



Form 11- Murrieta Executive Air Park Sublease unit # 2

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December 26, 2002

On September 11, 2001, the County of Riverside and Murrieta Executive Air Park MEA (Lessee) entered into a thirty-year lease agreement for 152,460 square feet of vacant land at French Valley Airport for the purpose of developing aircraft storage hangars. The lease agreement contained one ten-year option to renew. The hangars have now been completed and Lessee is selling unit #2 and subleasing a portion of the master-leasehold as described in Exhibit B of the sublease to French Valley Air Park, Inc. The Subordination, Non-Disturbance and Attornment Agreement is necessary for the Sublessee to obtain financing for the purchase of the hangar.

The term of the sublease commences on December 1, 2002 and terminates on September 30, 2031, the termination date of the master lease. There is one ten year (10 year) option to extend the sublease, conditioned upon the Sublessor exercising its right to extend the Master lease for a period of ten years (10 years). The Economic Development Agency staff recommends approval of the Sublease to French Valley Air Park, Inc., (Attachment A) and the Subordination, Non-Disturbance and Attornment Agreement (Attachment B). County Counsel has approved the sublease document as to form.

FORM APPROVED  
COUNTY COUNSEL

JAN 14 2003

BY *Gordon V. Ubo*