

## LEASE

D.J.V, LLC., P.O. Box 26 Luling, LA 70070 (hereinafter called Lessor) hereby leases to St. Charles Parish, Post Office Box 302, Hahnville, LA 70057 (hereinafter called Lessee), the following premises:

A single story building, consisting of approximately 5,146 square feet, located at 737 Paul Maillard Road, Suite 2A Luling.

This lease is for the term of five(5) years commencing on the first day of October, Two-Thousand and ending on the 30<sup>th</sup> day of September, Two-Thousand Five.

This lease is made for and in consideration of a monthly rental of Two-Thousand Three-Hundred Seventy One Dollar's and eight cents (\$2,371.08) per month payable monthly.

The first payment shall be due on October 1, 2000 to D.J.V, LLC., P.O. Box 26 Luling, LA 70070. The succeeding payments shall be due on the first day of each month thereafter.

The premises herein leased are to be used only for a business office.

The within leased premises and appurtenances, including the locks, keys, plumbing, glass, air-conditioning and heating system, and all other fixtures, are accepted by the Lessee in their present condition. The Lessee agrees to keep them in the same order as received during the term of this lease and no repairs shall be due Lessee except such as may be especially noted herein; Lessor shall maintain the roof, the structure and any repairs rendered necessary by fire or other casualty; Lessee agrees to pay all bills for water, gas, lights, and other service, and to comply at the Lessee's expense with all ordinances and laws, now existing or to be enacted, and at the termination or cancellation of this lease to return the premises broom clean and free from trash, and in like good order as received by actual delivery of the keys to Lessor, the usual decay, wear and tear excepted.

Lessee shall maintain liability insurance to the extent of \$500,000.00.

Lessee is obligated not to make any additions or alterations whatever to the premises without written permission. All additions, alterations or improvements made by Lessee with or without consent of Lessor, no matter how attached (except movable trade fixtures), must remain the property of Lessor, unless otherwise stipulated herein, Lessee, however expressly waiving all right to compensation therefore. The Lessor, at his option, may require the building to be replaced in its original condition.

Lessor shall have the right to enter the premises at any time for the purpose of making repairs necessary for the preservation of the property.

Lessee assumes responsibility for the condition of the premises and Lessor will not be responsible for damage caused by leaks in the roof, by bursting of pipes by freezing or otherwise, or by any vices or defects of the leased property, of the consequences thereof, except in the case of positive neglect or failure to take action toward the remedying of such defects within reasonable time after having received written notice from Lessee of such defects and the damage caused thereby. Should Lessee fail to promptly notify Lessor in writing of any such defects, Lessee will become responsible for any damages resulting to Lessor or other parties.

At the expiration of this lease, or its termination for other causes, Lessee is obligated to immediately surrender possession, and should Lessee fail to do so, he consents to pay any and all damages. Should Lessor allow or permit Lessee to remain in the leased premises after the expiration or termination of the lease, this shall not be construed as an extension of this lease.

Lessee is obligated to put nothing in the leased premises nor to do anything which would forfeit the insurance, and should any installation made or action taken by Lessee, whether authorized under this lease, increase the rate of insurance on the building or contents as fixed by the Louisiana Fire Prevention Bureau, or any similar institution, then Lessee is obligated to pay such increased rate of insurance on building and all contents. Should the Lessee's occupancy or business render the Lessor unable to secure proper insurance, then Lessee hereby grants to Lessor the option of canceling this lease, Lessee waiving all delays, and agreeing to surrender possession at once, if notified by Lessor to do so.

Should the Lessee at any time violate any of the conditions of this lease, or discontinue the use of premises for the purpose for which they are rented, or fail to pay the rent, water bill, or other expenses assumed under this lease, punctually at maturity, as stipulated, the rent for the whole unexpired term of this lease shall at once become due and payable, or Lessor may immediately cancel this lease, or to proceed for past due installments only, reserving its right to later proceed for the remaining installments, all without putting Lessee in default, Lessee to remain responsible for damages or losses suffered by Lessor.

If through no fault, neglect, or design of Lessee, the premises are destroyed by fire or damages to such an extent as to render them wholly unfit for occupancy, then this lease shall be canceled. If, however, the premises can be repaired within 120 days from date of fire or casualty, then this lease shall not be canceled, and Lessor shall notify Lessee within 30 days from date of fire or casualty that Lessor will repair the damage, and Lessee shall be entitled only to such a reduction or remission of rent as shall be just and proportionate.

All notices to be given under the terms of this lease shall be in writing addressed to Lessor or Lessee at the address appearing in this lease.

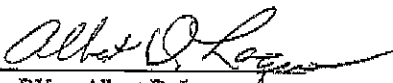
The parties to this lease understand and agree that the provisions herein shall, between them, have the effect of law, but in reference to matters not provided herein, this lease shall be governed by the ordinance of the Parish of St. Charles, and the laws of the State of Louisiana.


In the event that funds shall not be appropriated and shall not otherwise be available for any fiscal period of St. Charles Parish or River Parishes Workforce Investment Act, following its current fiscal year, for the lease of the offices and classroom space within St. Charles Parish St. Charles Parish may terminate this lease as of the last day for which funds were appropriated, by giving 30 days prior written notice of termination, upon such action St. Charles Parish's, obligation to make any payments that become due after the effective date of termination shall cease.

This lease is made and signed in triplicate, in the Parish of St. Charles, State of Louisiana, this 1<sup>st</sup> day of September, 2000.

St. Charles Parish

D.J.V., LLC

  
BY: Albert D. Laque,  
Parish President

  
BY: