

LEASE TERMINATION AGREEMENT

This agreement is dated _____, 2010 and is between JR Leasing, Inc., a California corporation (the “**Tenant**”) and the County of Contra Costa, a political subdivision of the State of California (the “**County**”).

RECITALS

- A. Tenant and County are parties to a lease dated December 20, 1994 (the “**Lease**”). Under the Lease, County leased to Tenant a parcel of land near and to the north of the Buchanan Field Airport in Concord, California for non-aviation commercial development (the “**Premises**”).
- B. By its terms, the Lease will terminate March 31, 2012.
- C. Tenant has requested that County agree to terminate the Lease effective December 1, 2009. Upon the satisfaction of the conditions set forth herein, County has agreed to permit the early termination of the Lease.

The parties therefore agree as follows:

AGREEMENT

- 1. All terms used but not defined herein have the definitions ascribed to them in the Lease.
- 2. The last day of the Lease is December 1, 2009.
- 3. Tenant hereby forfeits its Security Deposit.
- 4. Tenant hereby assigns all of its rights, title and interest in any Improvements, including all buildings and structures on the Premises, to County, free and clear of any encumbrances.
- 5. In accordance with a bill of sale being executed simultaneously with this agreement, Tenant shall convey all personal property located on the Premises, including the commercial modular units with serial numbers 88115368 and MSWP286572 (the “**Modular Units**”), along with the contents of the Modular Units, to County, free and clear of any encumbrances. In conjunction with the transfer of the Modular Units, Tenant shall execute and deliver to County all documents required by the State of California – Department of Housing and Community Development.
- 6. Tenant warrants it has provided County with the keys to all buildings and structures on the Premises.

7. This agreement contains the entire agreement between the parties with respect to its subject matter and supersedes all prior agreements between the parties, whether oral or written.
8. This agreement binds and inures to the benefit of the parties and their respective successors and assigns.

The parties are signing this agreement as of the date stated in the introductory clause.

TENANT

J R LEASING, INC., a
California corporation

By _____
Rawland R. Graybehl
President

COUNTY

COUNTY OF CONTRA COSTA, a
political subdivision of the State of California

By _____
Keith Freitas
Director of Airports