

# **Attachment 1**

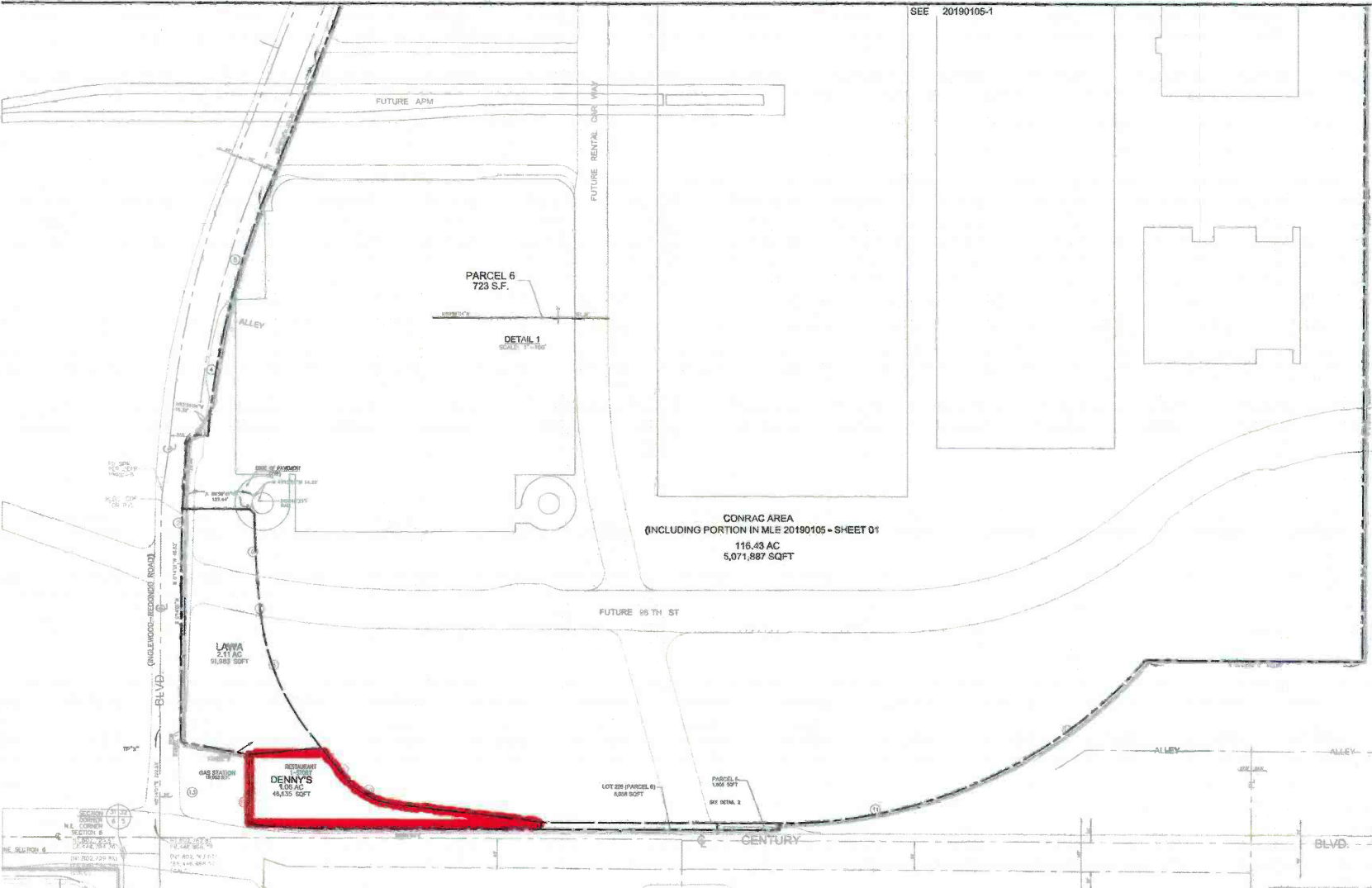
SEE 20190105-1

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	71.25°	1,100.00'	100.00'	
5	85°00'00"	1,300.00'	244.00'	
6	61°17'00"	1,450.00'	100.00'	
7	13°30'	1,000.00'	20.00'	
8	80°20'30"	400.00'	100.00'	
9	70.00°	1,000.00'	50.00'	
10	35°15'00"	1,700.00'	100.00'	
11	30°10'00"	1,000.00'	200.00'	
12	27°30'00"	900.00'	174.64'	
13	10°00'00"	1,000.00'	300.00'	
14	00°15'00"	1,000.00'	41.00'	



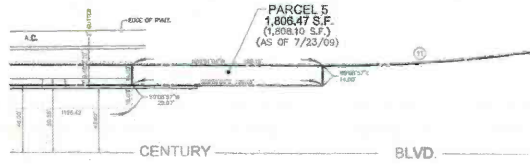
PARCEL 6  
723 S.F.

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]  
SUPERVISOR OF PROPERTY SERVICES (COO)

APPROVED BY: [Signature]  
SITE MANAGER

DRAWN: HV CHECKED: [Signature] PLAN SET NUMBER: SHEET: 2 OF 2

SCALE: 1" = 100' DATE: 2/6/2019 DWG NO.: 20190105-1

20190105

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

SOUTHWEST AIRLINE  
0.15 AC  
8,570 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)**

<b>RENT</b>	<b>MONTHLY (Minimum Annual Guarantee)</b>	<b>ANNUAL Rent (Minimum Annual Guarantee)</b>
	\$ 21,333.33	\$ 256,000.00
<b>SITE RENTAL</b>	<b>\$ 21,333.33</b>	<b>\$ 256,000.00</b>
<b>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.</b>		

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

**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:

<b>PROJECT</b>	<b>TENTATIVE CONSTRUCTION DATES</b>	<b>NOTES:</b>
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