

Attachment 1

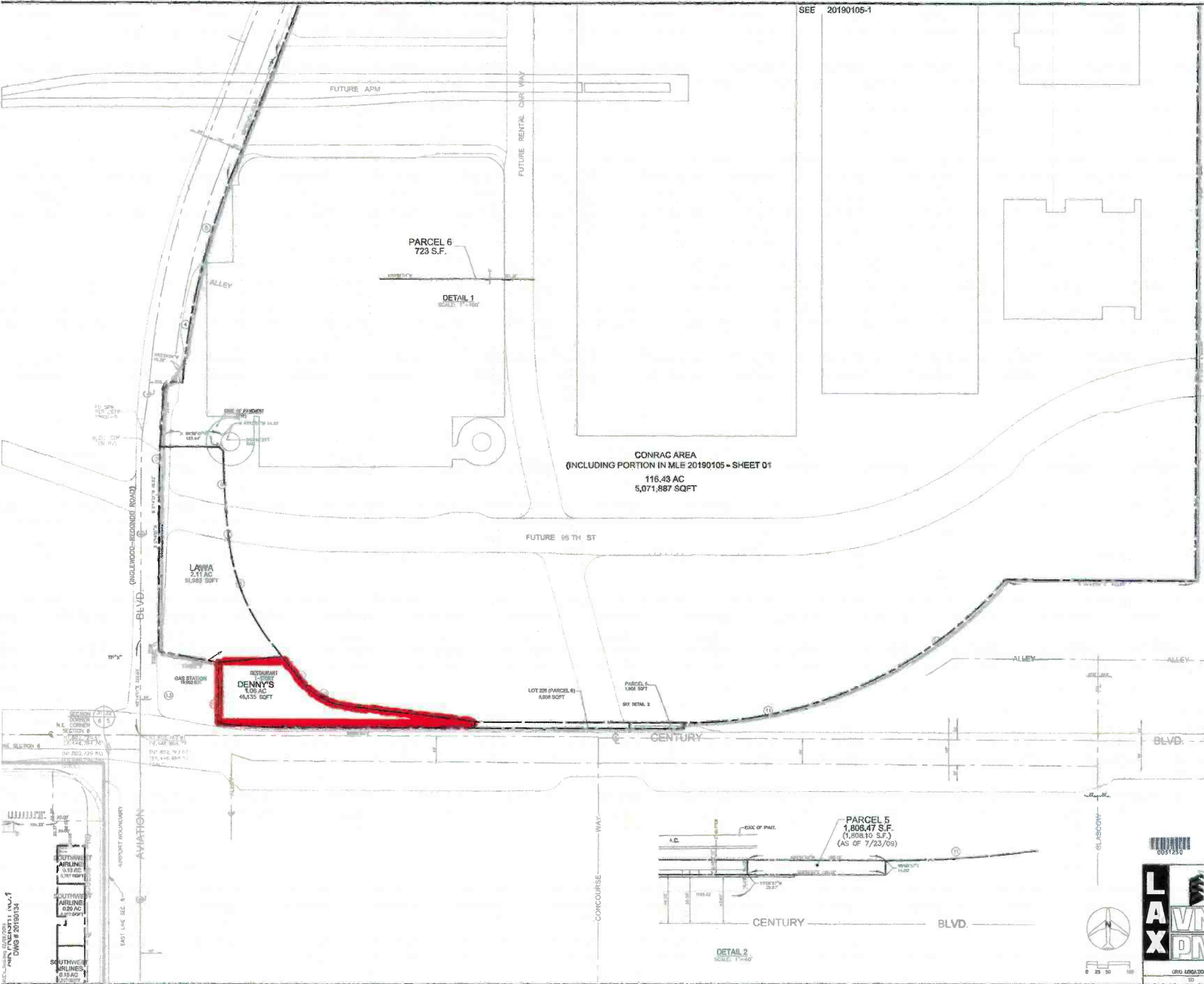
SEE 20190105-1

SUBJECT SITE



VICINITY MAP
LOS ANGELES WORLD AIRPORT
NOT TO SCALE

CURVE DATA				
CURVE	Δ	R	L	L
1	70°50'	1,800.00'	100.00'	
2	15°14'	200.00'	100.00'	
3	87°50'30"	45.00'	40.00'	
4	71.250"	1,100.00'	100.00'	
5	85°00'00"	1,300.00'	244.00'	
6	61°17'00"	1,450.00'	100.00'	
7	1°30'00"	1,000.00'	20.00'	
8	80°00'00"	400.00'	100.00'	
9	70°00'00"	100.00'	50.00'	
10	30°00'00"	1,700.00'	100.00'	
11	30°00'00"	100.00'	50.00'	
12	27°30'00"	200.00'	174.64'	
13	10°00'00"	100.00'	100.00'	
14	00°00'00"	100.00'	100.00'	



PARCEL 6
723 S.F.

DETAIL 1
SCALE: 1"=100'

CONRAC AREA
(INCLUDING PORTION IN MLE 20190105 - SHEET 01)
116.43 AC
5,071,887 SQFT

RESTAURANT
Denny's
1.00 AC
45,133 SQFT

PARCEL 5
1,808.47 S.F.
(1,808.10 S.F.)
(AS OF 7/23/09)

DETAIL 2
SCALE: 1"=40'

EXHIBIT A

- REFERENCES
1. ENGELS SHEN & ASSOC., INC.
ALTA SURVEY
 2. LAWA DWG. NO. 88059-80-01-R25

NOTES

DWG. NORTHINGS & EASTINGS CONVERTED TO NAD 83 ZONE 5. THIS DATA IS FOR INFORMATION PURPOSES ONLY AND SHOULD BE FIELD VERIFIED PRIOR TO USE.

THIS DWG. SUPERSEDES DWG. NO. 20070011-80 REV 2

Los Angeles World Airports
MASTER LEASE EXHIBIT
CONRAC
LOS ANGELES INTERNATIONAL AIRPORT



APPROVED BY: [Signature] PROJECT MANAGER
APPROVED BY: [Signature] GIS MANAGER
DIRECTOR OF PROPERTY SERVICES (DD)

DRAWN: HV CHECKED: AM PLAN SET NUMBER: SHEET: 2 OF 2

SCALE: 1" = 100' DATE: 2/6/2019

CDR: [Signature] FILE NAME: 20190105-1

20190105

DATE: 2/6/2019
DWG # 20190105-1

SOUTHWEST AIRLINE
0.15 AC
6,577 SQFT

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Denny's Inc.
5535 West Century Boulevard, Los Angeles, CA 90045
Los Angeles International Airport

RENTAL PAYMENTS AND OTHER FEES*
(Second Amendment to Lease LAA-8758)

RENT	MONTHLY (Minimum Annual Guarantee)	ANNUAL Rent (Minimum Annual Guarantee)
	\$ 21,333.33	\$ 256,000.00
SITE RENTAL	\$ 21,333.33	\$ 256,000.00
Lessee Shall pay the greater of the Minimum Annual Guarantee or six and three quarter percent (6.75%) of gross receipts as defined in the Lease.		

FAITHFUL PERFORMANCE GUARANTEE (FPG)*
Three times (3X) the highest monthly rent during the term if the Lease
\$ 64,000.00

NOTE: 1. * ALL RENT, FEES, FPG AND OTHER CHARGES, AS SET FORTH IN THIS EXHIBIT B, ARE SUBJECT TO ADJUSTMENT TO THE TERMS OF SECTION 4 OF LEASE LAA-8758, AS AMENDED.
2. PER 2ND AMENDMENT, THE MINIMUM ANNUAL GUARANTEE (MAG) WILL REMAIN FIXED AT \$ 256,000.00 DURING THE 2-YEAR EXTENSION PERIOD AND IF THE 1-YEAR OPTION TO EXTEND IS EXECUTED, THEN THE MAG WILL BE INCREASED BY 3% ON JULY 1, 2023.

EXHIBIT B

Attachment 2

ATTACHMENT 2 – TENTATIVE CONSTRUCTION SCHEDULE

LAWA sewer, water and electric infrastructure projects will impact Denny's Demised Premises located at 5535 W. Century Boulevard, Los Angeles, CA 90045 and unless LAWA determines an emergency situation exists, a Notice of Construction will be delivered to Lessee 60-days prior to construction. The notice will detail the project, reference approximate construction dates and detail anticipated impacts. Prior to construction, pre-construction activities such as survey, potholing, etc. may take place a few weeks ahead of construction. The tentative construction dates for each project are referenced below:

PROJECT	TENTATIVE CONSTRUCTION DATES	NOTES:
Sewer - U1	July - August 2021	LAWA is in progress of verifying if phased construction is possible and if all infrastructure projects West of the Denny's building can happen at the same time
Water - U22 DWP 24 Inch	September - October 2021	DWP Century Blvd Water project will be constructed concurrent with this project
Electric - U3 DWP Duct Bank	November - December 2021	LAWA is in process of verifying if ducting can be installed at the same time as other projects
Water - DWP Century Blvd. Trunk Line -Unit 1	September - November 2021	Start of construction to commence independent of the Water - U22 DWP 24 Inch project