

LEASE AGREEMENT

UNITED STATES OF AMERICA

BY MADERE'S GARAGE, INC.

STATE OF LOUISIANA

AND ST. CHARLES PARISH

PARISH OF ST. CHARLES

MADERE'S GARAGE, INC., hereinafter referred to as Lessor, hereby leases to the **ST. CHARLES PARISH**, herein represented by V. J. St. Pierre, Jr., hereinafter referred to as Lessee, the premises known as 15042 River Road, Hahnville, Louisiana and more fully described as follows:

A CERTAIN LOT OR PARCEL OF LAND, together with all the buildings and improvements thereon, and all rights, ways, privileges, servitudes and advantages thereunto belonging or in anywise appertaining, situated in the Parish of St. Charles, State of Louisiana, on the right bank of the Mississippi River measuring 92 & 2/3rds feet, more or less, front on the public road (La. Hwy. 18 or River Road) where it is now established, between parallel lines extending in depth to the western toe of the Mississippi River levee; bounded on the upper line by property of the heirs of Pascal Margiotta and on the lower line by property of St. Charles Parish (EOC Building). Improvements thereon bear municipal number 15042 River Road, Hahnville, Louisiana.

Said property is subject to a five foot (5') right-of-way in favor of Entergy Louisiana LLC dated March 4, 2013 and duly recorded at COB 782, folio 814.

Being the same property acquired by Madere's Garage, Inc. from Mildred R. Madere, et als by Act before Leon C. Vial, III, Notary, on September 11, 1995.

for a term of two and ½ months (2½), beginning on the 15th day of October, 2014, and ending on the 5th day of January, 2015, for and in consideration of a rental of five thousand and no/100ths (\$5,000.00) dollars for the month of October, 2014, and ten thousand and no/100ths (\$10,000.00) each for the months of November and December, 2014.

The leased property is to be used for purposes of the St. Charles Parish Government, including maintenance of vehicles and equipment or any other services that are not contrary to law.

Occupancy of the premises shall be at the discretion of the Lessee.

Lessee shall not make any additions or alterations to the premises without written permission of the Lessor. However, Lessor or his employees shall have the right to enter the premises for the purpose of making repairs necessary for the preservation of the property.

Lessor warrants that the leased premises are in good condition. Lessee accepts them in such condition and agrees to keep them in such condition during the term of the lease at its expense and to return them to Lessor in the same condition at the termination of the lease, normal decay, wear and tear excepted.

No repairs shall be due Lessee by Lessor except to the roof and such as may be rendered necessary by fire or other casualty, not occasioned by Lessee's fault or negligence. Lessee agrees to report in writing to Lessor any damage to the leased premises within twenty-four hours after its happening, and upon its failure to do so, Lessee shall be bound to repair any consequent or resulting damage.

Lessor shall not be liable for any damage to person or property sustained by the Lessee or any other persons, and any such liability is assumed by Lessee. Lessee agrees to indemnify and hold harmless Lessor for any claims for damages made against Lessor for any act of neglect which may have occurred during Lessee's occupancy of the premises.

For and in consideration of the rental previously stipulated, Lessor agrees that it will make no effort whatsoever to market, sell or lease the subject property to any person, firm or corporation pending the closing a proposed sale of the property by Lessor to Lessee anticipated to be held on or about January 5, 2015.

Lessee will permit Lessor to have access to the premises for the purpose of inspection at reasonable intervals.

At the expiration of this lease or its termination for other causes, Lessee is to immediately surrender possession by actual delivery of all keys to Lessor.

THUS DONE AND SIGNED, this _____ day of November, 2014.

WITNESSES:

APPEARERS:

**MADERE'S GARAGE, INC.
LESSOR**

BY: _____
JAN G. MADERE, PRESIDENT

ST. CHARLES PARISH

BY: _____
V.J. ST. PIERRE, JR.