such fifth anniversary without prejudice to its right to effect such modification on the next or any succeeding fifth anniversary. No such modification shall become effective unless Lessee is given at least thirty (30) days' notice prior to the date of the Commission meeting wherein the modification of the bond or security is considered, or thirty (30) days' notice prior to the effective date of the increase, whichever provides more notice.

(c) The surety bond or other security device shall be maintained in full force and effect at all times during the Lease term and subsequently until Lessor has either accepted all of the Lease Premises as improved or restored by Lessee as provided elsewhere in this Lease. Lessee must first seek approval of Lessor before changing the type of security device used, or the bond holder.

11. ASSIGNMENT, ENCUMBRANCING OR SUBLETTING

(a) Lessee shall not either voluntarily or by operation of law, assign, transfer, mortgage, pledge, hypothecate or encumber this Lease and shall not sublet the Lease Premises, in whole or in part, or allow any person other than the Lessee's employees, agents, servants and invitees to occupy or use all or any portion of the Lease Premises without the prior written consent of Lessor, which consent shall not be unreasonably withheld.

(1) Notwithstanding the foregoing prohibition against transfer and assignment, the Lease may be transferred by Lessee if the transfer is caused by the death of a spouse and the full interest of the deceased spouse is transferred to a surviving spouse; or the transfer is caused by the dissolution of the marriage of Lessee and the full interest of one of the spouses is transferred to the other spouse. In the event of such a transfer, Lessor shall be notified in writing within 30 days of the transfer.

(2) Notice to Lessor of Successor Trustee(s): In the event this Lease is held in trust, and the Lessee is a trustee thereof, the substitution or succession of a new trustee shall not be an assignment or transfer for the purposes of this Paragraph. Lessee (and by operation of law, any successor trustee) agrees to provide prompt notice to Lessor of any succession or substitution of trustee in accordance with Paragraph 16(c) of General Provisions, no later than sixty (60) days after the named trustee as appears on the face of this Lease becomes unable or ceases to serve as trustee for any reason.

(b) The following shall be deemed to be an assignment or transfer within the meaning of this Lease:

(1) If Lessee is a business entity, any dissolution, merger, consolidation or other reorganization of Lessee, or the sale or other transfer of substantially all the assets of Lessee. If Lessee is a publicly traded entity, transfers of interests in Lessee shall not constitute an assignment requiring the consent of Lessor.

(2) If Lessee is a partnership, a transfer of any interest of a general partner, a withdrawal of any general partner from the partnership, or the dissolution of the partnership.

(c) If this Lease is for sovereign lands appurtenant to adjoining littoral or riparian land, Lessee shall not transfer or assign its ownership interest or use rights in such adjoining lands separately from the leasehold rights granted herein without the prior written consent of Lessor.

(d) If Lessee desires to assign, sublet, encumber or otherwise transfer all or any portion of the Lease Premises, Lessee shall do all of the following:

(1) Give not less than 90 days' prior written notice to Lessor;

(2) Provide the name, complete business organization, operational structure, and formation documents of the proposed assignee, sublessee, secured third party, or other transferee; and the nature of the use of and interest in the Lease Premises proposed by the assignee, sublessee, secured third party or other transferee.

(3) Provide the terms and conditions of the proposed assignment, sublease, or encumbrance or other transfer;

(4) Provide audited financial statements for the two most recently completed fiscal years of the proposed assignee, sublessee, secured party or other transferee; and provide pro forma financial statements showing the projected income, expense and financial condition resulting from use of the Lease Premises; and

(5) Provide such additional or supplemental information as Lessor may reasonably request concerning the proposed assignee, sublessee, secured party or other transferee.

(6) Lessor will evaluate proposed assignees, sublessees, secured third parties and other transferees and grant approval or disapproval according to standards of commercial reasonableness considering the following factors within the context of the proposed use: the proposed party's financial strength and reliability, their business experience and expertise, their personal and business reputation, their managerial and operational skills, their proposed use and projected rental, as well as other relevant factors.

(e) Lessor shall have a reasonable period of time from the receipt of all documents and other information required under this provision to grant or deny its approval of the proposed party. Lessor may reevaluate the rent, insurance and/or bond provisions of this Lease, and may condition its approval of the proposed assignment, sublease, hypothecation, mortgage, or other transfer on the party's acceptance of the new terms. Lessee's rights stated in this paragraph shall apply regardless of whether the proposed transfer coincides with a regular rent review period as stated in Section 3 Paragraph 3(c) above.

(f) Lessee's mortgage or hypothecation of this Lease, if approved by Lessor, shall be subject to terms and conditions imposed by a separately negotiated encumbering agreement.

(g) Upon the express written assumption of all obligations and duties under this Lease by an assignee approved by Lessor, the Lessee may be released from all liability under this Lease arising after the effective date of assignment and not associated with Lessee's use, possession or occupation of or activities on the Lease Premises; except as to any hazardous wastes, substances or materials as defined under federal, state or local law, regulation, or ordinance manufactured, generated, used, placed, disposed, stored or transported on the Lease Premises during Lessee's tenancy.

(h) If the Lessee files a petition or an order for relief is entered against Lessee, under Chapters 7, 9, 11 or 13 of the Bankruptcy Code (11 USC Sect. 101, et seq.) then the trustee or debtor-in-possession must elect to assume or reject this Lease within sixty (60) days after filing of the petition or appointment of the trustee, or the Lease shall be deemed to have been rejected, and Lessor shall be entitled to immediate possession of the Lease Premises. No assumption or assignment of this Lease shall be effective unless it is in writing and unless the trustee or debtor-in-possession has cured all Defaults under this Lease (monetary and non-monetary) or has provided Lessor with adequate assurances (1) that within ten (10) days from the date of such assumption or assignment, all monetary Defaults under this Lease will be cured; and (2) that within thirty (30) days from the date of such assumption, all non-monetary Defaults under this Lease will be cured; and (3) that all provisions of this Lease will be satisfactorily performed in the future.

(i) In the event of any transfer or assignment, under this Paragraph 11 or by any other means authorized by this Lease, the Lease terms shall be for the remaining years existing on the Lease prior to the transfer or assignment. A transfer or assignment shall not extend the term of this Lease.

12. DEFAULT AND REMEDIES

(a) Default

The occurrence of any one or more of the following events shall immediately and without further notice constitute a Default of this Lease:

(1) Lessee's failure to make any payment of rent, royalty, or other consideration as required under this Lease; or

(2) Lessee's failure to obtain or maintain liability insurance or a surety bond or other security device as required under this Lease; or

(3) Lessee's abandonment of the Lease Premises (including the covenant for continuous use as provided for in Paragraph 5(b)) during the Lease term; or

(4) Lessee's failure to obtain and maintain all necessary governmental permits or other entitlements; or

(5) The maintenance of the Lease Premises in violation of, or failure to comply with, any applicable provisions of any Regulatory Agency, Environmental Law, or maintenance of the Lease Premises in a condition constituting nuisance; or

(6) Lessee's Failure to commence to construct and to complete construction of the Improvements authorized by this Lease within the time limits specified in this Lease.

(7) Lessee is found to sublet or otherwise surrender daily management and control of the Lease Premises to a third party without the knowledge, expressed written consent or authorization of the Lessor.

(b) Lessee's failure to observe or perform any other term, covenant, or condition of this Lease when such failure shall continue for a period of thirty (30) days after Lessor's giving written notice shall constitute a Default of this lease. However, if the nature of Lessee's Default under this paragraph is such that more than thirty (30) days are reasonably required for its cure, then Lessee shall not be deemed to be in Default if Lessee commences such cure within such thirty (30) day period and diligently proceeds with such cure to completion.

(c) Should Lessee Breach any term, covenant, or condition of this Lease under Paragraph 12(b) above three (3) times in any three hundred and sixty-five (365) day period, the third Breach will be a Default under this Lease and Lessor will be entitled to immediately terminate this Lease, and take other appropriate action. Lessor will provide written notice of each Breach as provided above, and provide written notice that future Breaches will constitute immediate Default with no cure period.

(d) Remedies

In the event of a Default by Lessee and Lessee's failure to cure such Default if such a cure period is applicable, Lessor may at any time and with or without notice do any one or more of the following in addition to any rights or remedies permitted by law:

(1) Re-enter the Lease Premises, remove all persons and property, and repossess and enjoy such premises; or

(2) Terminate this Lease and Lessee's right of possession of the Lease Premises by any lawful means. The termination shall not relieve Lessee of any obligation, monetary or otherwise, which has accrued prior to the date of termination. Such termination shall be effective upon Lessor's giving written notice and upon Lessee's receipt of such notice. Lessee shall immediately surrender possession of the Lease Premises to Lessor. Lessor shall be entitled to recover from Lessee all amounts to which Lessor is entitled pursuant to Section 1951.2 of the California Civil Code, or any other provision of law, including any necessary Repair, renovation, alteration, remediation, or removal of Improvements; or

(3) Maintain this Lease in full force and effect and recover any rent, royalty, or other consideration as it becomes due without terminating Lessee's right of possession regardless of whether Lessee shall have abandoned the Lease Premises, subject to the conditions imposed by Cal. Civil Code § 1951.2; or

(4) Exercise any other right or remedy which Lessor may have at law or equity.

(e) Determination of Rental Value

If rent under this Lease is calculated as a percentage of Lessee's income attributable to the Lease Premises and Lessee abandons the Lease Premises during some or all of the applicable period, then the reasonable rental value shall be the percentage of proceeds Lessor would have received had Lessee operated the Lease Premises in the usual and customary manner.

(f) Waiver of Rights

The failure or delay of either party to exercise any right or remedy shall not be construed as a waiver of such right or remedy or any Breach by the other party. Lessor's acceptance of any rent shall not be considered a waiver of any preexisting Breach by Lessee other than the failure to pay the particular rent accepted regardless of Lessor's knowledge of the preexisting Breach at the time rent is accepted.

13. RESTORATION OF LEASE PREMISES AND ENVIRONMENTAL MATTERS

(a) Restoration of Lease Premises

(1) Upon expiration or sooner termination of this Lease, Lessee must immediately surrender possession of the Lease Premises to Lessor. Prior to the time of surrender, Lessee must remove all or any Improvements together with the debris and all parts of any such Improvements at its sole expense and risk, regardless of whether Lessee actually constructed or placed the Improvements on the Lease Premises; or Lessor, at its sole and absolute discretion, may itself remove or have removed all or any portion of such Improvements at Lessee's sole expense. Lessor may waive all or any part of this obligation in its sole discretion if doing so is in the best interests of the State.

(2) As a separate and related obligation, Lessee shall restore the Lease Premises as nearly as possible to the conditions existing prior to the installation or construction of any Improvements. For purposes of this Lease, restoration includes removal of any landscaping; removal of any Hazardous Materials; and to the extent possible, undoing any grading, fill, excavation, or similar alterations of the natural features of the Lease Premises. Lessor may waive all or any part of this obligation in its sole and absolute discretion.

(3) Unless otherwise provided for in this Lease, Lessee shall submit to Lessor no later than one (1) year prior to the expiration of this Lease either: (a) an application and minimum expense deposit for a new lease for the continued use of the Lease Premises, or (b) a plan for the restoration of the Lease Premises to be completed prior to the expiration of the lease term together with a timeline for obtaining all necessary permits and conducting the work prior to the expiration of this Lease.

(4) In removing any or all Improvements, or conducting any restoration work, Lessee shall be required to obtain any permits or other governmental approvals as may then be required by any Regulatory Agency, including, without limitation, any Environmental Law.

(5) Lessor may, upon written notice, in its sole and absolute discretion, accept title to any or all Improvements at the termination of this Lease. Lessor shall notify Lessee that Lessor intends to take title to any or all Improvements within six (6) months of Lessee submitting a plan for restoration under Paragraph 13(a)(3)(b) above. If Lessor elects to take title to any such Improvements, Lessee shall deliver to Lessor such documentation as may be necessary to convey title to such Improvements to Lessor free and clear of any liens, mortgages, loans, or any other encumbrances. Lessor shall not pay, and Lessee shall not be entitled to compensation for Lessor's taking title to such property.

(b) Environmental Matters

(1) Lessee's Obligations:

(i) Lessee will not use, occupy, or permit any portion of the Lease Premises to be used or occupied in violation of any Environmental Law. Lessee shall not manufacture or generate or store Hazardous Material on the Lease Premises unless specifically authorized under other terms of this Lease.

(ii) Lessee shall practice conservation of water, energy, and other natural resources.

(iii) Lessee shall notify Lessor and the appropriate governmental emergency response agency, or agencies immediately in the event of any release or threatened release of any Hazardous Material.

(2) Lessor may at any time during the Lease term require Lessee to conduct at its own expense and by a contractor approved

by Lessor an independent environmental site assessment or inspection for the presence or suspected presence of Hazardous Material generated, used, placed, disposed, stored, or transported on the Lease Premises during the term of the Lease. Lessee shall provide the results of the assessment or inspection to Lessor and the appropriate governmental response agency or agencies and shall further be responsible for removing or taking other appropriate remedial action regarding such Hazardous Material in accordance with applicable Environmental Law.

(3) Environmental Indemnity.

Lessee shall indemnify, defend, and hold Lessor and Lessor's, officer, appointees, volunteers, employees, agents, successors and assigns free and harmless from and against all Damages that may at any time be imposed upon, incurred by, or asserted or awarded against Lessor in connection with or arising from any Breach of Lessee's obligations hereunder; or out of any violation by Lessee of any Environmental Law; or resulting in the imposition of any lien or claim for the recovery of any costs for environmental cleanup or other response costs relating to the release or threatened release of Hazardous Materials on the Lease Premises during the Lessee's tenancy. This obligation shall include any prior leases between Lessor and Lessee and will continue through any periods Lessee is in holdover, unlawful detainer, or any subsequent month-to-month tenancies created by operation of law. Lessee's obligations hereunder will survive the expiration or sooner termination of this Lease.

(4) Violation of this section shall constitute grounds for termination of the Lease. Lessor, shall notify Lessee when, in Lessor's opinion, Lessee has violated the provisions of this section. Lessee shall immediately discontinue the conduct and respond within five (5) business days. Lessee shall take all measures necessary to remedy the condition.

14. QUITCLAIM

Lessee shall, upon the early termination of this Lease and at Lessor's request, execute and deliver to Lessor in a form provided by Lessor a good and sufficient release of all rights under this Lease. Should Lessee fail or refuse to deliver such a release, Lessor may record a written notice reciting such failure or refusal. This written notice shall, from the date of its recordation, be conclusive evidence against Lessee of the termination of this Lease and all other claimants.

15. HOLDING-OVER

(a) This Lease shall terminate without further notice upon the expiration of the term of this Lease. Lessee shall have removed any Improvements and completed any restoration as required by Lessor prior to the expiration of this Lease, and shall surrender possession of the Lease Premises. Any failure by the Lessee to remove Improvements, restore the Lease Premises, and/or surrender possession of the Lease Premises at the expiration or sooner termination of this Lease shall not constitute a renewal or extension and shall not give Lessee any rights in or to the Lease Premises or any part thereof except as expressly provided in this Lease. Lessee shall be deemed in unlawful detainer of the Lease Premises and Lessor shall be entitled to all resulting legal remedies.

(b) Lessor may, in its sole discretion, choose to accept Rent for the Lease Premises instead of immediately taking legal action to recover possession of the Lease Premises. Any tenancy created by operation of law on Lessor's acceptance of rent shall be deemed a month-to-month tenancy regardless of what sum or sums Lessee delivers to Lessor. Except as set forth below, any subsequent tenancy created in this manner shall be on the same terms, covenants, and conditions set forth in this Lease insofar as such terms, covenants, and conditions can be applicable to a month-to-month tenancy

(c) In recognition of the increased accounting, land management, and supervisory staff time required for month-to-month tenancies, the rent for each month or any portion thereof during such holdover period may be an amount equal to one hundred fifty percent (150%) of one-twelfth (1/12) of the total compensation for the most recent year paid. In the event this Lease does not require monetary compensation, Lessor shall have the right to establish rent based on the fair market value of the Lease Premises. The month-to-month tenancy may be terminated by Lessee or Lessor upon thirty (30) calendar days' prior written notice to the other.

16. ADDITIONAL PROVISIONS

(a) Waiver

(1) No term, covenant, or condition of this Lease and no omission, neglect, Default or Breach of any such term, covenant or condition shall be deemed to have been waived by Lessor's acceptance of a late or nonconforming performance or otherwise, unless such a waiver is expressly acknowledged by Lessor in writing. No delay or omission of Lessor to exercise any right or power arising from any omission, neglect, Default or Breach of term, covenant, or condition of this Lease shall be construed as a waiver or any acquiescence therein.

(2) Any such waiver shall not be deemed to be a waiver of any other term, covenant or condition; of any successive Breaches of the same term, covenant, or condition; or of any other Default or Breach of any term, covenant or condition of this Lease.

(b) Time

Time is of the essence for this Lease and each and all of its terms, covenants or conditions in which performance is a factor.

(c) Notice

All notices required to be given under this Lease shall be given in writing, sent by U.S. Mail with postage prepaid, to Lessor at the offices of the State Lands Commission and the Lessee at the address specified in this Lease. Lessee shall give Lessor notice of any change in its name or address.

(d) Consent

Where Lessor's consent is required under this Lease its consent for one transaction or event shall not be deemed to be a consent to any subsequent occurrence of the same or any other transaction or event.

(e) Changes

This Lease may be terminated and its term, covenants, and conditions amended, revised, or supplemented only by mutual written agreement of the parties.

(f) Successors

The terms, covenants, and conditions of this Lease shall extend to and be binding upon and inure to the benefit of the heirs, successors, and assigns of the respective parties.

(g) Joint and Several Obligation

If more than one Lessee is a party to this Lease, the obligations of the Lessees shall be joint and several.

(h) Captions

The section and paragraph captions used in this Lease are for the convenience of the parties. The captions are not controlling and shall have no effect upon the construction or interpretation of this Lease.

(i) Severability

If any term, covenant or condition of this Lease is determined by a court of competent jurisdiction to be invalid or unenforceable, the remainder of this Lease shall not be affected thereby, and each term and provision of this Lease shall remain valid and enforceable to the fullest extent permitted by law.

(j) Representations

Lessee agrees that no representations have been made by Lessor or by any person or agent acting for Lessor. Lessor and Lessee agree and acknowledge that this document contains the entire agreement of the parties, that there are no verbal agreements, representations, warranties or other understandings affecting this Lease, and Lessor and Lessee, as a material part of the consideration of this Lease, waive all claims against the other for rescission, damages, or otherwise by reason of any alleged covenant, agreement or understanding not contained in this Lease.

(k) Gender and Plurality

In this Lease, the masculine gender includes both the feminine and neuter, and the singular number includes the plural whenever the context so requires.

(l) Survival of Certain Covenants

All covenants pertaining to bond, insurance, indemnification, restoration obligations, Breach, Default, and remedies shall survive the expiration or earlier termination of this Lease until Lessee has fulfilled all obligations to restore the Lease Premises as required by this Lease.

(m) Counterparts

This agreement may be executed in any number of counterparts and by different parties in separate counterparts. Each counterpart when so executed shall be deemed to be an original and all of which together shall constitute one and the same agreement.

(n) Delegation of Authority

Lessor and Lessee acknowledge Lessor as defined herein includes the Commission Members, their alternates or designees, and the staff of the Commission. The ability of staff of the Commission to give consent, or take other discretionary actions described herein will be as described in the then-current delegation of authority to Commission staff. All other powers are reserved to the Commission.

STATE OF CALIFORNIA - STATE LANDS COMMISSION

LEASE NO. PRC 1431.9

This Lease shall become effective only when approved by and executed on behalf of the State Lands Commission of the State of California and a duly executed copy has been delivered to Lessee. The submission of this Lease by Lessor, its agent, or representative for examination by Lessee does not constitute an option or offer to lease the Lease Premises upon the terms and conditions contained herein, or a reservation of the Lease Premises in favor of Lessee. Lessee's submission of an executed copy of this Lease to Lessor shall constitute an offer to Lessor to lease the Lease Premises on the terms and conditions set forth herein.

IN WITNESS WHEREOF, the parties hereto have executed this Lease as of the date hereafter affixed.

LESSEE:

COUNTY OF SANTA BARBARA

By: _____

Title: _____

Date: _____

LESSOR:

**STATE OF CALIFORNIA
STATE LANDS COMMISSION**

By: _____

Title: _____

Date: _____

ATTACH ACKNOWLEDGMENT

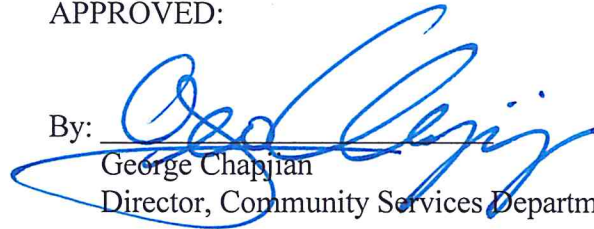
Execution of this document was authorized by
the California State Lands Commission on

(Month Day Year)

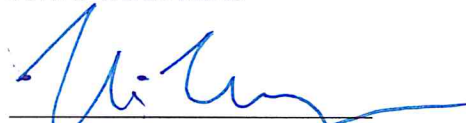
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COUNTY OF SANTA BARBARA DEPARTMENTAL SIGNATURE PAGE

APPROVED:

By: 
George Chappian
Director, Community Services Department


APPROVED AS TO FORM:
MICHAEL C. GHIZZONI
COUNTY COUNSEL

By: 
Mike Munoz
Senior Deputy County Counsel

APPROVED AS TO ACCOUNTING FORM:
ROBERT W. GEIS, CPA
AUDITOR-CONTROLLER

By: 
Deputy Auditor-Controller

APPROVED:

By: 
Don Grady, Esq.
Real Property Manager

APPROVED:


By: 
Ray Aromatorio, ARM, AIC
Risk Manager

EXHIBIT A

PRC 1431.9

Land Description

Five parcels of tide and submerged land situate in the County of Santa Barbara, State of California and described as follows:

Parcel 1

COMMENCING at USGLO monument "T4N,R28W,S20AMC" as shown on that map "Survey of the Mean High Tide Line Along the Shore of Santa Barbara Channel", dated April, 1958 filed in the office of the California State Lands Commission (CSLC), said monument having CCS 27(1958), Zone 5 coordinates Northing 338092.67 feet, Easting 1446493.53 feet, thence N 67° 23' 34" W 1337.95 feet to the POINT OF BEGINNING, N 09° 53' 16" W 5.49 feet more or less to the Ordinary High Water Mark, said water mark depicted as the CSLC January 25, 1941 Line, as shown on that map "Comparison of Areas Goleta Sand Spit", dated December 15, 1941 filed in the office the CSLC, thence along said OIWM the following thirty-four (34) courses:

- 1) S 78° 37' 40" W 28.79 feet,
- 2) S 84° 17' 37" W 18.36 feet,
- 3) S 87° 40' 46" W 45.09 feet,
- 4) S 86° 14' 41" W 19.31 feet;
- 5) S 81° 56' 33" W 24.60 feet,
- 6) S 78° 15' 50" W 20.94 feet,
- 7) S 79° 42' 11" W 15.88 feet,
- 8) S 78° 07' 18" W 11.82 feet,
- 9) S 77° 00' 34" W 111.78 feet,
- 10) S 75° 51' 56" W 106.20 feet,
- 11) S 79° 47' 24" W 58.90 feet,
- 12) S 80° 19' 44" W 32.56 feet,
- 13) S 77° 57' 29" W 22.64 feet,
- 14) S 77° 05' 51" W 43.87 feet,
- 15) S 75° 32' 12" W 102.52 feet,
- 16) S 70° 36' 13" W 27.69 feet,
- 17) S 75° 17' 33" W 30.35 feet,
- 18) S 71° 46' 30" W 23.05 feet,
- 19) S 82° 57' 19" W 11.26 feet,
- 20) S 66° 26' 33" W 14.93 feet,
- 21) S 75° 58' 29" W 14.36 feet,
- 22) S 83° 39' 50" W 11.26 feet,
- 23) S 74° 31' 15" W 116.43 feet
- 24) S 72° 21' 12" W 58.22 feet,
- 25) S 72° 37' 01" W 18.76 feet,

26) S 72° 47' 00" W 41.15 feet,
27) S 66° 25' 23" W 94.46 feet,
28) S 62° 47' 05" W 19.02 feet,
29) S 65° 29' 37" W 43.75 feet,
30) S 52° 31' 12" W 13.48 feet,
31) S 41° 50' 42" W 19.02 feet,
32) S 25° 20' 36" W 15.05 feet,
33) S 09° 05' 53" W 15.66 feet and
34) S 18° 27' 08" E 15.42 feet;
thence leaving said OHWM, the following twenty-three (23) courses:
1) N 53° 47' 45" E 60.75 feet,
2) N 69° 57' 17" E 54.46 feet,
3) N 58° 29' 58" E 55.41 feet,
4) N 68° 52' 56" E 50.90 feet,
5) N 59° 48' 21" E 55.32 feet,
6) N 63° 26' 37" E 50.19 feet,
7) N 67° 58' 30" E 53.29 feet,
8) N 77° 06' 40" E 53.76 feet,
9) N 65° 16' 39" E 54.34 feet,
10) N 80° 25' 56" E 50.54 feet,
11) N 65° 58' 31" E 52.97 feet,
12) N 80° 43' 57" E 94.41 feet,
13) N 80° 53' 51" E 49.95 feet,
14) N 82° 10' 00" E 50.71 feet,
15) N 71° 24' 41" E 52.46 feet,
16) N 71° 40' 18" E 50.78 feet,
17) N 74° 45' 55" E 51.30 feet,
18) N 83° 00' 48" E 47.70 feet,
19) N 80° 53' 43" E 49.21 feet,
20) N 85° 14' 04" E 51.44 feet,
21) N 79° 50' 12" E 54.94 feet,
22) N 78° 06' 07" E 46.55 feet and
23) N 80° 06' 44" E 49.67 feet to the POINT OF BEGINNING.
Containing 17576.03 square feet more or less.

EXCEPTING THEREFROM any portion lying landward of the Ordinary High Water Mark.

Parcel 2

COMMENCING at USGLO monument "T4N,R28W,S20AMC" as shown on that map "Survey of the Mean High Tide Line Along the Shore of Santa Barbara Channel", dated April, 1958 filed in the office of the California State Lands Commission (CSLC), said monument having CCS 27(1958), Zone 5 coordinates Northing 338092.67 feet, Easting 1446493.53 feet, thence N 73° 21' 21" W

2135.82 feet to the POINT OF BEGINNING, N 05° 55' 54" E 13.24 feet more or less to the Ordinary High Water Mark, said water mark depicted as the CSLC January 25, 1941 Line, as shown on that map "Comparison of Areas Goleta Sand Spit", dated December 15, 1941 filed in the office the CSLC, thence along said OHWM the following eight (8) courses:

- 1) N 80° 39' 15" E 8.19 feet,
- 2) N 83° 50' 58" E 138.14 feet,
- 3) N 79° 31' 01" E 36.97 feet,
- 4) N 80° 24' 51" E 96.96 feet,
- 5) N 72° 15' 16" E 35.34 feet,
- 6) N 56° 50' 38" E 41.82 feet,
- 7) N 45° 01' 29" E 41.88 feet,
- 8) N 26° 38' 41" E 2.60 feet to the intersection of said SLC 1941 Line with the Ordinary High Water Mark as established under Boundary Line Agreement 3 between Pacific Lighting Corporation and the California State Lands Commission, executed on April 30, 1942 filed in the office of the CSLC, thence along said OHWM of BLA 3 the following three (3) courses:

- 1) N 81° 17' 32" W 203.74 feet,
- 2) N 67° 34' 50" W 329.56 feet,
- 3) N 76° 03' 26" W 8.17 feet,

thence leaving said OHWM of BLA 3, the following thirty-nine (39) courses:

- 1) N 25° 37' 28" E 21.85 feet,
- 2) S 65° 06' 02" E 89.67 feet,
- 3) S 63° 09' 11" E 23.48 feet,
- 4) S 62° 37' 54" E 12.44 feet,
- 5) N 22° 35' 40" E 35.38 feet,
- 6) S 68° 39' 43" E 29.31 feet,
- 7) S 67° 02' 21" E 34.46 feet,
- 8) S 64° 33' 07" E 57.11 feet,
- 9) S 71° 19' 34" E 31.17 feet,
- 10) S 77° 44' 23" E 17.15 feet,
- 11) S 85° 01' 10" E 99.22 feet,
- 12) N 89° 47' 04" E 53.98 feet,
- 13) S 37° 52' 56" E 26.08 feet,
- 14) S 69° 55' 42" E 38.91 feet,
- 15) S 87° 24' 55" E 54.41 feet,
- 16) S 78° 25' 17" E 57.63 feet,
- 17) S 74° 40' 50" E 124.72 feet,
- 18) S 81° 52' 24" E 52.07 feet,
- 19) S 89° 50' 34" E 66.17 feet,
- 20) S 67° 30' 00" E 49.60 feet,
- 21) S 33° 25' 45" E 23.66 feet,
- 22) S 10° 04' 17" W 94.64 feet,
- 23) S 54° 00' 52" W 67.13 feet,
- 24) S 80° 41' 52" W 55.65 feet,

- 25) N 85° 46' 45" W 56.75 feet,
- 26) N 79° 31' 06" W 53.77 feet,
- 27) N 83° 16' 07" W 52.34 feet,
- 28) N 84° 44' 41" W 54.44 feet,
- 29) N 86° 49' 32" W 49.83 feet,
- 30) S 85° 51' 54" W 37.20 feet,
- 31) S 73° 54' 54" W 20.74 feet,
- 32) S 60° 58' 39" W 38.01 feet,
- 33) S 89° 23' 37" W 66.31 feet,
- 34) N 23° 21' 54" W 63.40 feet,
- 35) N 89° 09' 09" W 22.75 feet to a point herein described a Point A,
- 36) S 16° 05' 24" W 39.36 feet,
- 37) N 76° 39' 33" W 55.76 feet,
- 38) N 87° 34' 08" W 51.69 feet and
- 39) N 74° 42' 17" W 48.88 feet to the beginning of a tangent curve, to the right through a central angle of 80° 38' 11.7", having a radius of 15.00 feet, and a length of 21.11 feet to the POINT OF BEGINNING.

EXCEPTING THEREFROM any portion lying landward of the Ordinary High Water Mark.

ALSO EXCEPTING THEREFROM any portion, along Goleta Slough, validly patented as Santa Barbara County Tideland Survey 49 filed on record at the offices of the California State Lands Commission.

Parcel 3 – Goleta Pier

BEGINNING at Point A, as described in Parcel 2 of this description, thence along the following twenty-one (21) courses:

- 1) S 16° 05' 24" W 10.71 feet,
- 2) S 00° 20' 38" W 559.09 feet,
- 3) S 04° 16' 33" W 54.75 feet,
- 4) S 00° 27' 51" E 231.89 feet,
- 5) S 16° 27' 05" E 630.88 feet,
- 6) N 73° 32' 55" E 37.50 feet,
- 7) N 16° 27' 05" W 406.13 feet,
- 8) N 32° 01' 24" E 69.44 feet,
- 9) N 57° 19' 40" W 38.17 feet,
- 10) S 35° 01' 38" W 25.85 feet,
- 11) N 74° 32' 46" W 7.99 feet,
- 12) N 16° 27' 05" W 156.47 feet,
- 13) N 00° 27' 51" W 226.14 feet,
- 14) N 00° 23' 53" E 54.23 feet,
- 15) N 00° 20' 38" E 149.79 feet,
- 16) N 89° 39' 22" E 14.78 feet,

- 17) N 00° 20' 38" E 47.59 feet,
- 18) S 89° 39' 22" W 14.78 feet,
- 19) N 00° 20' 38" E 353.62 feet,
- 20) N 23° 21' 54" W 20.26 feet and
- 21) N 89° 09' 09" W a distance of 22.75 feet to the POINT OF BEGINNING.

EXCEPTING THEREFROM any portion lying landward of the Ordinary High Water Mark.

Parcel 4A -- County Bridge (NEW)

COMMENCING at USGLO monument "T4N,R28W,S20AMC" as shown on that map "Survey of the Mean High Tide Line Along the Shore of Santa Barbara Channel", dated April, 1958 filed in the office of the California State Lands Commission (CSLC), said monument having CCS 27(1958), Zone 5 coordinates Northing 338092.67 feet, Easting 1446493.53 feet, thence N 55° 15' 59" E 1749.40 feet to the POINT OF BEGINNING; thence S 13° 20' 22" E 127.79 feet; thence S 79° 42' 54" W 71.05 feet; thence N 13° 20' 22" W 122.75 feet; thence N 75° 38' 54" E 70.96 feet to the POINT OF BEGINNING.

EXCEPTING THEREFROM any portion lying landward of the Ordinary High Water Mark.

ALSO EXCEPTING THEREFROM any portion, along Goleta Slough, validly patented as Santa Barbara County Tideland Survey 49 filed on record at the offices of the California State Lands Commission.

Parcel 4B – County Bridge (OLD)

COMMENCING at USGLO monument "T4N,R28W,S20AMC" as shown on that map "Survey of the Mean High Tide Line Along the Shore of Santa Barbara Channel", dated April, 1958 filed in the office of the California State Lands Commission (CSLC), said monument having CCS 27(1958), Zone 5 coordinates Northing 338092.67 feet, Easting 1446493.53 feet, thence N 55° 15' 59" E 1749.40 feet to the POINT OF BEGINNING; thence N 75° 38' 54" E 55.34 feet; thence S 13° 20' 22" E 131.72 feet; thence S 79° 42' 54" W 55.41 feet; thence N 13° 20' 22" W 127.79 feet to the POINT OF BEGINNING.
Containing 7179.86 square feet more or less.

EXCEPTING THEREFROM any portion lying landward of the Ordinary High Water Mark.

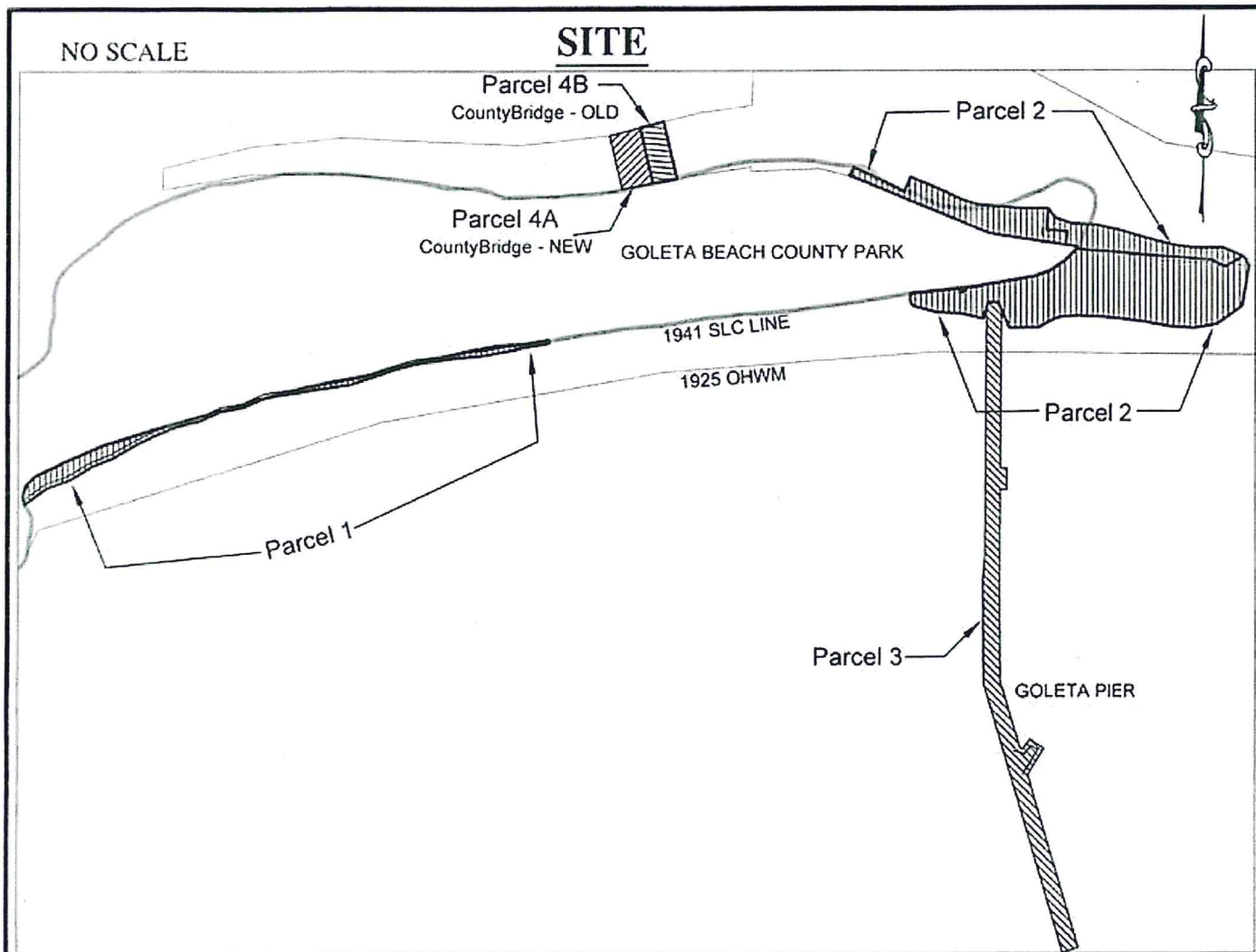
ALSO EXCEPTING THEREFROM any portion, along Goleta Slough, validly patented as Santa Barbara County Tideland Survey 49 filed on record at the offices of the California State Lands Commission.

END OF DESCRIPTION

PREPARED 7/09/15 BY THE CALIFORNIA STATE LANDS COMMISSION BOUNDARY UNIT



Exhibit B
Site and Location Map



GOLETA BEACH COUNTY PARK
APN 071-200-017, 009

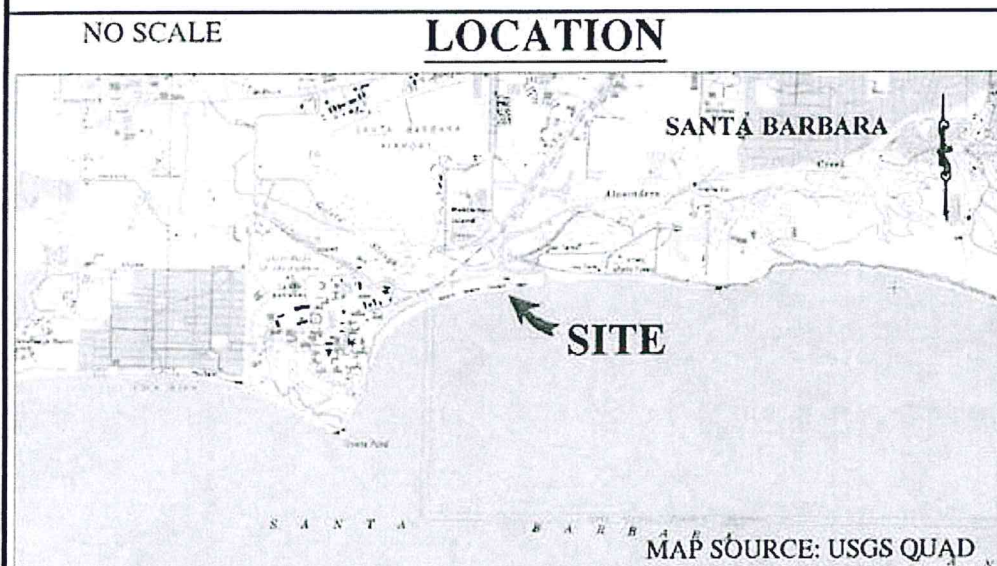


Exhibit B
PRC 1431.9
COUNTY OF
SANTA BARBARA
GENERAL LEASE -
PUBLIC AGENCY USE
SANTA BARBARA CO.



This Exhibit is solely for purposes of generally defining the lease premises, is based on unverified information provided by the Lessee or other parties and is not intended to be, nor shall it be construed as, a waiver or limitation of any State interest in the subject or any other property.

Exhibit C

Mitigation Monitoring Program

[TO BE INSERTED WHEN PROVIDED BY STATE LANDS]