

**RECORDING REQUESTED BY
AND WHEN RECORDED RETURN TO:**

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Sharp HealthCare
3131 Berger Avenue
San Diego, CA 92123

SPACE ABOVE FOR RECORDER'S USE

AMENDMENT TO LEASE

This Amendment to Lease (the "Amendment") is entered into on this 17th day of May, 1996, between GROSSMONT HOSPITAL DISTRICT, a political subdivision of the State of California, organized and existing pursuant to the Local Hospital District Law (Division 23 of the California Health and Safety Code) ("Landlord"), and GROSSMONT HOSPITAL CORPORATION, a California nonprofit public benefit corporation ("Tenant").

Recitals

A. On May 29, 1991, Landlord and Tenant entered into that certain Lease Agreement (the "Lease") whereby Landlord leased to Tenant for a period of thirty (30) years that certain real property described in Exhibit "A" to the Lease (the "Described Property").

B. Included in the Described Property were two parcels of land (the "Two Parcels") of which the Landlord had previously leased pursuant to that certain Ground Lease First Parcel dated June 19, 1984 (the "Ground Lease") between Landlord and Westport Centers, Inc. ("Westport").

C. Westport assigned all of its rights, title, and interest in the Two Parcels to Grossmont Medical Center Partners ("GMC") on August 7, 1984. GMC assigned all of its rights, title, and interest in the Two Parcels to First Interstate Mortgage Company ("First Interstate") pursuant to a certain Trustee Deed recorded November 22, 1989. First Interstate assigned all of its rights, title, and interest to GMA Grossmont Medical Arts, Ltd. ("Medical Arts") on June 28, 1990. Subsequently, on June 28, 1990, Medical Arts granted Thomas and Associates, an 80.25% undivided interest in and to the Two Parcels. Thomas and Associates assigned such interest to the La Briola Family Trust pursuant to a Quit Claim Deed recorded March 18, 1991 as Instrument No. 1991-0118781 in the Official Records of San Diego County, California and subsequently to J. Harold La Briola and Edna La Briola, Co-Trustees of the La Briola Family Trust dated May 1, 1992 (the "Trust") pursuant to a Correction Deed recorded August 25, 1994 as Instrument No. 1994-0512506 in the Official Records of San Diego County, California. The Trust transferred such interest to Medical Arts pursuant to that certain Partnership Quit Claim Deed recorded March 26, 1996 as

Instrument No. 1996-0147404 in the Official Records of San Diego County, California.

D. Pursuant to the transactions described in Section 3 above, Medical Arts is the current ground lessee under the Ground Lease and has requested that this Amendment be prepared to exclude the Two Parcels from the Described Property.


NOW, THEREFORE, based on the foregoing, the parties to the Lease hereby agree as follows:

1. Schedule 1.1 of the Lease which describes the real property leased thereunder is hereby amended and replaced with Exhibit "A" attached hereto.

2. After execution by both parties hereto, this Amendment to Lease shall be submitted for recording to the San Diego County Recorder's Office to correct the legal description attached to that certain Memorandum of Lease dated May 29, 1991 and recorded as Doc. #1991-0457457.

IN WITNESS WHEREOF, this Amendment to Lease has been duly executed by the parties hereto as of the day and year first above written.

GROSSMONT HOSPITAL DISTRICT, a political subdivision of the State of California organized and existing pursuant to the Local Hospital District Law (Division 23 of the California Health and Safety Code)

By: 
Name: James Stieringer
Title: President, Board of Directors

GROSSMONT HOSPITAL CORPORATION, a California nonprofit public benefit corporation

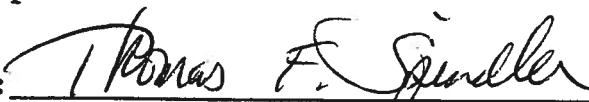
By: 
Name: Thomas F. Spindler
Title: Chief Executive Officer

Exhibit "A"

PARCEL 1:

ALL THAT PORTION OF BLOCKS 27, 28, 29, 30, 36, 37, 38, 39 AND 40 TOGETHER WITH PORTIONS OF CUYAMACA AVENUE, WASHINGTON AVENUE, ARTHUR STREET, CLEVELAND AVENUE, VAN BUREN AVENUE, WEST GRANT STREET, EAST GRANT STREET AND MONROE STREET, ALL IN NORTH LA MESA, IN THE CITY OF LA MESA, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF NO. 1513 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DECEMBER 27, 1912, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF SAID NORTH LA MESA AS SHOWN ON RECORD OF SURVEY MAP NO. 3231 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, NOVEMBER 16, 1953; THENCE ALONG THE BOUNDARY OF SAID NORTH LA MESA AS FOLLOWS: SOUTH 00°36'30" EAST, SOUTH 539.55 FEET TO AN ANGLE POINT THEREIN; AND SOUTH 00°36'30" EAST, SOUTH 539.55 FEET TO AN ANGLE POINT THEREIN; AND SOUTH 00°40'00" EAST 931.01 FEET TO THE CENTER LINE OF MONROE STREET; THENCE ALONG SAID CENTER LINE BEING ALONG THE SOUTHEASTERLY BOUNDARY OF THAT PORTION OF SAID MONROE STREET VACATED AND CLOSED TO PUBLIC USE ON JANUARY 12, 1951 BY RESOLUTION NO. 5251 OF THE CITY COUNCIL OF THE CITY OF LA MESA, AND RECORDED JANUARY 15, 1954 AS DOCUMENT NO. 6190 IN BOOK 5113, PAGE 400 OF OFFICIAL RECORDS AND BEING ALSO THE NORTHWESTERLY BOUNDARY OF LAND DESCRIBED IN QUITCLAIM DEED TO SILVINO BARTOLACCI, RECORDED OCTOBER 22, 1953 AS DOCUMENT NO. 143543 IN BOOK 5024, PAGE 86 OF OFFICIAL RECORDS AS FOLLOWS: SOUTH 20°31'30" WEST 175.32 FEET; AND SOUTH 26°22'30" WEST, 17.22 FEET TO THE SOUTHERLY LINE OF LAND DESCRIBED IN DEED TO GROSSMONT HOSPITAL DISTRICT, RECORDED NOVEMBER 1, 1952 AS DOCUMENT NO. 141424 IN BOOK 4651, PAGE 520 OF OFFICIAL RECORDS, BEING ALSO AN ANGLE POINT IN THE BOUNDARY OF GROSSMONT CENTER ACCORDING TO MAP THEREOF NO. 4828, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY AUGUST 15, 1961; THENCE ALONG THE BOUNDARY OF SAID MAP NO. 4828 AS FOLLOWS: SOUTH 89°47'50" WEST 344.63 FEET TO AN ANGLE POINT THEREIN SOUTH 29°52'40" WEST, 144.69 FEET TO A POINT ON THE ARC OF A 267.50 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY, A RADIAL LINE OF SAID CURVE BEARS NORTH 29°52'40" EAST TO SAID POINT; NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°52'20" A DISTANCE OF 41.42 FEET; TANGENT TO SAID CURVE NORTH 68°59'40" WEST 296.62 FEET, NORTH 14°47'20" EAST, 387.63 FEET, AND NORTH 00°43'20" WEST, 972.84 FEET TO THE MOST NORTHERLY CORNER OF SAID MAP NO. 4828; THENCE CONTINUING NORTH 30°43'20" WEST, 5.42 FEET TO THE NORTHWESTERLY LINE OF SAID NORTH LA MESA AS SHOWN ON SAID RECORD OF SURVEY MAP NO. 3231; THENCE ALONG SAID NORTHWESTERLY LINE NORTH 66°39'10" EAST (RECORD - NORTH 66°43'30" EAST) 757.54 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION LYING WITHIN THE 60.00 FOOT RIGHT OF WAY OF THE SAN DIEGO AND ARIZONA EASTERN RAILWAY COMPANY.

ALSO EXCEPTING THEREFROM THAT PORTION THEREOF LYING WITHIN THE FOLLOWING DESCRIBED PROPERTY:

COMMENCING AT THE WESTERLY POINT OF TANGENCY OF A 267.50 FOOT RADIUS CURVE, CONCAVE, SOUTHWESTERLY AND WHOSE CENTER BEARS SOUTH 21°00'20" WEST FROM SAID POINT OF TANGENCY, ACCORDING TO GROSSMONT CENTER MAP THEREOF NO. 4828 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, SAID PROPERTY IS ALSO THE NORTHEASTERLY LINE OF GROSSMONT CENTER DRIVE; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH AN ANGLE OF 02°45'53" A DISTANCE OF 12.91 FEET TO THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID NORTHEASTERLY LINE OF GROSSMONT CENTER DRIVE NORTH 23°46'13" EAST 01.81 FEET; THENCE NORTH 21°00'20" EAST A DISTANCE OF 126.00 FEET; THENCE NORTH

der No. 933797

0°22" EAST A DISTANCE OF 39.00 FEET; THENCE SOUTH 73°38'26" EAST A
DISTANCE OF 79.18 FEET, MORE OR LESS, TO THE POINT OF INTERSECTION WITH
THE NORTHERLY LINE OF LOT 3 OF GROSSMONT CENTER MAP NO. 4828; THENCE ALONG
THE NORTHERLY LINE OF SAID LOT 3 SOUTH 89°47'50" WEST A DISTANCE OF 60.00
FEET, MORE OR LESS, TO THE MOST NORTHWESTERLY CORNER OF SAID LOT 3; THENCE
ALONG THE WESTERLY LINE OF SAID LOT 3 SOUTH 29°52'40" WEST A DISTANCE OF
14.69 FEET; MORE OR LESS, TO THE POINT OF INTERSECTION WITH THE BEFORE
MENTIONED 267.50 FOOT RADIUS CURVE AND WHOSE CENTER BEARS SOUTH 29°52'40"
WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH AN ANGLE OF
1°06'27" A DISTANCE OF 28.51 FEET TO THE TRUE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM THAT PORTION OF MONROE STREET (VACATED) AS SHOWN
ON MAP NO. 1513 NORTH LA MESA, IN THE CITY OF LA MESA, COUNTY OF SAN DIEGO, STATE OF
CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1513 FILED IN THE OFFICE OF THE
COUNTY RECORDER OF SAID COUNTY, DECEMBER 27, 1912, DESCRIBED AS FOLLOWS:

BEGINNING AT A 1-INCH IRON PIPE WITH CAP MARKED "DIV. OF HWYS." BEING THE
NORTHWEST CORNER OF THAT LAND DESCRIBED IN FINAL ORDER OF CONDEMNATION TO
THE STATE OF CALIFORNIA RECORDED NOVEMBER 28, 1960 AS INSTRUMENT NO.
31908 OFFICIAL RECORDS OF SAID COUNTY, ALSO BEING A POINT ON THE EASTERLY
LINE OF BLOCK 27 OF SAID NORTH LA MESA MAP NO. 1513; THENCE ALONG SAID
EASTERLY LINE NORTH 0°08'30" EAST A DISTANCE OF 740.14 FEET TO THE POINT
OF INTERSECTION WITH A NONTANGENT 1161.00 FOOT RADIUS CURVE CONCAVE
SOUTHEASTERLY AND WHOSE CENTER BEARS SOUTH 32°14'50" EAST FROM SAID POINT
OF INTERSECTION, SAID CURVE BEING THE SOUTHERLY LINE OF LA SUVIDA DRIVE OF
STATE OF CALIFORNIA DIVISION OF HIGHWAYS RIGHT OF WAY, PORTION OF RIGHT OF
WAY MAP X1-SD-12-B-LA MESA; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID
CURVE THROUGH A CENTRAL ANGLE OF 3°39'49" A DISTANCE OF 74.24 FEET TO THE
POINT OF INTERSECTION WITH THE CENTER LINE OF SAID MONROE STREET
(VACATED), SAID POINT OF INTERSECTION ALSO BEING THE TRUE POINT OF
BEGINNING; THENCE CONTINUING ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL
ANGLE OF 1°21'31" A DISTANCE OF 27.53 FEET TO THE POINT OF INTERSECTION
WITH THE NORTHERLY BOUNDARY LINE OF GROSSMONT CENTER, ACCORDING TO MAP
HEREOF NO. 4828 FILED AUGUST 15, 1961 IN SAID OFFICE OF THE COUNTY
RECORDER, SAID NORTHERLY BOUNDARY LINE ALSO BEING THE NORTHERLY LINE OF
LOT 3 OF SAID GROSSMONT CENTER; THENCE ALONG SAID NORTHERLY LINE SOUTH
9°45'44" EAST (RECORD NORTH 89°47'50" EAST) A DISTANCE OF 13.99 FEET TO
THE MOST NORTHEASTERLY CORNER OF SAID LOT 3 ALSO BEING THE POINT OF
INTERSECTION WITH THE CENTER LINE OF SAID MONROE STREET (VACATED); THENCE
ALONG SAID CENTER LINE NORTH 26°35'33" EAST A DISTANCE OF 17.22 FEET;
THENCE CONTINUING ALONG SAID CENTER LINE NORTH 20°46'30" EAST A DISTANCE
OF 1.14 FEET TO THE TRUE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM THAT PORTION DESCRIBED IN PARCEL 2 AS CONVEYED TO
THE STATE OF CALIFORNIA BY DEED RECORDED NOVEMBER 2, 1990 AS FILE NO.
10-0594676 OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM THAT PORTION DESCRIBED AS PARCELS A AND B IN MEMORANDUM OF GROUND
LEASE FIRST PARCEL RECORDED AUGUST 14, 1984 AS FILE NO. 84-309217 OF OFFICIAL RECORDS.

PARCEL 2:

THAT PORTION OF LOT 60 OF LA MESA KNOLLS, IN THE CITY OF LA MESA, COUNTY
OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 2231,
FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, NOVEMBER
5, 1938, AND THAT PORTION OF LOT 7 IN SECTION 17, TOWNSHIP 16 SOUTH,
RANGE 1 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF LA MESA,
COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO UNITED STATES
GOVERNMENT SURVEY, LYING NORTHERLY OF A LINE DESCRIBED AS FOLLOWS:

COMMENCING AT A 1-INCH IRON PIPE WITH CAP MARKED "DIV. OF HWYS." BEING THE NORTHWEST CORNER OF THAT LAND DESCRIBED IN FINAL ORDER OF CONDEMNATION TO THE STATE OF CALIFORNIA RECORDED NOVEMBER 28, 1960 AS INSTRUMENT NO. 231908 OF OFFICIAL RECORDS OF SAID COUNTY, ALSO BEING A POINT ON THE

EASTERLY LINE OF BLOCK 27 OF NORTH LA MESA, ACCORDING TO MAP THEREOF NO. 1513 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DECEMBER 27, 1912; THENCE ALONG SAID EASTERLY LINE NORTH 00°08'30" EAST, 14.02 FEET TO THE INTERSECTION WITH THE WESTERLY PROLONGATION OF THE SOUTHERLY LINE OF LOT 56 OF SAID LA MESA KNOLLS; THENCE CONTINUING ALONG SAID EASTERLY LINE NORTH 00°08'30" EAST 26.12 FEET TO THE POINT OF INTERSECTION WITH A NONTANGENT 1161.00 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY AND WHOSE CENTER BEARS SOUTH 32°14'50" EAST FROM SAID POINT OF INTERSECTION, SAID CURVE BEING THE SOUTHERLY LINE OF LA SUVIDA DRIVE OF THE STATE OF CALIFORNIA DIVISION OF HIGHWAYS RIGHT OF WAY, PORTION OF RIGHT OF WAY MAP XI-SD-B-LA MESA, SAID POINT OF INTERSECTION ALSO BEING THE TRUE POINT OF BEGINNING; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°56'04" A DISTANCE OF 59.46 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY LINE OF LOT 60 OF SAID LA MESA KNOLLS.

EXCEPTING THEREFROM THAT PORTION LYING WITHIN NORTH LA MESA, ACCORDING TO MAP THEREOF NO. 1513, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DECEMBER 27, 1912.

EXCEPTING THEREFROM THOSE PORTIONS DESCRIBED IN PARCELS 1 AND 3 IN DEED TO THE STATE OF CALIFORNIA RECORDED NOVEMBER 2, 1990 AS FILE NO. 00-0594676 OF OFFICIAL RECORDS.

PARCEL 3:

THAT PORTION OF LOT 4, SECTION 17, TOWNSHIP 16 SOUTH, RANGE 1 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF LA MESA, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO UNITED STATES GOVERNMENT SURVEY APPROVED JULY 29, 1876, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY CORNER OF LAKEWOOD KNOLLS, ACCORDING TO MAP THEREOF NO. 2785 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY; THENCE NORTH 17°33'30" WEST ALONG THE NORTHERLY PROLONGATION OF THE EASTERLY LINE OF LOT 7 OF SAID LAKEWOOD KNOLLS 379.42 FEET TO A POINT; THENCE NORTHEASTERLY IN A STRAIGHT LINE TO THE NORTHEAST CORNER OF SAID LOT 4 OF SECTION 17, TOWNSHIP 16 SOUTH, RANGE 1 WEST; THENCE SOUTH 0°56'00" EAST, ALONG THE EASTERLY LINE OF SAID LOT 4, 271.61 FEET TO THE EAST NORTHERLY CORNER OF THE LAND DESCRIBED IN DEED TO HELEN GRACE DOUGHERTY, RECORDED MAY 1, 1946 AS DOCUMENT NO. 46765 IN BOOK 2096, PAGE 86, OFFICIAL RECORDS, SAID CORNER BEING ALSO SHOWN ON RECORD OF SURVEY MAP NO. 1200, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY; THENCE ALONG THE BOUNDARY LINE OF SAID DOUGHERTY'S LAND, A PORTION OF WHICH IS SHOWN ON SAID RECORD OF SURVEY MAP NO. 1200, AS FOLLOWS:

SOUTH 75°46'00" WEST (RECORD SOUTH 75°44'00" WEST) 122.13 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 64.40 FEET; THENCE WESTERLY ALONG SAID CURVE 36.30 FEET; TANGENT TO SAID CURVE SOUTH 3°00'00" WEST (RECORD SOUTH 43°26'00" WEST) 162.27 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 188.30 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE 75.86 FEET; TANGENT TO SAID CURVE SOUTH 0°23'00" WEST (RECORD SOUTH 20°21'00" WEST) 139.30 FEET TO THE MOST WESTERLY CORNER OF SAID LAND, BEING ALSO AN ANGLE POINT IN THE WESTERLY

BOUNDARY OF THE LAND DESCRIBED IN DEED TO W. O. TOWLER AND WIFE, RECORDED DECEMBER 15, 1945 AS DOCUMENT NO. 108712 IN BOOK 2019, PAGE 19 OF OFFICIAL RECORDS; THENCE ALONG THE WESTERLY BOUNDARY OF SAID TOWLER'S LAND SOUTH 20°23'00" WEST (RECORD SOUTH 20°21'00" WEST) 22.55 FEET AND SOUTH 34°39'15" EAST (RECORD SOUTH 34°41'15" EAST) 180.79 FEET TO THE SOUTHWESTERLY CORNER THEREOF; BEING ALSO THE MOST WESTERLY CORNER OF THE LAND DESCRIBED IN DEED TO VINCENT GILMORE AND WIFE, RECORDED OCTOBER 8, 1945 AS DOCUMENT NO. 84188 IN BOOK 1949, PAGE 439 OF OFFICIAL RECORDS;

THENCE SOUTH 34°39'15" EAST (RECORD SOUTH 34°41'15" EAST) ALONG THE SOUTHWESTERLY LINE OF SAID LAND 106.00 FEET TO THE MOST WESTERLY CORNER OF THE LAND DESCRIBED IN DEED TO SUSAN MOORE AND MIRIAM E. MOORE, RECORDED JANUARY 23, 1948 AS DOCUMENT NO. 7281 IN BOOK 2628, PAGE 265 OF OFFICIAL RECORDS; THENCE SOUTH 34°39'15" EAST (RECORD SOUTH 34°41'15" EAST) ALONG THE SOUTHWESTERLY LINE OF SAID MOORE LAND 125.00 FEET TO THE MOST WESTERLY CORNER OF THE LAND DESCRIBED IN DEED TO W. B. GOODWIN AND WIFE, RECORDED NOVEMBER 2, 1949 AS DOCUMENT NO. 101315 IN BOOK 3372, PAGE 20 OF OFFICIAL RECORDS; THENCE SOUTH 34°39'15" EAST ALONG THE SOUTHWESTERLY LINE OF SAID GOODWIN'S LAND 19.11 FEET TO THE MOST NORTHERLY CORNER OF THE LAND DESCRIBED IN DEED TO R. V. RAMSEY AND WIFE, RECORDED MARCH 17, 1950 AS DOCUMENT NO. 31734 IN BOOK 3544, PAGE 144 OF OFFICIAL RECORDS; THENCE ALONG THE WESTERLY LINE OF SAID RAMSEY'S LAND SOUTH 17°33'00" EAST (RECORD SOUTH 17°35'00" EAST) 44.25 FEET TO A POINT IN THE NORTHERLY BOUNDARY LINE OF THE 40.00 FOOT COUNTY ROAD, AS DESCRIBED IN DEED TO THE COUNTY OF SAN JOAQUIN, RECORDED MAY 10, 1950 AS DOCUMENT NO. 52386 IN BOOK 3615, PAGE 205 OF OFFICIAL RECORDS, AND SHOWN ON MAP OF ROAD SURVEY NO. 1196, FILED IN THE COUNTY SURVEYOR'S OFFICE OF SAID COUNTY; THENCE IN A NORTHWESTERLY, WESTERLY AND SOUTHWESTERLY DIRECTION ALONG SAID NORTHERLY BOUNDARY OF SAID ROAD SURVEY NO. 1196 TO A POINT IN THE EASTERLY BOUNDARY OF SAID LAKEWOOD KNOLLS; THENCE NORTH 17°33'30" WEST ALONG SAID EASTERLY BOUNDARY 184.72 FEET TO THE POINT OF BEGINNING.