

LEASE AGREEMENT

STATE OF LOUISIANA
PARISH OF ST. CHARLES

BE IT KNOWN, that on the dates set forth below, but effective as of the date the agreement is fully executed (“Effective Date”), before the undersigned Notaries Public, duly commissioned and qualified in and for the States and Parish/County as set forth above, and in the presence of the undersigned witnesses, personally came and appeared;

S-ONE PROPERTIES, LLC (XX-XXX-4206), (100% Interest), a limited liability company existing under the Laws of Louisiana, represented herein by Navdeep Singh, Member, pursuant to Certificate of Authority, whose mailing address is 69 Elmwood Drive, Destrehan, LA 70047,

(hereinafter designated as “**LESSOR**”), who declared that for the consideration hereinafter recited, LESSOR does by these presents, grant, dedicate, assign, transfer, deliver, alienate, and set over, with all warranties and with full substitution in and to all rights and actions of warranty which said LESSOR may have against all preceding owners and vendors, unto;

ST. CHARLES PARISH, a political subdivision of the State of Louisiana, herein represented by **Matthew Jewell**, its Parish President, appearing herein pursuant to Ordinance No. _____, adopted by the St. Charles Parish Council on the _____ day of _____, 2025, a certified copy of which is attached hereto and made a part hereof, whose mailing address is P.O. Box 302, Hahnville, LA 70057 (hereinafter designated as “**LESSEE**”).

(hereinafter designated as “**LESSEE**”; also herein referred to collectively with LESSOR as “Parties”); in connection with the Ormond Area Flood Mitigation, CN Railroad Culvert Installation Project (hereinafter referred to as “Project”) a temporary right of use, servitude, easement, and lease of the lands described as the Leased Property for temporary parking and construction, including the right to park, move, store, and remove vehicles and/or equipment and supplies, to deposit fill material, and erect and remove temporary structures on the land and to perform any other work necessary and incident to the construction of the Project, together with the right to trim, cut, fell and remove therefrom all trees, underbrush, obstructions, and any other vegetation, structures, or obstacles; reserving, however, to the landowners, their heirs, and assigns, all such rights and privileges as may be used without interfering with or abridging the rights and easement hereby acquired; subject, however, to existing easements for public roads, highways, public utilities, railroads, and pipelines.

LEASED PROPERTY

Lot 2010 of Ormond Country Club Estates, in St. Charles Parish, Louisiana, as shown on the plat made by Lucien C. Gassen, PLS, dated February 10, 1993, and entitled “Survey of Lot 2010 Ormond Country Club Estates, Commercial Area, St. Charles Parish, Louisiana”, attached hereto and made a part hereof.

Being the same property acquired by S-One Properties, LLC by Cash Sale, dated September 2, 2020, recorded in the conveyance records of the St. Charles Parish Clerk of Court on September 4, 2020 in Entry No. 451824.

Hereinafter referred to as the “Leased Property”.

The term of this Lease Agreement (“Initial Term”) shall be for a period of twenty-four (24) months beginning on the Effective Date and expiring at midnight twenty-four (24) months later.

The consideration for the herein described lease is the price and sum of TWENTY-SIX THOUSAND FOUR HUNDRED AND NO/100 (\$26,400.00) DOLLARS, which LESSEE has paid cash in hand, in current money, to said LESSOR, who acknowledges the receipt thereof and grant full acquittance and discharge thereof. LESSOR acknowledges and agrees that the consideration provided herein constitutes full and final settlement for the lease of Leased Property herein granted and for any and all diminution in the value of LESSOR’s remaining property as a result of the granting of this lease.

LESSOR grants unto LESSEE the right to renew the Lease Agreement for one renewal period of twelve (12) months which may be exercised by LESSEE giving written notice to LESSOR no less than 30 days prior to the expiration of the Initial Term of the Lease Agreement. (“Renewal Period”)

Consideration for the Renewal Period shall be the price and sum of THIRTEEN THOUSAND TWO HUNDRED AND NO/100 (\$13,200.00) DOLLARS, which LESSEE will pay to LESSOR at or before the expiration of the Initial Term of the Lease Agreement.

Except as expressly provided in any separate writing, no title examination or title opinion has been requested or performed on behalf of the LESSEE by the undersigned Notaries Public or settlement agent, and the LESSEE expressly rejects the necessity of the same and agrees to release and relieve the Notaries Public and settlement agent from any responsibility and liability in connection therewith.

All ad valorem taxes assessed against the above-described property for the three (3) years immediately preceding the current year have been paid. LESSOR shall, during the Initial Term of the Lease Agreement and any Renewal Period, be responsible for payment of ad valorem taxes assessed against the Leased Property.

The LESSEE shall, during the term of this Lease Agreement, and in the renewal thereof, at its sole expense, keep the Leased Property in as good a condition and repair as it is at the Effective Date of this Lease Agreement, reasonable wear and use excepted. It is understood and agreed that prior to completion of the Project, the Leased Property shall be restored to substantially similar condition that existed immediately prior to initiation of the Project, including removal of aggregate material placed on site, restoration of the site to a similar elevation and grade if fill is removed, and placement of sod on site.

The LESSEE is not obligated to pay any additional expenses which includes utilities, ad valorem taxes, insurance, charges or expenses of any nature whatsoever in connection with the ownership and operation of the Leased Property.

No alteration, modification, or amendment of this Lease Agreement shall be effective unless reduced to writing and signed by authorized representatives of both Parties.

This Lease Agreement and any amendments thereto shall be binding upon the LESSOR and the LESSEE and/or their respective successors, heirs, assigns, executors and administrators.

This agreement shall be executed in triplicate, each of which shall constitute an original document which shall be binding upon any of the Parties executing same. To facilitate recordation of this agreement, the Parties hereto agree that individual signature and acknowledgment pages from the various counterparts may be merged and combined with signature and acknowledgment pages from other counterparts.

[Remainder of page intentionally left blank]

IN TESTIMONY WHEREOF, in the Parish of _____, State of Louisiana the party hereto has signed, executed, and acknowledged this instrument as his free and voluntary act, in triplicate originals, in the presence of the two undersigned competent witnesses and notary, as of the ____ day of _____, 2025, after a due reading of the whole.

WITNESSES:

LESSOR:
S-ONE PROPERTIES, LLC

Print Name

Print Name

BY: NAVDEEP SINGH
ITS: MEMBER

NOTARY PUBLIC

Printed Name: _____
Notary Identification or Bar Roll No.: _____
My Commission expires: _____

IN TESTIMONY WHEREOF, in Parish of St. Charles, State of Louisiana the party hereto has signed, executed, and acknowledged this instrument as his free and voluntary act, in triplicate originals, in the presence of the two undersigned competent witnesses and notary, as of the ____ day of _____, 2025, after a due reading of the whole.

WITNESSES:

LESSEE:
ST. CHARLES PARISH

Print Name

BY: MATTHEW JEWELL
ITS: PRESIDENT

Print Name

NOTARY PUBLIC

Printed Name: _____
Notary Identification or Bar Roll No.: _____
My Commission expires: _____