

LEASE OF COMMERCIAL PROPERTY

The Parish of St. John the Baptist represented by Nickie Monica (hereinafter called Lessor) hereby leases to St. Charles Parish, Workforce Investment Act, Post Office Box 302, Hahnville, LA 70057 (the obligations of all Lessees being in solido hereinafter called Lessee), the following described premises:

A single story building, consisting of approximately 2800 sq. ft. located at 471 Central Avenue, Reserve, LA, and a portable facility on site consisting of approximately 1,536 sq. ft. With lighting, air conditioning and heat, floor covering, electrical outlets, baths with steps with rail and Platform.

This lease commences on the first day of November 2000 and ends on 30 June 2002. This lease is made for and in consideration of a monthly rental of Fifteen Hundred Dollars (\$1,500.00) per month payable monthly.

The first payment will be due on November 1, 2000. The succeeding payment will be due on the first day of each and every succeeding month thereafter. The lessor may from time to time designate other places for the payment of the rent by written notice to Lessee.

The premises herein leased are to be used only for a business office. The lessee is obligated not to use the premises for any purpose that is unlawful or that tends to injure or depreciate the property. The within leased premises and appurtenances, including the locks, keys, plumbing, glass, air-conditioning and heating system, if any and all other fixtures, are accepted by the Lessee in their present condition, except for such repairs and improvements as are written into this lease.

The Lessee agrees to keep them in the same order as received during the term of this lease and no repairs will be due Lessee expects such as may be especially noted herein; Lessors will maintain the roof and any repairs rendered necessarily by fire or other casualty; Lessees agree to pay all bills for water, light, gas, 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 orders as received by actual delivery of the keys to Lessor or Agent, the usual decay, wear and tear expected.

The lessee is obligated not to make any additions or alterations whatever to the premises without written permission. All additions, alterations or improvements done by Lessee with or without consent of Lessor, no matter how attached (except movable trade fixtures), remains 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 or Agent or workmen will have the right to enter the premises at any time for the purpose of making repairs necessary for the preservation of the property.

The 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 the 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 damage resulting to Lessor or other parties.

The lessor is obligated not to display in, on or above the leased premises any sign or decoration, the nature of which, in the judgement of Lessor is dangerous, unsightly or detrimental to the property. The lessee is prohibited from painting any signs on the leased property without the written consent of Lessor, and Lessee is obligated to promptly remove at or before the expiration of this lease any and all signs painted or placed in or upon any part of the leased premises, to Lessor's satisfaction and Lessee is obligated to pay the cost of said removal, and agents' or attorney fees, in the event of failure to carry out this obligation.

The lessee is not permitted to rent or sublet 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. Should Lessee desire to sublet, permission must be obtained in writing through Lessor or Agent and such subleases will be handled by Lessor's Agent at expense of the Lessee.

No auction sales, or any sales of furniture, fixtures, etc., will be conducted on the premises without the written consent of the Lessor or Agent.

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 rent, water bill, or other expenses assumed under this lease, punctually at maturity, as stipulated; or upon the adjudication of Lessee in bankruptcy, the appointment of a receiver for Lessee, or the filing of a bankruptcy, receivership or respite petition by the Lessee; or upon Lessee's suspension, failure or insolvency; and should such violation continue for a period of ten days after written notice has been given Lessee, then, at the option of the Lessor, the rent for the whole unexpired term of

this lease will at once become due and payable; and Lessor will have the further option to at once demand the entire rent for the whole term, or to immediately cancel this lease, or to proceed for past due installments only, reserving its rights to later proceed for the remaining installments, all without putting Lessee in default, Lessee to remain responsible for all damages or losses suffered by Lessor, Lessee hereby assenting thereto and expressly waiving the legal notices to vacate the premises. Should an Agent or Attorney be employed to give special attention to the enforcement or protection of any claim of Lessor arising from this lease, Lessee will pay, as fees and compensation to such Agent Attorney and additional sum of 15 per cent of the amount of such claim, the minimum fee, however, to \$100.00, or if the claims are not for money, then such sums as will constitute a reasonable fee, together with all costs, charges and expenses.

Should Lessee at any time use the leased premises or any portion thereof for any illegal or unlawful purpose, or commit, or permit or tolerate the commission therein of any act made punishable by fine or imprisonment under the laws of the United States or the State of Louisiana, or any ordinance of the parish, the remedies set forth in the preceding paragraph will be available to the lessor immediately without necessity of giving any written notice of any other notice to the lessee.

Failure to strictly and promptly enforce these conditions will not operate as a waiver of Lessor's rights, Lessor expressly reserving the right to always enforce prompt payment of rent, or to cancel this lease, regardless of any indulgences or extensions previously granted. The receiving by Lessor, or Lessor's representative of any rent in arrears, or after notice or institution of any suit for possession, or for cancellation of this lease, will not be considered as a waiver of such notice of suit, or of any of the right of Lessor.

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

The lessee to advise Lessor, in writing, not less than thirty (30) days prior to expiration of this lease, of Lessee's desire to extend or renew this lease, at which time a new lease will be negotiated. Failure of Lessee to notify Lessor of his intention to renew or extend to its terms.

This lease is made and signed in triplicate, in the Parishes of St. Charles and St. John the Baptist Parish, State of Louisiana, this 11th day of October, 2000.

Albert D. Laque

ALBERT D. LAQUE
PARISH PRESIDENT
ST. CHARLES PARISH

Nickie Monica

NICKIE MONICA
PARISH PRESIDENT
ST. JOHN THE BAPTIST PARISH