

IDC Independent Development Company

204 East 17th Street, Suite 202
Costa Mesa, CA 92627
Direct Telephone: (949) 764-2674
Fax: (949) 764-0105
E-Mail: Robyn@idcwest.com

August 8, 2003

City Clerk's Office
City of Redlands
Post Office Box 3005
Redlands CA 92373

RE: 711 Location: #60504

Dear Tenant:

Please find enclosed one (1) original fully executed Amendment No. 3 for the Lease Agreement for the above-referenced premises. The lease has been extended until August 31, 2005.

If you have any questions, please do not hesitate to contact me.

Very truly yours,



Robyn A. Hickman
Property Manager

PROPERTY NO. 13958

60,000 NO 60504

AMENDMENT NO. 3

SUFFIX/LEASE NO. 01-02

On the 4th day of September, 1997, 7-Eleven, Inc., (formerly known as The Southland Corporation) as LANDLORD and City of Redlands (Redlands Police Department) as TENANT, entered into a lease agreement covering the premises commonly known as 1381 E. Citrus Avenue, Redlands, California and more fully described in Exhibit A and outlined in red in Exhibit B which Exhibits are attached thereto and made a part hereof.

LANDLORD and TENANT presently desire to amend said lease agreement. Now therefore, in consideration of the premises and \$10 in hand paid each to the other, receipt of which is hereby acknowledged, said lease agreement shall be and is hereby amended as follows:

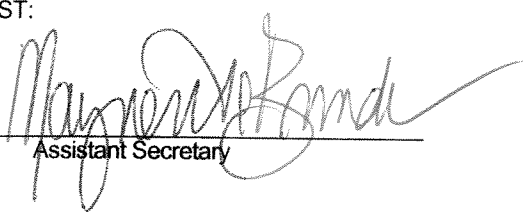
TERM The term of this lease shall be extended for an additional two (2) years commencing September 1, 2003 and expiring August 31, 2005.

This Amendment No. 3 is to be effective the first day of September, 2003.

In all other respects said lease agreement is hereby ratified and reaffirmed. Executed this first day of July, 2003.

ATTEST:

By:


Assistant Secretary

LANDLORD:
7-Eleven, Inc.

By:


Vice President or Attorney-in-Fact

ATTEST:


Lorrie Poyzer, City Clerk

TENANT: CITY OF REDLANDS


Karl N. Haws, Mayor

LEGAL DESCRIPTION

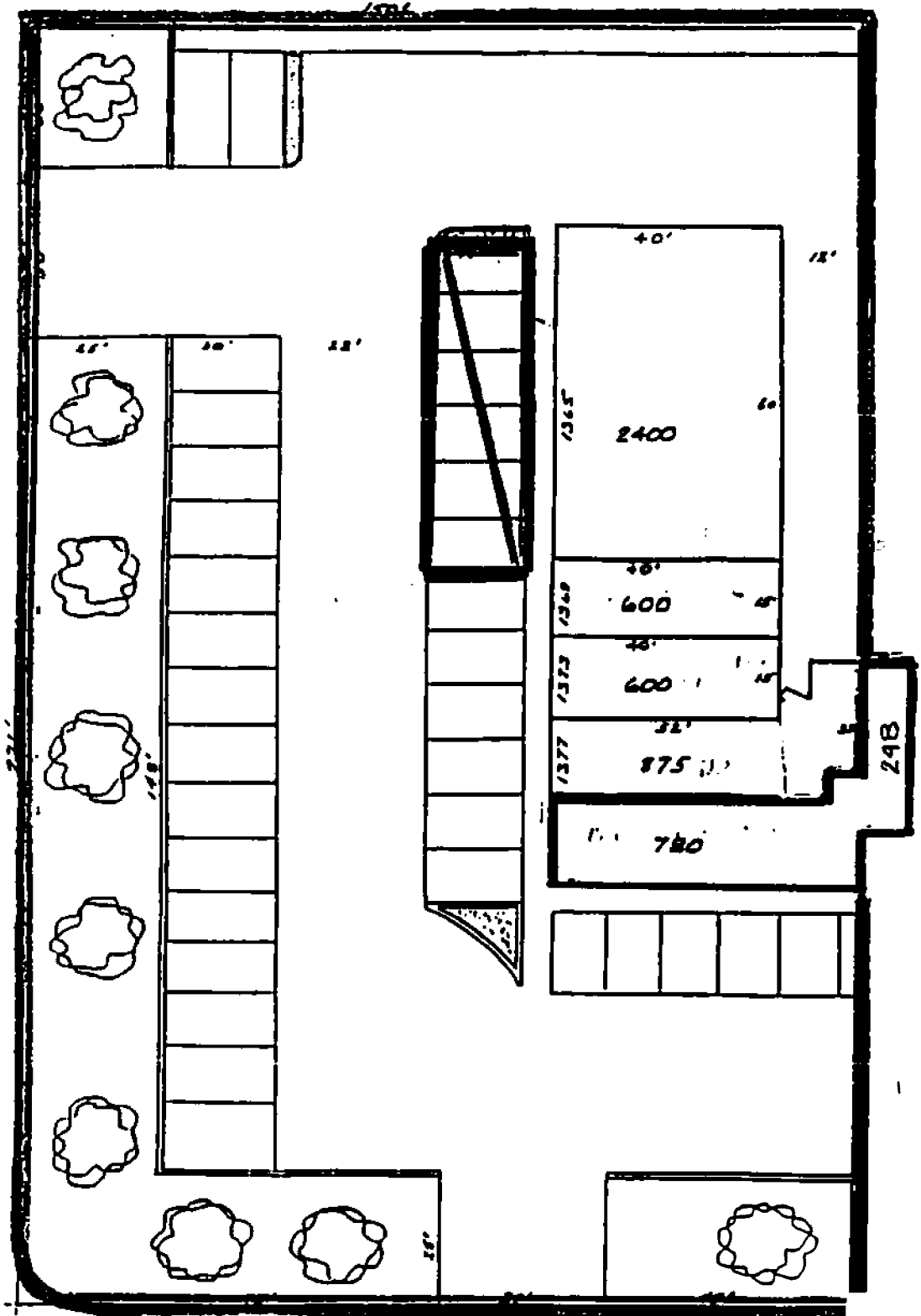
Parcel "A"

All that portion of Block "O" of Lugonia Park, in the City of Redlands, County of San Bernardino, State of California, as per plat recorded in Book 4 of Maps, Page 50, records of said County, more particularly described as follows:

COMMENCING at the Northeast corner of said Block "O" of Lugonia Park being also the Northeast corner of Woehr Tract, being a replat of Lots 4 to 19, inclusive, of said Block "O" of Lugonia Park as per plat recorded in Book 14 of Maps, page 15, records of said County; thence North $89^{\circ}00'00''$ West, along the North line of said Block "O", a distance of 241.12 feet to a point in a line parallel with and distant 538.00 feet Easterly, measured at right angles from the most Westerly line of Lots 4 and 19 of said Block "O"; thence South $0^{\circ}13'15''$ West, along said parallel line, a distance of 335.20 feet to the True Point of Beginning; thence continuing South $0^{\circ}13'15''$ West, along said parallel line, a distance of 150.00 feet to a point on a line parallel with and distant of 44.00 feet Northerly, measured at right angles from the center line of Citrus Avenue; thence North $89^{\circ}34'15''$ East, along said parallel line, a distance of 93.20 feet to a point on a line parallel with and distant of 181.75 feet Westerly, measured at right angles from the center line of Judson Street; thence North $0^{\circ}14'15''$ West, along said parallel line a distance of 149.69 feet; thence South $89^{\circ}45'45''$ West, a distance of 92.00 feet to the True Point of Beginning.

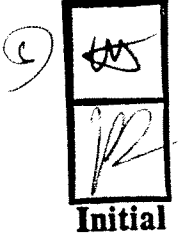
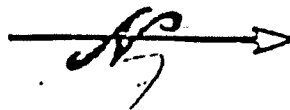


EAST CITRUS AVE.



JUDSON ST.

EXHIBIT B



5 originals returned
to Clete Hyman -
one to be returned

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7-Eleven, Inc.

By: _____
Assistant Secretary

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Vice President or Attorney-in-Fact

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TENANT: CITY OF REDLANDS


Lorrie Poyzer, City Clerk


Karl N. Haws, Mayor

Parcel "A"

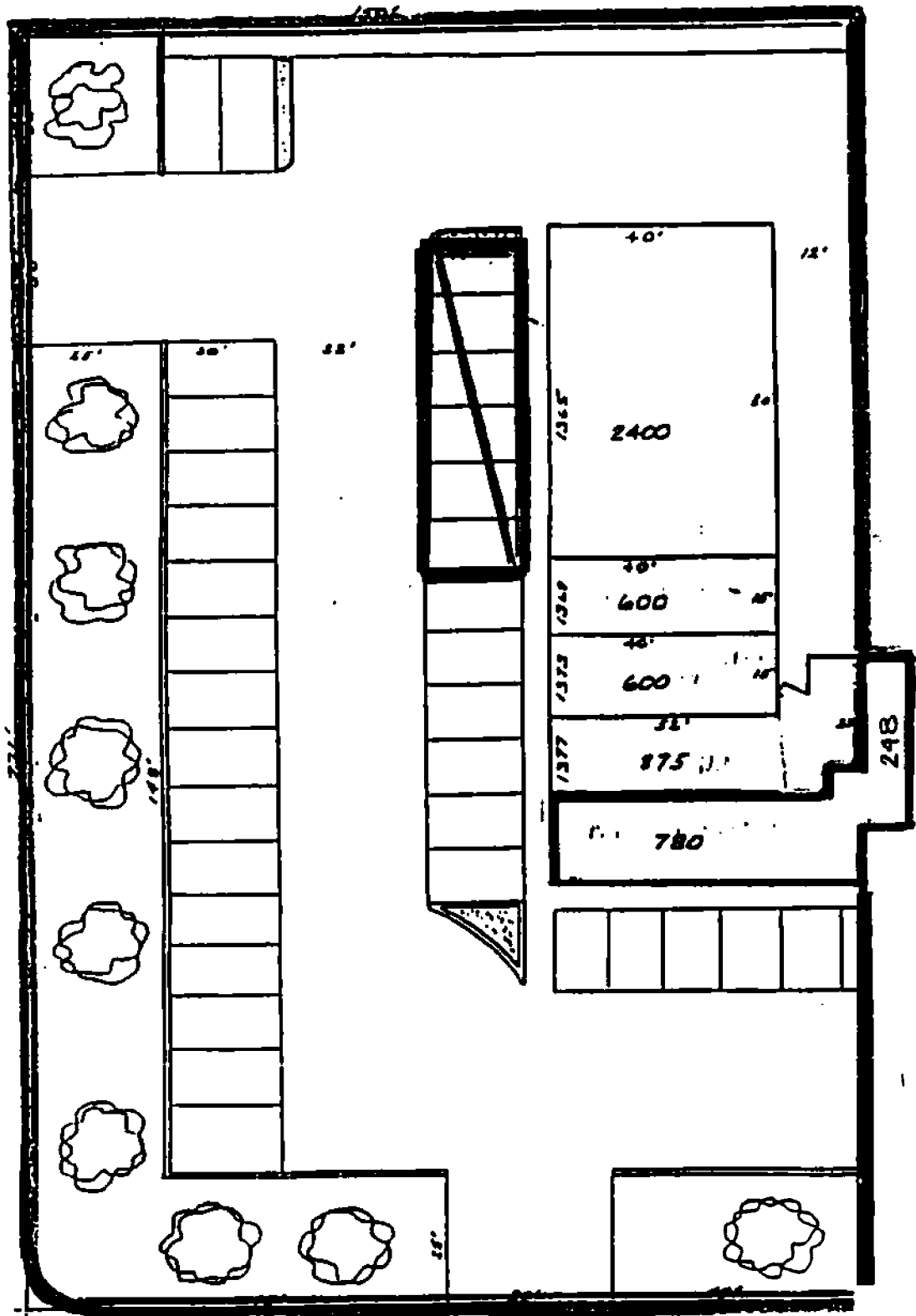
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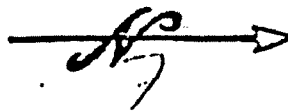
Initial

EAST CITRUS AVE.



JUDSON ST.

EXHIBIT B



9

Initial