

INVESTIGATE

THE ROWING COUNCIL OF SAN DIEGO

THE CITY OF SAN DIEGO

FLAT RATE LEASE

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LEASE OUTLINE

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**CITY OF SAN DIEGO
FLAT RATE LEASE**

THIS LEASE AGREEMENT is executed between the CITY OF SAN DIEGO, a municipal corporation, herein called "CITY," and THE ROWING COUNCIL OF SAN DIEGO, a California nonprofit corporation, hereinafter called "LESSEE."

SECTION 1: USES

1.01 Premises. CITY hereby leases to LESSEE and LESSEE leases from CITY all of that certain real property situated in the City of San Diego, County of San Diego, State of California, described in Exhibit "A" attached hereto and by this reference made part of this agreement. Said real property is hereinafter called the "premises."

1.02 Uses. It is expressly agreed that the premises are leased to LESSEE solely and exclusively for the purposes of construction, operation and maintenance of a nonprofit rowing and storage facility consisting of an area to store rowing shells and oars; locker rooms and classrooms; office and storage rooms; rest rooms and shower facilities; parking facilities; promotion of rowing activities and instruction; competitive events, including an Olympic Rowing Training Facility; boat launching ramp, revetment wall; and outdoor fenced storage facility to be operated by the Rowing Council in accordance with the Development Plan Section 6.12 herein, and for such other related or incidental purposes as may be first approved in writing by the City Manager and for no other purpose.

LESSEE covenants and agrees to use the premises for the above-specified purposes and to diligently pursue said purposes throughout the term hereof in a manner which is consistent with the statement of operations described in Exhibit "F" herein. LESSEE expressly agrees that the premises will not be used for commercial purposes. Failure to continuously use the premises for said purposes or the use thereof for purposes not expressly authorized herein, shall be grounds for termination by CITY.

1.03 Related Council Actions. By the granting of this lease, neither CITY nor the Council of CITY is obligating itself to any other governmental agent, board, commission, or agency with regard to any other discretionary action relating to development or operation of the premises. Discretionary action includes, but is not limited to rezonings, variances, environmental clearances or any other governmental agency approvals which may be required for the development and operation of the leased premises.

1.04 Quiet Possession. LESSEE, paying the rent and performing the covenants and agreements herein, shall at all times during the term peaceably and quietly have, hold and enjoy the premises. If CITY for any reason cannot deliver possession of the premises to LESSEE at the commencement of the term, or if during the lease term LESSEE is temporarily dispossessed through action or claim of a title superior to CITY'S, then and in either of such events, this lease shall not be voidable nor shall CITY be liable to LESSEE for any loss or damage resulting therefrom, but there shall be determined and stated in writing by the City Manager of CITY a proportionate reduction of the minimum or flat rate rent for the period or periods during which LESSEE is prevented from having the quiet possession of all or a portion of the premises.

1.05 Easements and Reservations.

- a. CITY hereby reserves all rights, title and interest in any and all subsurface natural gas, oil, minerals and water on or within the premises.
- b. CITY reserves the right to grant and use easements or establish and use rights-of-way over, under, along and across the leased premises for utilities, thoroughfares, or access as it deems advisable for the public good.
- c. CITY has the right to enter the premises for the purpose of making repairs to or developing municipal resources and services.

However, CITY shall not unreasonably or substantially interfere with LESSEE'S use of the premises and will reimburse LESSEE for physical damages, if any, to the permanent improvements located on the leased premises resulting from CITY'S exercising the rights reserved in this section. Such reimbursement may include a reduction in the rent proportionate to the amount of physical damage as determined by CITY. CITY will pay the costs of maintenance and repair of all CITY installations made pursuant to these reserved rights.

1.06 Competent Management. Throughout the term of this lease agreement LESSEE shall provide competent management of the leased premises to the satisfaction of the City Manager. For the purposes of this paragraph, "competent management" shall mean demonstrated ability in the management and operation of a rowing storage facility and related activities in a fiscally responsible manner.

1.07 Hours of Operation. LESSEE shall operate the premises in accordance with a schedule of days and hours of operation as set forth in Exhibit "B" hereto, which is by this reference incorporated herein. Any changes in the schedule are subject to prior written approval by the City Manager or his authorized representative.

1.08 Rates and Charges. All charges for merchandise and services or facilities on said premises shall be in accordance with the schedule set forth in Exhibit "B" hereto. Any changes in said schedule are subject to prior written approval by the City Manager or his authorized representative.

1.09 CITY Use. The premises shall be available to the CITY for civic events and special programs, free of charge, except where LESSEE has scheduled events or programs. After every CITY use, the premises shall be left in the same condition found, and LESSEE shall not be required to incur any additional costs by reason of CITY use.

1.10 Political Activities. The leased property shall be used exclusively for the purposes specified in Section I, USES, hereof. The premises shall not be used for working or campaigning for the nomination or election of any individual to any public office, be it partisan or nonpartisan. Provided, however, that LESSEE shall not be precluded from providing a forum for open public debate by candidates such as occurs at a "candidate forum" and similar events.

1.11 Public Use. The general public shall not be wholly or permanently excluded from any portion of the premises. The LESSEE may develop reasonable restrictions for facility use provided they are consistent with the rights of the general public, and are designed to allow the LESSEE to use the premises for the purposes specified herein. LESSEE agrees that all activities conducted on the premises will be as stated in Section 1.02, Uses, of this lease.

LESSEE shall, at all times during the lease term, maintain a CITY-approved sign identifying the property as City-owned and available for public use consistent with the terms of this lease. The sign shall be installed by LESSEE at a location agreeable to the CITY.

1.12 Public Access. LESSEE shall provide public access through the lease premises over the area shown on Exhibit "A" at all times during the term of this lease or any extension thereof, in such a manner as to allow the public to cross the leasehold and reach the water area. Also, the public shall have the right to use the launch ramp for launching private small watercraft at such times as such public launching will not substantially interfere with LESSEE'S use.

SECTION 2: TERM

- 2.01 Commencement. The term of this agreement shall be 25 years commencing on the first day of the month following execution of this lease by the City Manager. "Lease year" as used in this lease shall mean the 12-month period commencing on the first day of the calendar month following the execution of this lease by the City Manager.
- 2.02 Holdover. Any holding over by LESSEE after expiration or termination shall not be considered a renewal or extension of this lease. The occupancy of the premises after the expiration or termination of this agreement constitutes a month-to-month tenancy, and all other terms and conditions of this agreement shall continue in full force and effect; provided, however, CITY shall have the right to terminate the holdover tenancy at will.
- 2.03 Quitclaim and Surrender of LESSEE'S Interest. On execution of this lease, the LESSEE shall deliver to the CITY a quitclaim deed in recordable form quitclaiming all its rights in the premises. CITY may record such deed only on the expiration or earlier termination of this lease. In the event the CITY requires any subsequent quitclaim deed, the LESSEE or its successor in interest shall deliver the same within five (5) days after receiving written demand therefor.

At the expiration or earlier termination of this lease, LESSEE shall surrender the premises to CITY free and clear of all liens and encumbrances, except those liens and encumbrances which existed on the date of execution hereof, and in a decent, safe and sanitary condition, and in the case of termination of this lease by CITY prior to the end of the specified lease term any liens and encumbrances approved in writing by the City Manager during the lease term.

SECTION 3: RENT

- 3.01 Place of Payment. Rent is due monthly in advance on or before the first day of each calendar month. All monthly rents will be prorated during the first and final months of any rental period in order to achieve payment on the first day of each calendar month. Checks should be made payable to the City Treasurer and mailed to the Office of the City Treasurer, City of San Diego, P.O. Box 2289, San Diego, California 92112-4165 or delivered to the third floor of the City Operations Building, 1222 First Avenue, San Diego, California.

The place and time of payment may be changed at any time by CITY upon thirty (30) days' written notice to LESSEE. Mailed rental payments shall be deemed paid upon the date such payment is postmarked by the postal authorities. LESSEE assumes all risk of loss and late payment charges if payments are made by mail, or if postmarks are illegible, in which case the payment shall be deemed paid upon actual receipt by the City Treasurer.

- 3.02 Rent. The lease premises shall be occupied by collegiate rowing organizations, the Rowing Council and the San Diego Rowing Club. For purposes of this paragraph, it is assumed that the collegiate rowing organizations and Rowing Council will occupy 50 percent of the lease premises and the San Diego Rowing Club the remaining 50 percent. In accordance with City Council Policy 700-8, educational institutions providing aquatic programs in Mission Bay Park are exempt from payment of rent, as long as the collegiate rowing organization, the Rowing Council use all revenues generated in excess of operating costs from activities within Mission Bay Park for improvements, maintenance and operation of the lease premises. Also, nonprofit organizations such as the San Diego Rowing Club which meet the criteria set forth in said Council Policy 700-8 shall pay a rental rate of $33\frac{1}{3}$ percent of the average total annual commercial square foot rent paid for leases in Mission Bay attributing the rent to the total land and water areas under lease. Accordingly, the initial rental shall be \$263 per month.
- 3.03 Rent Adjustment. Effective October 1, 1988, and on the first day of October of each succeeding year thereafter during the term, the annual rent shall be adjusted by multiplying 23,278 square feet ($\frac{1}{2}$ of the lease premises) by $33\frac{1}{3}$ percent of the actual total annual commercial square foot rent paid to CITY from Mission Bay leases during the immediately preceding fiscal year (July 1 through June 30). Said annual minimum rent shall then be divided by twelve (12) to establish the new monthly minimum rent. It is recognized that such adjustments shall be calculated by CITY upon completion of payments due for the preceding rental period in order to determine the amount of the adjustment to be effective on the dates stated herein. Until such calculations are completed, LESSEE shall continue paying monthly minimum rents at the prior rate. Any additional rents determined by the adjustment to be due for the months previously paid at the prior rate shall be paid to CITY within thirty (30) days following written notice. If City Council changes its policy with regard computation of rental payments for nonprofit in Mission Bay, subsequent to the commencement of this lease, the rent adjustment proscribed in the new or amended policy(ies) shall go into effect on the October 1 following such a change or LESSEE may, at its option, terminate this lease.

- 3.04 Delinquent Rent. If the LESSEE fails to pay the rent when due, the LESSEE will pay in addition to the unpaid rents, five percent (5%) of the delinquent rent. If the rent is still unpaid at the end of fifteen (15) days, the LESSEE shall pay an additional five percent (5%) [being a total of ten percent (10%)] which is hereby mutually agreed by the parties to be appropriate to compensate CITY for loss resulting from rental delinquency, including lost interest, opportunities, legal costs, and the cost of servicing the delinquent account.

In the event that the CITY audit, if applicable, discloses that the rent for the audited period has been underpaid in excess of five percent (5%) of the total required rent, then LESSEE shall pay CITY the cost of the audit plus ten percent (10%) per year on the amount by which said rent was underpaid in addition to the unpaid rents as shown to be due CITY as compensation to CITY for administrative costs and loss of interest as previously described herein. LESSEE agrees to pay such amount and further agrees that the specific late charges represent a fair and reasonable estimate of the costs that CITY will incur from LESSEE'S late payment. Acceptance of late charges and any portion of the late payment by CITY shall in no event constitute a waiver of LESSEE default with respect to late payment, nor prevent CITY from exercising any of the other rights and remedies granted in this lease.

- 3.05 Unauthorized Use Charge. LESSEE will pay CITY 25 percent of the gross receipts for any service or use that is not permitted by this lease. This payment is subject to the due date provided in this lease for rental payments, and the provision for delinquent rent. The existence of the 25 percent charge in this clause and the payment of this charge or any part of it, does not constitute an authorization for a particular service or use, and does not waive any CITY rights to terminate a service or use or to default LESSEE for participating in or allowing any unauthorized use of the leased premises.

- 3.06 Inspection of Records. LESSEE agrees to make any and all records and accounts available to CITY for inspection at all reasonable times, so that CITY can determine LESSEE'S compliance with this lease. These records and accounts will be made available by LESSEE at the leased premises and will be complete and accurate showing all income and receipts from use of the premises. LESSEE'S failure to keep and maintain such records and make them available to inspection by CITY is a breach of this lease and cause for termination. LESSEE shall maintain all such records and accounts for a minimum period of five years.

SECTION 4: ASSIGNMENT

- 4.01 Time is of Essence; Provisions Binding on Successors. Time is of the essence of all of the terms, covenants and conditions of this lease and, except as otherwise provided herein, all of the terms, covenants and conditions of this lease shall apply to, benefit and bind the successors and assigns of the respective parties, jointly and individually.
- 4.02 Assignment and Subletting. Subject to prior CITY approval in each instance, LESSEE may assign this lease and any interest therein and may sublease any portion hereof to an assignee or sublessee who has, in the opinion and in the sole and absolute discretion of the City Manager, the financial capability and overall competence to successfully operate the assigned or subleased portion of the premises in a manner at least comparable to the operations of LESSEE. This lease and any interest herein shall not be assignable by operation of law without the written consent of the CITY.

"Assignment," for the purposes of this clause shall include any transfer of any ownership interest in this lease by LESSEE or by any partners, principals, or stockholders, as the case may be, from the original LESSEE, its general partners, or principals.

Approval of any assignment or sublease shall be conditioned upon the assignee or sublessee agreeing in writing that it will assume the rights and obligations thereby assigned or subleased and that it will keep and perform all covenants, conditions and provisions of this agreement which are applicable to the rights acquired. The City Manager may require, as a condition to approval of any sublease or assignment, that the proposed sublessee or assignee pay additional rent to CITY to equal the full fair market rent justifiable at the date of such proposed sublease or assignment and that this lease or the requested sublease otherwise be revised to comply with standard CITY lease requirements that are then current.

- 4.03 Encumbrance. Subject to prior consent by the CITY, which shall not be unreasonably withheld, LESSEE may encumber this lease, its leasehold estate and its improvements thereon by deed of trust, mortgage, chattel mortgage or other security instrument to assure the payment of a promissory note or notes of the LESSEE, upon the express condition that the net proceeds of such loan or loans be devoted exclusively to the purpose of developing the leased premises in accordance with the section hereof entitled Development Plan; however, a reasonable portion of the loan proceeds may be disbursed for payment of incidental costs of construction, including but not limited to the following:

off-site improvements for service of the premises; on-site improvements; escrow charges; premiums for hazard insurance, or other insurance or bonds required by CITY; title insurance premiums; reasonable loan costs such as discounts, interest and commissions; and architectural, engineering and attorney's fees and such other normal expenses incidental to such construction.

Any subsequent encumbrances on the premises or on any permanent improvements thereon must first have the approval, in writing, of the City Manager. Such subsequent encumbrances shall also be for the exclusive purpose of development of the premises.

In the event any such approved deed of trust or mortgage or other security type instrument should at any time be in default and be foreclosed or transferred in lieu of foreclosure, the CITY will accept the approved mortgagee or beneficiary thereof as its new tenant under this lease with all the rights, privileges and duties granted and imposed in this lease.

Any default, foreclosure or sale pursuant to said deed of trust, mortgage or other security instrument, shall be invalid with respect to this lease without prior notice thereof to and approved by CITY. Upon prior approval by CITY, said mortgagee or beneficiary may assign this lease to its nominee, if nominee is a reputable, qualified and financially responsible person in the opinion of CITY. Any deed of trust, mortgage or other security instrument shall be subject to all of the terms, covenants and conditions of this lease and shall not be deemed to amend or alter any of the terms, covenants or conditions hereof.

4.04 Defaults and Remedies.

a. Default. In the event that:

- (1) LESSEE shall default in the performance of any covenant or condition required by this lease to be performed by LESSEE and shall fail to cure said default within thirty (30) days following written notice thereof from CITY; or
- (2) LESSEE shall voluntarily file or have involuntarily filed against it any petition under any bankruptcy or insolvency act or law; or
- (3) LESSEE shall be adjudicated a bankrupt; or
- (4) LESSEE shall make a general assignment for the benefit of creditors;

then CITY may, at its option, without further notice or demand upon LESSEE or upon any person claiming through LESSEE, immediately terminate this lease and all rights of LESSEE and of all persons claiming rights through LESSEE to the premises or to possession thereof; and CITY may enter and take possession of the premises. Provided, however, in the event that any default described in Paragraph a.(1) of this section is not curable within thirty (30) days after notice to LESSEE, CITY shall not terminate this lease pursuant to the default if LESSEE immediately commences to cure the default and diligently pursues such cure to completion.

In the event that there is a deed of trust or mortgage on the leasehold interest, CITY shall give the mortgagee or beneficiary written notice of the default or defaults complained of, and the same mortgagee or beneficiary shall have thirty (30) days from such notice to cure the default(s) or, if any such default is not curable within thirty (30) days, to commence to cure the default(s) and diligently pursue such cure to completion. The 30-day period may be extended during such time as mortgagee or beneficiary pursues said cure with reasonable diligence.

- b. Remedies. If the mortgagee or beneficiary shall be required to exercise its right to cure said default or defaults through litigation or through foreclosure, then CITY shall have the option of the following courses of action in order that the default or defaults may be expeditiously corrected:
- (1) CITY may correct said default or defaults and charge the costs thereof to the account of the LESSEE, which charge shall be due and payable on the date that the rent is next due after presentation by CITY to LESSEE and mortgagee or beneficiary of a statement of said costs.
 - (2) CITY may correct said default or defaults and may pay the costs thereof from the proceeds of any insurance fund held by CITY, CITY and LESSEE or by CITY and mortgagee or beneficiary, or CITY may use the funds of any faithful performance or cash bond on deposit with CITY, or CITY may call on the bonding agent to correct the default or defaults or to pay the costs of correction performed by or at the direction of CITY.

- (3) CITY may terminate this lease as to the rights of LESSEE by assuming or causing the assumption of liability for any trust deed or mortgage. LESSEE agrees to assume and pay any and all penalties or bonuses required by the beneficiaries, trustees or mortgagees as a condition for early payoff of the related obligations by CITY. CITY may, as an alternative, substitute for the terminated LESSEE a new LESSEE reasonably satisfactory to the mortgagee or beneficiary. Any reasonable cost incurred by CITY in releasing to a new tenant shall be the responsibility of the terminated LESSEE, and LESSEE hereby agrees to reimburse CITY for any such costs.

Should the default or defaults be noncurable by LESSEE, then any lender holding a beneficial interest in the leasehold whose qualifications as an assignee have been approved by CITY shall have the absolute right to substitute itself to the estate of the LESSEE hereunder and to commence performance of this lease. If such mortgagee or beneficiary shall give notice in writing of its election to so substitute itself within the thirty-day period after receiving written notice by CITY of the default and the default, if curable, is cured by such mortgagee or beneficiary, then this lease shall not terminate pursuant to the default. In that event, the CITY expressly consents to the substitution and authorizes the mortgagee or beneficiary to perform under this lease with all the rights, privileges and obligations of the LESSEE, subject to cure of the default, if possible, by mortgagee or beneficiary. LESSEE expressly agrees to assign all its interest in and to its leasehold estate to mortgagee or beneficiary in that event.

- c. Abandonment by LESSEE. Even though LESSEE has breached the lease and abandoned the property, this lease shall continue in effect for so long as CITY does not terminate this lease, and CITY may enforce all its rights and remedies hereunder, including, but not limited to, the right to recover the rent as it becomes due, plus damages.
- d. Waiver. Any CITY waiver of a default is not a waiver of any other default. Any waiver of a default must be in writing and be executed by the City Manager in order to constitute a valid and binding waiver. CITY delay or failure to exercise a remedy or right is not a waiver of that or any other remedy or right under this lease. The use of one remedy or right for any default does not waive the use of another remedy or right for the same default or for another or later default. The CITY'S acceptance of any

rents is not a waiver of any default preceding the rent payment. CITY and LESSEE specifically agree that the property constituting the premises is CITY-owned and held in trust for the benefit of the citizens of the City of San Diego and that any failure by the City Manager or the City staff to discover a default or take prompt action to require the cure of any default shall not result in an equitable estoppel, but the CITY shall at all times, subject to applicable statute of limitations, have the legal right to require the cure of any default when and as such defaults are discovered or when and as the City Council directs the City Manager to take action or require the cure of any default after such default is brought to the attention of the City Council by the City Manager or by any concerned citizen.

4.05 Eminent Domain. If all or part of the premises is taken through condemnation proceedings or under threat of condemnation by any public authority with the power of eminent domain, the interests of the CITY and LESSEE (or beneficiary or mortgagee), will be as follows:

- a. In the event the entire premises are taken, this lease shall terminate on the date of the transfer of title or possession to the condemning authority, whichever first occurs.
- b. In the event of a partial taking, if, in the opinion of the CITY, the remaining part of the premises is unsuitable for the lease operation, this lease shall terminate on the date of the transfer of title or possession to the condemning authority, whichever first occurs.
- c. In the event of a partial taking, if, in the opinion of the CITY, the remainder of the premises is suitable for continued lease operation, this lease shall terminate in regard to the portion taken on the date of the transfer of title or possession of the condemning authority, whichever occurs first, but shall continue for the portion not taken. The minimum rent shall be equitably reduced to reflect the portion of the premises taken.
- d. Award. All monies awarded in any such taking shall belong to CITY whether such taking results in diminution in value of the leasehold or the fee or both; provided, however, LESSEE shall be entitled to any award attributable to the taking of, or damages to, LESSEE'S then remaining leasehold interest in installations or improvements of LESSEE. CITY shall have no liability to LESSEE for any award not provided by the condemning authority.

- e. Transfer. CITY has the right to transfer the CITY'S interests in the premises, in lieu of condemnation, to any authority entitled to exercise the power of eminent domain. If a transfer occurs, the LESSEE shall retain its possessory interest in the fair market value of any improvements placed on the premises in accordance with this lease by LESSEE.
- f. No Inverse Condemnation. The exercise of any CITY right under this lease shall not be interpreted as an exercise of the power of eminent domain and shall not impose any liability upon CITY for inverse condemnation.

SECTION 5: INSURANCE RISKS/SECURITY

- 5.01 Indemnity. LESSEE at all times shall relieve, indemnify, protect and save CITY and any and all of its boards, officers, agents and employees harmless from any and all claims and demands, actions, proceedings, losses, liens, costs, judgments, civil fines and penalties of any nature whatsoever in regard to or resulting from the use of the premises, including, but not limited to, expenses incurred in legal actions, death, injury or damage that may be caused directly or indirectly by:
 - a. Any unsafe or defective condition in or on the premises of any nature whatsoever which may exist by reason of any act, omission, neglect, or any use or occupation of the premises,
 - b. Any operation, use or occupation conducted on the premises,
 - c. Any act, omission or negligence on the part of LESSEE, its employees, agents, sublessees, invitees, licensees; or
 - d. Any failure by LESSEE to comply or secure compliance with any of the lease terms or conditions.
- 5.02 Insurance. LESSEE shall take out and maintain at all times during the term of this lease the following insurance at its sole expense:
 - a. Public liability and property damage insurance in the amount of not less than ONE MILLION DOLLARS (\$1,000,000) COMBINED SINGLE LIMIT LIABILITY with an occurrence claims form. This policy shall cover all injury or damage, including death, suffered by any party or parties, from acts or failures to act by CITY or LESSEE or by authorized representatives of CITY or LESSEE, on or in connection with the use or operation of the premises.

- b. Fire, extended coverage and vandalism insurance policy on all insurable property on the premises, in an amount to cover 100 percent of the replacement cost. Any proceeds from a loss shall be payable jointly to CITY or LESSEE. The proceeds shall be placed in a trust fund to be reinvested in rebuilding or repairing the damaged property. If there is a mortgage or trust deed on the leasehold in accordance with the Encumbrance section hereof, the proceeds may be paid to the approved mortgagee or beneficiary so long as adequate provision reasonably satisfactory to CITY has been made in each case for the use of all proceeds for repair and restoration of damaged or destroyed improvements on the premises.
- c. Conditions. All insurance policies will name the CITY as an additional insured, protect the CITY against any legal costs in defending claims and will not terminate without sixty (60) days' prior written notice to the CITY. All insurance companies must be satisfactory to the CITY and licensed to do business in California. All policies will be in effect on or before the first day of the lease, except "course of construction fire insurance" shall be in force on commencement of all authorized construction on the premises and full applicable Fire Insurance Coverage shall be effective upon completion of each insurable improvement. A copy of the insurance policy will remain on file with CITY during the entire term of the lease. At least thirty (30) days prior to the expiration of each policy, LESSEE shall furnish a certificate(s) showing that a new or extended policy has been obtained which meets the terms of this lease.
- d. Modification. CITY, at its discretion, may require the revision of amounts and coverages at any time during the term by giving LESSEE sixty (60) days' prior written notice. CITY'S requirements shall be designed to assure protection from and against the kind and extent of risk existing on the premises. LESSEE also agrees to acquire any additional insurance required by CITY for new improvements, in order to meet the requirements of this lease.
- e. Accident Reports. LESSEE shall report to CITY any accident causing more than Ten Thousand Dollars (\$10,000) worth of property damage or any serious injury to persons on the premises. This report shall contain the names and addresses of the parties involved, a statement of the circumstances, the date and hour, the names and addresses of any witnesses and other pertinent information.

- f. Failure to Comply. If the LESSEE fails or refuses to take out and maintain the required insurance, or fails to provide the proof of coverage, CITY has the right to obtain the insurance. LESSEE shall reimburse CITY for the premiums paid with interest at the maximum allowable legal rate then in effect in California. CITY shall give notice of the payment of premiums within thirty (30) days of payment stating the amount paid, names of the insurer or insurers and rate of interest. Said reimbursement and interest shall be paid by LESSEE on the first (1st) day of the month following the notice of payment by CITY.

Notwithstanding the preceding provisions of this Subsection f., if LESSEE fails or refuses to take out or maintain insurance, CITY has the right to declare this lease in default without further notice to LESSEE or CITY shall be entitled to exercise all legal remedies in the event of such default.

- 5.03 Waste, Damage or Destruction. LESSEE agrees to give notice to the CITY of any fire or other damage that may occur on the leased premises within ten (10) days of such fire or damage. LESSEE agrees not to commit or suffer to be committed any waste or injury or any public or private nuisance, to keep the premises clean and clear of refuse and obstructions, and to dispose of all garbage, trash and rubbish in a manner satisfactory to the CITY. If the leased premises shall be damaged by any cause which puts the premises into a condition which is not decent, safe, healthy and sanitary, LESSEE agrees to make or cause to be made full repair of said damage and to restore the premises to the condition which existed prior to said damage, or at the CITY'S option, LESSEE agrees to clear and remove from the leased premises all debris resulting from said damage and rebuild the premises in accordance with plans and specifications previously submitted to the CITY and approved in writing in order to replace in kind and scope the operation which existed prior to such damage using for either purpose the insurance proceeds as set forth in Section 5.02 Insurance, hereof.

LESSEE agrees that preliminary steps toward performing repairs, restoration or replacement of the premises shall be commenced by LESSEE within thirty (30) days and the required repairs, restoration or replacement shall be completed within a reasonable time thereafter. CITY may determine an equitable deduction in the minimum annual rent requirement for such period or periods that said premises are untenable by reason of such damage.

SECTION 6: IMPROVEMENTS/ALTERATIONS/REPAIRS

- 6.01 Acceptance of Premises. By signing this lease, LESSEE represents and warrants that it has independently inspected the premises and made all tests, investigations and observations necessary to satisfy itself of the condition of the premises. LESSEE agrees it is relying solely on such independent inspection, tests, investigations and observations in making this lease. LESSEE further acknowledges that the premises are in the condition called for by this lease, that CITY has performed all work with respect to the premises and that LESSEE does not hold CITY responsible for any defects in the premises.
- 6.02 Entry and Inspection. CITY reserves and shall always have the right to enter said premises for the purpose of viewing and ascertaining the condition of the same, or to protect its interest in the premises or to inspect the operations conducted thereon. In the event that such entry or inspection by CITY discloses that said premises are not in a decent, safe, healthy and sanitary condition, CITY shall have the right, after ten (10) days written notice to LESSEE, to have any necessary maintenance work done for and at the expense of LESSEE and LESSEE hereby agrees to pay promptly any and all costs incurred by CITY in having such necessary maintenance work done in order to keep said premises in a decent, safe, healthy and sanitary condition. Further, if at any time the CITY determines that said premises are not in a decent, safe, healthy and sanitary condition, CITY may at its sole option, without additional notice, require LESSEE to file with CITY a faithful performance bond to assure prompt correction of any condition which is not decent, safe, healthy and sanitary. Said bond shall be in an amount adequate in the opinion of the CITY to correct the said unsatisfactory condition. LESSEE shall pay the cost of said bond. The rights reserved in this section shall not create any obligations on CITY or increase obligations elsewhere in this lease imposed on CITY.
- 6.03 Maintenance. LESSEE agrees to assume full responsibility and cost for the operation and maintenance of the premises and off-site public parking lot on El Carmel Point throughout the term. LESSEE will make all repairs and replacements necessary to maintain and preserve the premises in a decent, safe, healthy and sanitary condition satisfactory to the CITY and in compliance with the Development Plan described in Section 6.12 hereof and with all applicable laws.
- 6.04 Improvements/Alterations. No improvements, structures or installations shall be constructed within the premises and the premises may not be altered by the LESSEE without prior written

approval by the City Manager. Further, LESSEE agrees that major structural or architectural design alterations to approved improvements, structures or installations may not be made on the premises without prior written approval by the City Manager and such approval shall not be unreasonably withheld. This provision shall not relieve the LESSEE of any obligation under this lease to maintain the premises in decent, safe, healthy and sanitary condition, including structural repair and restoration of damaged or worn improvements. The CITY shall not be obligated by this lease to make, or assume any expense for, any improvements or alterations.

- 6.05 Utilities. LESSEE agrees to order, obtain and pay for all utilities and service and installation charges in connection with the development and operation of the leased premises. All utilities will be installed underground. CITY shall have the right to connect to water, sewer, telephone, power, gas and other utility lines as are now or hereafter installed upon the leased premises and shall have the right of access to make and maintain such connections without damage to the premises. CITY agrees to pay the costs of installation and maintenance of such CITY connections and to provide such separate metering devices as may be necessary in order that CITY may pay for the services it uses. LESSEE shall install and maintain fire hydrants on said premises as recommended and approved by CITY.
- 6.06 Construction Bond. Whenever there is any construction to be performed on the premises, LESSEE shall deposit with CITY, prior to commencement of said construction a faithful performance bond in the amount of 100 percent of the estimated construction cost of the work to be performed. The bond may be in cash or may be a corporate surety bond or other security satisfactory to CITY. The bond shall insure that the construction commenced by LESSEE shall be completed in accordance with the plans approved by CITY or, at the option of City, that the uncompleted construction shall be removed and the premises restored to a condition satisfactory to CITY. The bond or cash will be held in trust by CITY for the purpose specified above or at CITY'S option it may be placed in an escrow or other trust approved by CITY.
- 6.07 Liens. LESSEE will at all times save CITY free and harmless and indemnify CITY against all claims for labor or materials in connection with operations, improvements, alterations or repairs on or to the premises, and the costs of defending against such claims, including reasonable attorney's fees.

If improvements, alterations or repairs are made to the premises by LESSEE or by any party other than CITY and a lien or notice of lien is filed, LESSEE shall within five (5) days of such filing either:

- a. Take all actions necessary to record a valid release of lien, or
- b. File with CITY a bond, cash, or other security acceptable to CITY, sufficient to pay in full all claims of all persons seeking relief under the lien.

6.08 Taxes. LESSEE agrees to pay, before delinquency, all taxes, assessments and fees assessed or levied upon LESSEE or the premises including the land, any buildings, structures, machines, equipment, appliances or other improvements or property of any nature whatsoever, erected, installed or maintained by LESSEE or levied by reason of the business or other LESSEE activities related to the leased premises, including any licenses or permits. LESSEE recognizes and agrees that this lease may create a possessory interest subject to property taxation and that the LESSEE may be subject to the payment of taxes levied on such interest and that LESSEE shall pay all such possessory interest taxes.

LESSEE further agrees that payment for such taxes, fees and assessments will not reduce any rent due the CITY.

6.09 Signs. LESSEE agrees not to erect or display any banners, pennants, flags, posters, signs, decorations, marquees, awnings or similar devices or advertising without the prior written consent of the CITY. If any such unauthorized item is found on the premises, LESSEE agrees to remove the item at its expense within 24 hours notice thereof by CITY or CITY may thereupon remove the item at LESSEE'S cost.

6.10 Ownership of Improvements and Personal Property.

- a. All and any improvements, trade fixtures, structures and installations or additions to the premises now existing or constructed on the premises by LESSEE, shall at lease expiration or termination, be deemed to be part of the premises and shall become at CITY'S option the CITY'S property, free of all liens and claims except as otherwise provided in this lease.
- b. If the CITY elects not to assume ownership of all or any improvements, trade fixtures, structures and installations, CITY shall so notify LESSEE thirty (30) days prior to termination or 180 days prior to expiration and the LESSEE shall remove all such improvements, structures and installations as directed by the CITY at LESSEE'S sole cost on or before lease expiration or termination. If the LESSEE

fails to remove any improvements, structures and installations as directed, the LESSEE agrees to pay CITY the full cost of any removal.

- c. LESSEE-owned machines, appliances, equipment (other than trade fixtures) and other items of personal property shall be removed by LESSEE by the date of the expiration or termination of this lease. Any said items which LESSEE fails to remove will be considered abandoned and become the CITY'S property free of all claims and liens, or CITY may at its option remove said items at LESSEE'S expense.
- d. If any removal of such personal property by LESSEE results in damage to the remaining improvements on the premises, LESSEE agrees to repair all such damage.
- e. Any necessary removal by either CITY or LESSEE which takes place beyond said expiration or termination hereof shall require rental by LESSEE to CITY at the rate in effect immediately prior to said expiration or termination.
- f. Notwithstanding any of the foregoing, in the event LESSEE desires to dispose of any of its personal property used in the operation of said premises upon expiration or termination of this lease, then CITY shall have the first right to acquire or purchase said personal property.

6.11 Unavoidable Delay. If the performance of any act required of CITY or LESSEE is directly prevented or delayed by reason of strikes, lockouts, labor disputes, unusual governmental delays, acts of God, fire, floods, epidemics, freight embargoes or other causes beyond the reasonable control of the party required to perform an act, said party shall be excused from performing that act for the period equal to the period of the prevention or delay. Provided, however, this provision shall not apply to obligations to pay rental as required pursuant to this lease. In the event LESSEE or CITY claim the existence of such a delay, the party claiming the delay shall notify the other party in writing of such fact within ten (10) days after the beginning of any such claimed delay.

6.12 Development Plan. LESSEE agrees to develop the leased premises in accordance with the General Development Plan approved by the City Manager and filed in the Office of the City Clerk which plan is hereby incorporated by this reference. The general contents and provisions of the development plan are described in Exhibit D hereto. The City Manager or his designee shall have the authority to authorize changes to the plan provided that the basic concept may not be modified without City Council approval

and a document evidencing any approved changes shall be filed in the Office of the City Clerk. Failure by LESSEE to comply with the General Development Plan shall constitute a major default and subject this lease to termination by CITY.

- 6.13 Coastal Commission Approval. LESSEE shall comply with the California Coastal Act, at its sole cost, and apply to the San Diego Coast Regional Commission or other such authorized State body for any necessary coastal development permit authorizing the construction of improvements in the Coastal Zone. LESSEE will proceed with diligence to obtain such permit, but if unable to do so within six months after the date of this lease, this lease will terminate.

SECTION 7: GENERAL PROVISIONS

7.01 Notices

- a. Any notice required or permitted to be given hereunder shall be in writing and may be served personally or by United States mail, postage prepaid, addressed to LESSEE at the leased premises or at such other address designated in writing by LESSEE; and to CITY as follows:

City Manager, Attention Property Director
City Administration Building
202 "C" Street, M.S. 9B
San Diego, CA 92101-4155

or to any mortgagee, trustee or beneficiary, as applicable at such appropriate address designated in writing by the respective party.

- b. Any party entitled or required to receive notice under this lease may by like notice designate a different address to which notices shall be sent.

- 7.02 Compliance with Law. LESSEE will at all times in the construction, maintenance, occupancy and operation of the premises, comply with all applicable laws, statutes, ordinances and regulations of the CITY, County, State and Federal Government, at LESSEE'S sole cost and expense. In addition, LESSEE will comply with any and all notices issued by the City Manager or his authorized representative under the authority of any such law, statute, ordinance, or regulation.

- 7.03 CITY Approval. The approval or consent of the CITY, wherever required in this lease, shall mean the written approval or consent of the City Manager unless otherwise specified, without need for further resolution by the City Council.
- 7.04 Nondiscrimination. LESSEE agrees not to discriminate in any manner against any person or persons on account of race, marital status, sex, religious creed, color, ancestry, national origin, age or physical handicap in LESSEE'S use of the premises, including, but not limited to, the providing of goods, services, facilities, privileges, advantages and accommodations, and the obtaining and holding of employment.
- 7.05 Equal Opportunity. LESSEE agrees to abide by the CITY'S Affirmative Action Program for LESSEES as it exists or is amended to the extent that the program is applicable to this lease. A copy of the program effective as of the date of this lease is on file in the City Clerk's Office and by this reference is part hereof. The program's goal is the attainment of employment for minorities and women in all areas of employment, in a total percentage as established by the CITY for its Affirmative Action Program each year.
- 7.06 Partial Invalidity. If any term, covenant, condition or provision of this lease is found invalid, void or unenforceable by a court of competent jurisdiction, the remaining provisions will remain in full force and effect.
- 7.07 Legal Fees. In the event of any litigation regarding this lease, the prevailing party shall be entitled to an award of reasonable legal costs, including court and attorney's fees.
- 7.08 Number and Gender. Words of any gender used in this lease shall include any other gender, and words in the singular number shall include the plural, when the tense requires.
- 7.09 Captions. The lease Table of Contents, section headings and captions for various articles and paragraphs shall not be held to define, limit, augment or describe the scope, content or intent of any or all parts of this lease. The numbers of the paragraphs and pages of this lease may not be consecutive. Such lack of consecutive numbers is intentional and shall have no effect on the enforceability of this lease.
- 7.10 Entire Understanding. This lease contains the entire understanding of the parties. The LESSEE, by signing this agreement, agrees that there is no other written or oral understanding between the parties in respect to the leased premises. Each party has relied on its own examination of the premises, advice

from its own attorneys, and the warranties, representations and covenants of the lease itself. Each of the parties in this lease agrees that no other party, agent or attorney of any other party has made any promise, representation or warranty whatsoever, which is not contained in this lease.

The failure or refusal of any party to read the lease or other documents, inspect the premises and obtain legal or other advice relevant to this transaction, constitutes a waiver of any objection, contention or claim that might have been based on these actions. No modification, amendment or alteration of this lease will be valid unless it is in writing and signed by all parties.

- 7.11 CITY Employee Participation Policy. It is the policy of the CITY that all CITY contracts, agreements or leases with consultants, vendors or LESSEES shall include a condition that the contract, agreement or lease shall be unilaterally and immediately terminated by the CITY if the contractor or LESSEE employs an individual who within the twelve months immediately preceding such employment did in his/her capacity as a CITY officer or employee participate in negotiations with or otherwise have an influence on the recommendation made to the City Council in connection with the selection of the contractor or LESSEE. It is not the intent of this policy that these provisions apply to members of the City Council.
- 7.12 Prior Rights. This lease agreement is subject to any and all prior rights of the State of California and the United States of America, as may now or hereafter appear to exercise dominion over said premises and the adjoining public water ways.

Throughout the term of this agreement, LESSEE must be incorporated as a nonprofit organization under the laws of the State of California and must qualify as such under the statutes of the State of California and Federal Department of Internal Revenue.

- 7.13 Bylaws. Membership in LESSEE'S organization shall be open to anyone meeting the requirements of its rules and bylaws. All restrictions, rules, bylaws, and fees, if any, and changes thereto proposed by LESSEE'S organization shall, before being put into effect, be submitted to and receive the written approval of the City Manager. Bylaws shall be on file in the office of the Property Department prior to CITY execution of this lease. Throughout the term of this agreement, LESSEE must be incorporated as a nonprofit organization under the law of the State of California and must qualify as such under the statutes of the State of California and Federal Department of Internal Revenue.

- 7.14 Corporate Authority. Each individual executing this lease on behalf of LESSEE represents and warrants that he is duly authorized to execute and deliver this lease on behalf of said corporation, in accordance with a duly adopted resolution of the Board of Directors of the corporation or in accordance with the bylaws of the corporation, and that this lease is binding upon the corporation in accordance with its terms and that the LESSEE is a duly qualified corporation and all steps have been taken prior to the date hereof to qualify LESSEE to do business in the state where the premises are situated.
- 7.15 Damaged Equipment. LESSEE shall salvage within 24 hours, any property, real or personal of LESSEE'S declared by CITY to be a menace to navigation or a nuisance within Mission Bay and to salvage or cause to be salvaged any sunken vessel or property upon the leased premises irrespective of ownership. CITY may require that any boats not kept in a clean and operable condition be removed from the leased premises.
- 7.16 Standard of Employees. The LESSEE and its employees shall at all times conduct themselves and the operations on the leased premises in a creditable manner.

SECTION 8: SIGNATURES

IN WITNESS WHEREOF, this Lease Agreement is executed by CITY, acting by and through its City Manager, and by LESSEE, acting by and through its lawfully authorized officers.

Date July 29, 1988
~~MAY 03 1988~~

THE CITY OF SAN DIEGO

By D. L. Wansel
City Manager

LESSEE:

THE ROWING COUNCIL OF SAN DIEGO,
a California nonprofit corporation

Date 4-26-88

By James J. Caspore
By William H. Hall

APPROVED as to form and legality this 29 day of July, 1988

JOHN W. WITT, City Attorney

By W. H. Witt
Deputy City Attorney

RJC:baa(7)61
4-25-88

SECTION 9: EXHIBITS

9.01 Legal Description

EXHIBIT A

Being a portion of the North end of El Carmel Point, Mission Bay, City of San Diego, County of San Diego, State of California, being described as follows:

Beginning at a point on the Easterly + 11-foot line, said point being at Station 0+22.00, Station 0+00 being at the end of a 125.00-foot radius curve; thence, leaving said + 11-foot line along the lease line, South 72°30'34" West, 166.56 feet to a point on the arc of a 339-foot radius curve, concave Westerly, a radial to said point bears North 87°09'26" East; thence, Southerly along the arc of said curve, through a central angle of 14°46'50", an arc length of 87.45 feet; thence, leaving said lease line on a line non-tangent to the preceding curve, North 62°29'26" West, 45.03 feet; thence North 79°26'08" West, 131.15 feet; thence, North 10°33'52" East, 36.00 feet; thence South of 79°26'08" East, 24.00 feet; thence North 10°33'52" East, 111.00 feet to the beginning of a tangent 70-foot radius curve, concave Southeasterly; thence, Northerly and Northeasterly along the arc of said curve, through a central angle of 64°47'05", an arc length of 79.15 feet; thence, tangent to the preceding curve, North 75°20'57" East, 50.00 feet to the beginning of a tangent 60-foot radius curve, concave Southerly; thence, Easterly along the arc of said curve, through a central angle of 39°09'02", an arc length of 41.00 feet; thence, tangent to the preceding curve, South 65°30'00" East, 111.18 feet; thence, South 43°54'59" East, 50.00 feet to the beginning of a tangent 70-foot radius curve, concave Southwesterly; thence, Southeasterly along the arc of said curve, through a central angle of 26°25'33", an arc length of 32.29 feet; thence, on a radial to the preceding curve South 72°30'34" West, 8.00 feet to the Point of Beginning.

The herein above-described parcel contains 46,557 square feet or 1.069 acres of land, more or less.

9.02 Hours of Operations - Rates & Charges

EXHIBIT B

HOURS OF OPERATION
COGGESHALL ROWING CENTER

Equipment for recreational, competitive and instructional use will be available during the following hours:

Monday through Friday	5 a.m. - 9 a.m. 3 p.m. - 7 p.m.
Saturday and Sunday	5:30 a.m. - 10 a.m.

On occasions when there are special rowing events taking place, such as the San Diego Crew Classic, the equipment hours will of necessity be extended.

Regular hours for maintenance and administration of the facility will be 8 a.m. to 5 p.m. Monday through Friday. Since the facility also includes meeting rooms, it is anticipated that the various rowing associations will schedule some business meetings on an as needed basis during weekdays. Furthermore, it is anticipated that the facility will also be scheduled from time to time for social and educational events designed to further the support base for Rowing in San Diego. Such community gatherings would not be held on holidays or times when general public use of El Carmel Point tends to be unusually high.

EXHIBIT B (Cont.)

SCHEDULE OF RATES AND CHARGES FOR GOODS AND SERVICES OFFERED

COGGESHALL ROWING CENTER

The Rowing Council of San Diego, leaseholder for the Coggeshall Rowing Center on El Carmel Point, will serve as the coordinating body for the various rowing organizations which will be housed in the Rowing Center. These include:

Mission Bay Rowing Association
San Diego Rowing Club
San Diego Crew Classic
University of San Diego Crew
University of California at San Diego Crew
San Diego State University Crew

The Rowing Council will assign prorata costs on the basis of services rendered and square footage assigned to each of the above organizations.

The individual rowing organizations will assess their membership for their share of operating costs by means of membership dues. Examples of the current dues structure are as follows:

Mission Bay Rowing Association: Student Members - \$180 annual
Non-student Members - \$228 annual

San Diego Rowing Club: Initiation Fee - \$25
Dues - Individual - \$70 quarterly, \$240 yearly
Family - \$85 quarterly, \$300 yearly
Student - \$45 quarterly, \$180 yearly
Guest - \$25 weekly
Boat Storage - \$15 monthly

The San Diego Rowing Club also offers classes for persons interested in learning to row. Current charges are \$15 per session.

Equipment will be available to the general public who are qualified rowers during normal hours of operation on an hourly or weekly basis at rates established by the LESSEE and approved by the City Manager.

9.03 LESSEE Improvements Subject to SECTION 6.10, Ownership of
Improvements and Personal Property:

EXHIBIT C

9.04 General Development Plan

The General Development Plan consists of:

- a. Plot Plan
- b. Development Schedule
- c. Financial Plan
- d. Schematic Elevations
- e. Landscape Plan
- f. Others as applicable

and is filed in the Office of the City Clerk referenced to this lease.

EXHIBIT D

9.04 General Development Plan

b. Development Schedule

TIMETABLE FOR DEVELOPMENT OF COGGESHALL ROWING CENTER

- | | |
|------------------------|--|
| February 24, 1988 | - Review of lease agreement by Public Facilities and Recreation Committee |
| May 3, 1988 | - Final approval of project by San Diego City Council |
| August 1, 1988 | - Approval of project by Coastal Commission |
| April 1 - July 1, 1988 | - Plans to Building Department |
| September 1, 1988 | - Begin site improvements and construction |
| April 1, 1989 | - Complete construction of Phase I which shall consist of all off-site improvements including but not limited to parking lot improvements which shall include the construction of not less than 87 parking spaces and landscaping and all site improvements including the sea wall, landscaping, main building (including the multipurpose room, men and women restrooms with showers, team room, trophy room, two offices with restrooms and serving area) and shell storage areas 3, 4, 5 & 6. |
| June 1, 1999 (est.) | - Complete construction of Phase II which shall include shell storage areas 1 and 2 and the second men and women's restroom and shower facilities. |

9.04 General Development Plan

c. Financial Plan

**FINANCIAL PLAN FOR THE DEVELOPMENT OF THE COGGESHALL
ROWING CENTER**

Estimated costs of the completion of the entire Coggeshall Rowing Center are \$785,130 (see attached) As stated in a letter to the City dated October 22, 1987, because of administrative delays in the distribution of monies from the Coggeshall estate, the current plan is to proceed with a phased construction of the Rowing Center. Phase I would consist of all site improvements, including sea wall, parking and landscaping, the main building with one set of locker rooms and three storage bays. Phase II would include the other three bays and the second shower and dressing area. Costs for Phase I are estimated at \$625,250.

In January 1988, there was a distribution of \$131,000 made from the Coggeshall estate to the Rowing Club. This money deposited into the building fund bring total cash on hand to \$366,000. Executors of the Coggeshall estate have indicated that a second distribution of \$140,000 occurred in March 1988 bringing the total cash in the building fund to \$501,000. Negotiations are currently under way between administrators at San Diego State University and officers of the San Diego Rowing Club regarding the purchase by San Diego State of a portion of the San Diego Rowing Club's interest in the remaining assets of the Coggeshall estate in exchange for balance of \$160,000 necessary for the completion of Phase I of the project.

Phase II of the project will be built as the monies for construction become available from the trust or other sources.

COGGESHALL ROWING CENTER

BUILDING ESTIMATE

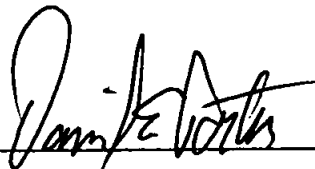
Ramp 1,400 at 6.80	\$ 9,100
Underground	40,320
Site work (grading trenching)	15,000
Revetment wall - 300' x 9'	63,000
Landscape	12,500
Parking & black top	30,000
Concrete aprons 12,400 @ \$1.80	<u>22,320</u>
	\$192,240
Permits - Plan check	740
Building permit	1,300
Plumbing Elect. & Mech.	300
Sq.ft. x .25 - School Fees	<u>4,119</u>
	6,468
Main Building 4,652 x \$40	186,080
Upper deck	2,910
Lower deck	22,000
Shelf storage 4	<u>168,960</u>
	379,950
Off-site & on-site	192,240
Supervision 37,500 Prof. & Overhead	<u>87,500</u>
	659,690
(1,470) (1,722) 2 bays = 3,192 x 20	63,840
Shower bath & Dressing 1,540 x 40 =	<u>61,600</u>
	125,440
	<u>659,690</u>
	\$785,130

Shell Bays 100 x 21	2,100 sq.ft.
92 x 21	1,932
92 x 21	1,932
82 x 21	1,722
82 x 21	1,722
71 x 21	<u>1,491</u>
	10,899 sq.ft.

9.05 EXHIBIT "E"

The Rowing Council of San Diego
CORPORATE NAME

I, David E. Porter, Certify, that I am the Secretary
of the corporation named in the attached agreement; that those
_____ who signed this agreement on behalf of the corporation,
was then Officers of said corporation; that said agreement
was duly signed for and in behalf of said corporation by authority of its
governing body, pursuant to a resolution duly adopted by its Board of
Directors on February 2, 1988 and is within the scope of its
corporate powers; and that set out below are the names of the officers and
directors of said corporation.

By: 

CORPORATE SEAL

NAME Thomas J. Cosgrove
TITLE President

NAME William Mollerling
TITLE Vice President

NAME _____
TITLE _____

NAME _____
TITLE _____

9.06 Statement of Operations

EXHIBIT F

STATEMENT OF OPERATIONS

The purpose of the Rowing Council of San Diego is to coordinate, promote, and support recreational and competitive rowing in the San Diego area and to provide for the training and development of rowers of all ages and all levels of competitive and recreational activity. Specific uses are detailed in the lease agreement Section 1.02.

These purposes are to be accomplished by working through the following affiliated organizations:

- San Diego Rowing Club
- Mission Bay Rowing Association
- ZLAC Rowing Club
- Mission Bay Aquatic Center
- San Diego Crew Classic Committee
- San Diego State University
- University of San Diego
- University of California San Diego

This lease will permit the Rowing Council to sublease space to the various rowing entities that wish to use the facilities to house their programs. The Rowing Council will assign prorata costs on the basis of services rendered and square footage assigned to each of the above organizations. A rowing coordinator or his/her designee will be present at all times this facility is open.

All of the programs planned to be housed within the facility are nonprofit and, with the exception of the collegiate programs, will be open to members of the general public interested in rowing or learning to row and to qualified rowers willing to bear the direct costs of participating.

Currently, two of the organizations are conducting Junior Rowing Programs open to the youth of San Diego. These new facilities will permit the expansion of these programs.

The 1984 Olympic Committee has contributed funds for equipping the Junior Rowing Programs at Long Beach and Newport Beach and have indicated their interest in providing up to \$100,000 to equip such a program in this new facility when it is operational.

Passed and adopted by the Council of The City of San Diego on

MAY 03 1988 by the following vote:

YEAS: McColl, Struiksma, Henderson, McCarty, Filner and O'Connor.

NAYS: Wolfsheimer.

NOT PRESENT: Roberts and Pratt.

AUTHENTICATED BY:

MAUREEN O'CONNOR

Mayor of The City of San Diego, California

CHARLES G. ABDELNOUR

City Clerk of The City of San Diego, California

(SEAL)

By: TENA M. MARTIN, Deputy

I HEREBY CERTIFY that the above and foregoing is a full, true
and correct copy of RESOLUTION NO. R- 270877, passed
and adopted by the Council of The City of San Diego, California
on MAY 03 1988.

CHARLES G. ABDELNOUR

City Clerk of The City of San Diego, California

(SEAL)

By: Tena Martin, Deputy

(R-88-1647)

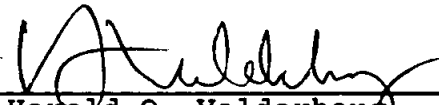
RESOLUTION NUMBER R- 270877

ADOPTED ON MAY 03 1988

BE IT RESOLVED, by the Council of The City of San Diego, that the City Manager is hereby authorized and empowered to execute, for and on behalf of The City of San Diego, a 25-year lease agreement with ROWING COUNCIL OF SAN DIEGO, for the use of 1.07 acres of City-owned property on El Carmel Point in Mission Bay, at an initial rent of \$263 per month, under the terms and conditions set forth in that lease agreement on file in the office of the City Clerk as Document No. RR-270877.

APPROVED: JOHN W. WITT, City Attorney

By


Harold O. Valderhaug
Deputy City Attorney

HOV:ps
02/16/88
Or.Dept:Prop.
Job:217838
R-88-1647
Form=r.none