

**SUMMARY OF LEASE**

**LESSOR**

County of Orange

**LESSEE**

Channel Reef Community Association  
A California non-profit corporation

**LOCATION**

2525 Ocean Boulevard, Newport Beach, CA

**AREA**

The area is approximately 15,000 square feet of tidelands in Newport Bay controlled by the County under the Tidelands Grant Chapter 415.

**USE**

Continued use for the operation and maintenance of a boat marina which consist of 8 slips for boats up to 36 feet and a U-dock for Duffy electric boats and it has a private gangway with a security gate at the top.

**RENT**

Minimum Annual Rent: The minimum annual rent is \$1,500 per month payable on the first day of the first full month following the effective date of this lease.

Rent Re-appraisal.

The minimum annual rent will be re-appraised every fifteen (15) years to ensure fair market rent is being paid to the County.

**RENT REVISISON**

Beginning the third (3<sup>rd</sup>) year and every subsequent third year thereafter, the rent will be adjusted according to proportionate changes in the Consumer Price Index.

**TERM**

The term of this lease shall be thirty (30) years, effective the first day of the first month following execution by COUNTY

**OPTION TO EXTEND**

This Lease does not have any options to extend.

**SECURITY DEPOSIT**

Lessee already has an existing Security Deposit filed with the County in the amount of \$3,500.00.

**INDEMNIFICATION**

The standard and revised indemnification clause drafted and reviewed by County Counsel is used in this lease agreement.

**INSURANCE**

Comprehensive General Liability at \$1,000,000/\$2,000,000 aggregate, Marine Operators Legal Liability at \$1,000,000, Fire and Property Damage at 90% of replacement cost, Worker Compensation at statutory limit, /Employer Dishonesty at \$1,000,000.

**MAINTENANCE**

Lessee responsible for all utilities, taxes and maintenance within the area