

MINUTE ITEM

67

02/06/89  
W 5125.4  
G. Horn  
Hadly, et al

REVISION OF STANDARD LEASE COVENANTS AND  
ADOPTION OF SPECIAL LEASE COVENANTS

Calendar Item 67 was pulled from the agenda prior to the meeting.

Attachment: Calendar Item 67.

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REVISION OF STANDARD LEASE COVENANTS  
AND ADOPTION OF SPECIAL LEASE COVENANTS

PARTY: State Lands Commission  
1807 - 13th Street  
Sacramento, California 95814

Staff of the Commission, in collaboration with the Office of the Attorney General, has made some substantial revisions to the Commission's standard leasing covenants. Many of these revisions result from changes in law, changes in economic climate, recent legislation, and court decisions regarding landlord and tenant disputes.

Some of the major changes involve provisions for payment and modification of rental; assignments/subleasing; bankruptcy; and toxic waste.

In addition to the standard lease covenants, staff has prepared a list of special lease covenants that apply in non-routine situations. Included in this list are provisions for payment of percentage rental by commercial lessees; commercial marina limitations; donations of lands by the Commission for public agency users, among others.

As always, any substantial deviation from the standard lease language will be brought before the Commission for consideration.

AB 884: N/A.

(ADDED 02/03/89)

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CALENDAR ITEM NO. 67 (CONT'D)

IT IS RECOMMENDED THAT THE COMMISSION:

1. FIND THAT THE ACTIVITY IS EXEMPT FROM THE REQUIREMENTS OF THE CEQA PURSUANT TO 14 CAL. ADM. CODE 15061 BECAUSE THE ACTIVITY IS NOT A PROJECT AS DEFINED BY P.R.C. 21065 AND 14 CAL. CODE OF REGULATIONS 15378.
2. APPROVE AND ADOPT THE PROPOSED REVISIONS TO ITS STANDARD LEASE COVENANTS (SECTION 4 - GENERAL PROVISIONS), DATED JANUARY 1, 1989, ON FILE IN THE PRINCIPAL OFFICE OF THE COMMISSION AND BY THIS REFERENCE MADE A PART HEREOF.
3. APPROVE AND ADOPT THE PROPOSED SPECIAL LEASE COVENANTS (SECTION 2 - SPECIAL PROVISIONS), DATED JANUARY 1, 1989, ON FILE IN THE PRINCIPAL OFFICE OF THE COMMISSION AND BY THIS REFERENCE MADE A PART HEREOF.

(ADDED 02/03/89)

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