

LEASE OF COMMERCIAL PROPERTY \* UNITED STATES OF AMERICA  
 BY: ST. CHARLES PARISH \* STATE OF LOUISIANA  
 TO: EASE SIDE ST. CHARLES \* PARISH OF ST. CHARLES  
 PARISH VOLUNTEER FIRE \*  
 DEPARTMENT, INC. \*

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 ST. CHARLES PARISH, herein represented by Albert D. Laque, Parish President, hereinafter called "Lessor", hereby leases to EAST SIDE ST. CHARLES PARISH VOLUNTEER FIRE DEPARTMENT, INC., herein represented by its President, Donald E. Peyton, pursuant to a resolution of its Board of Directors adopted August 14, 2002, hereinafter called "Lessee", the following described property, to-wit:

A CERTAIN PIECE OR PORTION OF GROUND, situated in the State of Louisiana, Parish of St. Charles, located in Parcel T-1A of Ormond Country Club Estates, commercial area, and is more fully described as follows:

Commences at the intersection of the easterly right of way line of the Y & MV Railroad at the northerly right of way line of Ormond Boulevard, thence along said northerly line in a north - easterly direction along the arc of a curve to the right for a radius of 168.67 feet, a distance of 76.10 feet to a point, the point beginning, thence from the point of beginning N 23° 37' 34" W for a distance of 186.22 feet, thence N 47° 27' 09" E, a distance of 198 feet, thence S 89° 26' 47" E, for a distance of 16 feet thence S 23° 37' 34" E, a distance of 114.80' to a point on the easterly right of way line of Ormond Boulevard, thence along said easterly line in a southwesterly direction along the arc of a curve to the left for a radius of 1687.67 feet, a distance of 239 83 feet to a point, the point of beginning.

1. Lessor is the governing authority of St. Charles Parish and Lessee is a private non-profit corporation which operates for the purpose of providing emergency and fire services to St. Charles Parish, and, therefore, the consideration for this agreement is the benefit that is to run between the Lessor and the Lessee resulting from this agreement.

2. The term of this lease is for twenty (20) years, commencing November 5, 2002, subject to renewal by both parties as long as the fire department utilizes the property for a fire house and for other services in connection therewith.

3. The property which is the subject of this lease is to be utilized as public property and for the public need and no private use of this property is to be made subject to immediate cancellation hereof.

4. Lessee agrees to comply with all of the laws and ordinances of the United States, the State of Louisiana, and the Parish of St. Charles, in the utilization of the subject property, and to notify Lessor of any change in its status as a legal entity.

5. Lessee is not permitted to rent or sub-let or grant use or possession of the premises to any other party without the written consent of the Lessor, and then only in accordance with the terms of this lease.

6. Should the Lessee at any time violate any of the conditions of this lease, or discontinue the use of the premises for the purpose for which they are rented, or fail to pay the utilities or other expenses promptly when due; and should such violation continue for a period of ten (10) days after written notice has been given Lessee, then Lessor shall have the option to immediately cancel this lease.

Executed at Hahnville, St. Charles Parish, Louisiana, this 14<sup>th</sup> day of August, 2002.

WITNESSES:  
*Barbara J. Jones*

ST. CHARLES PARISH  
 BY: *Albert D. Laque*  
 Albert D. Laque  
 Parish President

*Valerie Berthelet*

EAST SIDE ST. CHARLES  
 PARISH VOLUNTEER FIRE  
 DEPARTMENT, INC.  
 BY: *Donald E. Peyton*  
 Donald E. Peyton  
 President