

COMMERCIAL MODIFIED GROSS LEASE AGREEMENT

PARTIES: Lee H. Longstreet, Jr., designated agent, heir or representative, hereinafter referred to as "Lessor", hereby lease to _____, hereinafter referred to as "Lessee", subject to all liens, encumbrances, regulations, laws, reservations, servitude, rights of way, and restrictions of record, the following described premises:

Suite/s 5 which totals approximately 1080 square feet, measuring approximately 18' x 60', in the building bearing municipal number 4240 Williams Blvd. Kenner, La. 70065 and the use of an average of 4 non-reserved community shared parking spaces per suite.

INITIAL BASE RENT: This Lease is made in consideration of rent, including CAM, payable monthly in advance of \$ 1400.00 .

PAYMENTS: Rent is due on the first day of each month and if not received by the 5th or postmarked by the 3rd, a late charge of \$50.00 will additionally be due. Late fees shall accumulate at the rate of \$10 per day thereafter. After 15 days of non payment, the Lease shall be considered in default. Three or more late payments within any calendar year may, at Lessor's option, be deemed a default.

Any payments not honored upon presentation for any reason whatsoever, will be considered as having never been received. Lessee additionally agrees that for any reason, dishonored payments or NSF checks will incur an additional handling fee of \$100 and that Lessor shall have the option to require future payments to be via guaranteed funds.

Rental payments are payable by check, money order, Cash App or Venmo to:
Lee H. Longstreet, Jr.
128 Windward Passage
Slidell, LA 70458

Lessor may designate other places for the payment of rent by advance written notice to Lessee.

INITIAL TERM: This Lease is for the term of _____ commencing on _____. Renewals thereafter shall be based on the current year's rate plus an adjustment calculated not to exceed the cumulative sum of the consumer price index for the number of years the current rate has been in effect unless Lessor's cost of operation exceeds same. Without formal renewal the terms of the lease shall continue month to month until 30-days advance notice of intent to terminate is given by either party.

SECURITY DEPOSIT: A non-interest bearing deposit in guaranteed funds equal to one month's rent is required to secure the lease. Any amounts subsequently due by Lessee may be deducted from the deposit in addition to other remedies.

DELIVERY OF PREMISES: Lessee hereby accepts the premises in their existing condition and assumes responsibility for maintaining the condition of the premises as delivered at the time of initial occupancy. Plans must be submitted and approved by Lessor for any "build outs" or alterations.

USE OF PREMISES: Lessee shall occupy the premises throughout the term of the lease for _____, unless an alternative use is agreed upon.

Lessee's initials _____

Lessor's initials _____

Page 1 of 10

52 **PERMITS:** Through no fault of its own, Lessee shall have the right to cancel any remaining portion of
53 the Lease beginning with the next month's rent due if he cannot obtain or retain the permits necessary
54 for its operations. In such case the deposit shall be forfeited. All requirements of the Lease shall
55 continue, including payment of rent, until the terms of surrender have been satisfied.

56
57 **SIGNAGE:** In keeping with the scheme of the property, Lessee shall have the right of placing signage
58 on the Property pertaining to Lessee's business operation. All signage requires a City of Kenner permit.
59 In addition there may be available signage space on the sign pylon. No other signage, including banners,
60 shall be affixed to the exterior of the building without the consent of Lessor and the City of Kenner.

61
62 Maintenance and liability of Lessee's signage is strictly the responsibility of Lessee. If any such sign, in
63 the sole judgment of Lessor, is deemed to be dangerous, unsightly, broken, poorly maintained,
64 inoperative or otherwise detrimental to the Property, then Lessor is obligated to promptly take the
65 appropriate action and charge Lessee for the expense. Upon request by Lessor, all signs shall be
66 removed to Lessor's satisfaction at Lessee's expense upon termination of the Lease.

67
68 **INSURANCE & POSSESSION:** Irrespective of start of Lease, it is hereby understood and agreed that
69 keys will not be delivered nor will Lessor be allowed to commence move in or build-out activities until
70 first month rent due has been paid and comprehensive business liability insurance is in effect. Lessee
71 shall maintain during the term of this lease, at Lessee's expense, the following insurance in solvent
72 companies, acceptable to Lessor, authorized to do business in the State of Louisiana, naming Lessor an
73 additional insured with automatic notice of cancellation, with standard loss payable clauses;

74
75 (A) Comprehensive business liability insurance with minimum base coverage of \$1,000,000.00
76 and property damage liability minimum of \$50,000.

77
78 (B) Fire, flood and extended coverage, including plate glass replacement, damage resulting from
79 overhead sprinklers, and windstorm damage to signs to the full insurable replacement value of the
80 contents in the leased property and for the contractual liability of Lessee to Lessor assumed hereunder.

81
82 (C) Lessee will not use or permit the Property to be used for any purpose which would render the
83 insurance thereon void or increase the cost of any insurance carried by Lessor.

84
85 (D) Lessee agrees to pay Lessor the costs of any increased premiums related to its
86 operations as other than general retail.

87
88 (E) Both Lessee and Lessor release each other, and waive their respective rights to subrogation
89 against each other, for loss or damage covered by insurance.

90
91 (F) Lessor requires, as an interested party, a certificate of insurance showing such insurance to
92 be in effect. Policies shall be endorsed to provide no less than ten (10) day's automatic notice to Lessor
93 and Lessee prior to any cancellation, reduction of coverage or material amendment thereof with respect
94 to coverage. If Lessee shall fail to take out or maintain such insurance, Lessor, at its option, without
95 notice, may procure the same, adding the premium costs thereof to the rent; it being agreed that payment
96 by Lessor of any such premium shall not be deemed to waive or release the default of Lessee. Failure
97 of Lessee to carry comprehensive liability insurance shall be deemed an automatic default of the Lease.

COMMON AREA USEAGE & PEACEFUL OCCUPATION: : Each and every tenant has the right of peaceful occupation without effect or encumbrance from or on the other. All business, equipment and merchandising is to be conducted within the interior confines of the leased premises unless authorization is granted by Lessor and if necessary by the municipality for a particular promotion.

Should Lessee use or cause to be used more than its share of parking then Lessee agrees to make alternate arrangements such as leasing adjacent property or parking offsite unless such demand occurs at times not in conflict with other Lessees. All vehicles on the property shall be legal and in good working order. Neither Lessee nor its patrons may store or park any vehicle in excess of 24 hours without Lessor's approval.

Lessor shall have the right from time to time to establish, modify and enforce reasonable rules and regulations with respect to all such facilities and areas; to change traffic access, provided the leased premises are adequately served by the new access; to restrict parking by Lessees, their officers, agents and employees to designated areas; and to perform such other acts as Lessor shall, in the use of its business judgment, determine to be advisable with a view to the improvement of the convenience and use thereof by Lessees, their officers, agents, employees and customers.

MAINTENANCE AND UPKEEP OF PREMISES: Lessee shall maintain a high degree of neatness and cleanliness in and about the leased premises and provide for its own janitorial needs and pest control. Lessee agrees not to store merchandise or leave trash outside the leased premises.

Lessee will at it's expense maintain in good repair the entire leased premises including without limitation interior walls, doors whether interior or exterior, flooring, ceilings, ducts, lighting, & utilities used by Lessee. **Please do not forget to change the filters on the return air ducts at least quarterly.**

It is specifically acknowledged that safety and replacement of the plate glass is Lessee's responsibility. Lessee shall immediately repair any damages caused by Lessee that threaten or weaken the structure or detract from the appearance of the premises. Hand held fire extinguishers are provided by Lessor and must be regularly inspected as required by law. Inspections will be provided by Lessor as long as access is provided by Lessee when needed.

Lessor will be responsible to maintain the roof, foundations, and outside walls (excluding doors & windows). Lessor additionally agrees to equally split the cost of repairs or replacement of plumbing, heating and air-conditioning equipment per occurrence for amounts exceeding \$500. Lessor shall be consulted before making any repairs. Lessee shall maintain all Lessee provided equipment.

UTILITIES: Lessor agrees to be responsible for utilities in common with the property as a whole, including lawn maintenance, water service, dumpster service and parking lot lighting as provided. However, should there be an unusual demand or should Lessee require or cause to be necessary more than its share of said service, then Lessor reserves the right to charge Lessee for the increased cost.

Lessee shall be responsible for utility and service charges used within and in connection with its individual business operations upon the premises, including any applicable deposits. This includes interior electric service within the leased premises and any optional exterior lighting or dumpster pick-ups that may be required or desired in addition to that provided.

Lessee's initials _____

Lessor's initials _____

LESSEE IMPROVEMENTS: All alterations and improvements to the Property will require Lessor's prior approval and be at the sole expense of Lessee without obligation upon the Lessor and shall become the liability and maintenance responsibility of Lessee. Lessee shall not install burglar bars or any other such visual impairment that may detract from the aesthetics of the building, conflict with its architecture or overall theme of the property. Lessee shall make no attachments to the exterior of the property. Under no circumstances shall any firewall (demising wall) be removed to a height exceeding 8 feet and then only by specific approval. Plans must be submitted to Lessor for approval prior to start of any work. It is Lessee's obligation to restore the property to its pre-occupancy state upon vacating the property unless waiver is granted by Lessor.

Lessee warrants that any improvements, maintenance work, alterations, etc. shall equal or exceed the quality of the existing Property and that all work will meet or exceed all national, state, parish, and city building codes and zoning laws. Default interior paint is Glidden "Duo" interior eggshell, "Dover White". Lessee shall not paint any part of the building's exterior.

Lessee shall not allow the Property to become subject to any lien, charge, or encumbrance whatsoever, and Lessee hereby agrees to indemnify, hold harmless and defend the Lessor against same, including court costs and attorney's fees, created or permitted by the act or failure to act of Lessee, it being expressly agreed that Lessee shall have no authority, express or implied, to create any lien, charge, or encumbrance on the Property. Lessee shall promptly pay all contractors and suppliers to whom Lessee is indebted so as to minimize the possibility of a lien attaching to the Property. Should any such lien be filed, Lessee shall inform Lessor in writing of the filing of said lien and Lessee shall bond out or discharge said lien within ten days.

Lessee shall provide or confirm contractor's (A) liability insurance insuring Lessee and Lessor against liability which may arise on account of any such work on an occurrence basis with the minimum limits herein set forth in this Lease and, (B) workmen's compensation insurance covering all persons employed, directly or indirectly, in connection with any work performed, and covering all employees and agents of Lessee with respect to whom death or bodily injury claims could be asserted against Lessor or Lessee.

LEASE VIOLATIONS:

Lessee shall be subject to any fines issued by Kenner code enforcement relating to its use of the property plus an equal amount to Lessor for handling the complaint or violation.

There shall be a \$100 fee per day of occurrence payable by Lessee to Lessor for each infraction of the lease, its addendums or for any matters Lessor must handle as a result of Lessee's inability or unwillingness to handle on its own.

Unpaid fees, fines, adjustments or other expenses associated with this lease or use of the property not settled to Lessor's satisfaction within 30-days shall be grounds for cancellation of this Lease under the terms of default.

Exempting eviction or other judicial proceedings, Lessee hereby submits to binding arbitration of any unresolved disputes not specifically addressed in the Lease and for the expense of same.

QUIET POSSESSION: Lessor agrees to warrant and defend Lessee in its quiet and peaceful possession of the premises so long as the lease is not in default.

Lessee's initials _____

Lessor's initials _____

FIRE SAFETY: Premises are equipped with a building-wide fire extinguishing sprinkler system. If sprinkler heads are hit, bumped, or otherwise caused to activate Lessee would be responsible for any ensuing damages to contents and to the premises. Be sure your insurance has coverage for water damage resulting from sprinkler system activation and that it covers both contents & liability.

Flame producing devices and explosives are not allowed in the building; likewise, no flammable liquids are to be stored inside the premises other than in household amounts. Should the situation warrant, the State Fire Marshall and Kenner Fire Department may have additional requirements. Any activity that would result in an increase in Lessor's insurance will be billable to Lessee. Lessor urges you to make your business a smoke free facility.

Should you ever have a fire, never risk your safety, but if you feel you may be able to safely extinguish it with a hand held extinguisher, then by all means do it and quick! Have someone else call 911 while you are extinguishing the fire. Have a fire emergency plan established and carry it out immediately should the need arise - any delay in action what-so-ever could cause you to succumb to even a seemingly insignificant event. Time is of the essence; by the time the building sprinklers come on you will have lost all of your contents. Sprinkler systems are only effective in helping to save the building - they will NOT save your contents. Any activation of the sprinkler system whether by fire or by accident should be treated as an extreme emergency. Lessor and the fire department are to be notified immediately. The shutoff for the entire building is located in the front closet of suite # 1.

Please rest assured you are located in one of the safest buildings available. It is constructed of concrete, steel, sheetrock, & glass. Very little wood is used and is not a structural component in this building. Commercial carpets are fire resistant (not fireproof); however, contents are an entirely different matter. Fabrics and foam filled furnishings burn aggressively unless specifically treated to be flame resistant.

FIRE AND CASUALTY CLAUSE: In the event premises should become so damaged by fire or other casualty during the term of this Lease as to be rendered untenable, Lessor, shall be entitled to the insurance proceeds required to be carried under the terms of this Lease and, at Lessor's option, it may elect to terminate this Lease or rebuild or repair the Property to its condition or better prior to the casualty. If Lessor elects to rebuild or repair the Property, and can complete same within 180-days, this Lease shall remain in full force and effect, but the rent shall abate during the period the Leased Property is unusable. If Lessor elects to terminate this Lease, the deposit will be returned to Lessee.

INDEMNITY: Lessee shall and will forever indemnify and save harmless Lessor from and against any and all liability, penalties, expense, cause of action, suits, claims or judgments for death, injury, or damages to persons or property during the term of this lease while on or arising out of the use, occupation, management or control of the leased premises, adjacent property, streets and sidewalks, or any act of operation on any thereof, or growing out of the demolition, construction, alteration or repair of any building thereon in any case without regard to whether such death, damage or injury resulted from the negligence of Lessee or its sublessee or their respective agents or employees or otherwise, and including without limitation such death, damage or injury as may have resulted from the sole or contributing negligence, act or omission of Lessor or their agents or employees or for which Lessor may have any liability without fault. Lessee shall and will, at its own expense, defend any and all suits that may be brought against Lessor, or any of them, or in which Lessor, or any of them, may be impleaded with others, upon any such above mentioned claim or claims, and shall and will satisfy, pay and discharge any and all judgments that may be recovered against Lessor, or any of them, in any such action or actions in which Lessor, or any of them, may be a party defendant.

Lessee's initials _____

Lessor's initials _____

Page 5 of 10

RIGHT OF ENTRY: Lessor may enter the premises at reasonable times to inspect the same, perform maintenance, or to allow inspection by fire department or other agencies, to make repairs and alterations, or to run pipe or electric wire, as Lessor may deem necessary and appropriate.

Lessee grants Lessor right to enter the premises at any time in the case of an emergency, either perceived or real. Emergency entry, while not all encompassing, may be required due to electrical, plumbing, sewer or roof failure, penetration of the building by way of tornado, hurricane, fire, flood and vehicular impact or activation of the building's sprinkler system. **For emergency preparedness, Lessor requires a working copy of premise's keys at all times. Lessee retains alarm code privacy.**

ACCORD and SATISFACTION: No payment by Lessee nor receipt by Lessor of a lesser amount than the current amount due hereunder shall be deemed to be other than on account of the earliest stipulated amount due, nor shall any endorsement or statement on any check or payment or any letter accompanying any check or payment of any amount due be deemed an accord and satisfaction, and Lessor may accept such check or payment without prejudice to Lessor's right to recover the balance of such amount due or pursue any other remedy provided in this Lease or by law.

SUB-LEASE: Lessee shall not have the right to assign or sub-lease the Property, in whole or in part, either voluntarily or by operation of law without Lessor's prior written consent. Any sublease or assignment shall contain all the provisions of this Lease particularly the use set forth in this Lease and provided further that Lessee shall not be relieved by any such subleasing or assignment of Lessee's obligation to pay rent herein stipulated or any other obligations of Lessee under this Lease, but rather provided sub-Lessee shall be liable in solido with Lessee for the performance of this Lease. Nothing contained in this Lease shall in any manner restrict Lessor's right to sell, assign, or encumber this Lease, the rents from this Lease, or the Property, provided such sale, assignment or encumbrance does not deprive Lessee of any of its rights granted herein.

SURRENDER: At the termination of this Lease, Lessee is obligated to immediately surrender possession as Lessor may have contractual arrangements with a replacement Lessee or other plans for the premises. Should Lessee fail to promptly vacate, and upon Lessor's notification, Lessee consents to pay as liquidated damages five (5) times the then current rent per day, for each day that Lessee so holds over unless specifically waived by Lessor. No demand or notice of such delivery shall be necessary, Lessee expressly waiving all notices and legal delays. Lessor's allowing or permitting Lessee to remain on the Property after the expiration of this Lease shall not be construed as a reconduction of this Lease, but shall be a tenancy from month to month at a rental 10% higher than that offered in a renewal lease, or in its absence, payable for the last month of the expired lease, or to consider the holding over a trespass.

The premises shall be delivered to Lessor in good order and in pre-occupancy condition clear of all goods and broom cleaned and shall make good all damages to the premises, usual wear and tear by the elements excepted, and shall remain liable for holdover rent until the premises with keys are delivered to Lessor in such order along with Lessee's forwarding address.

IMPROVEMENTS ON SURRENDER: All buildings and permanent improvements of whatever nature placed by Lessee on the Property, except Lessee's movable property and trade fixtures, shall at the termination of this Lease become the property of Lessor; however, Lessor may require Lessee to remove any such property, fixtures and improvements placed on the Property by Lessee and restore the Property to the condition when Property was first occupied by Lessor.

Lessee's initials _____

Lessor's initials _____

Page 6 of 10

CRIME FREE LEASE: Lessee agrees to comply with (and to indemnify Lessor from any violations of) all laws or ordinances relative to Lessee's use of the premises. This lease shall be subject to the "Crime Free Lease Addendum".

TAXES and FEES: Lessor to pay all real estate taxes and assessments billed by both Jefferson Parish and the City of Kenner as they relate to ownership of the building and the land thereon. Lessee to pay ALL other taxes, permits and fees relating to its use and occupancy of the premises.

DEFAULT: Should the Lessee (A) fail to pay the rent or any other charges arising under this Lease promptly as stipulated, (B) abandon the Property (it being agreed that an absence of Lessee from the Property for ten (10) consecutive days or being unreachable by phone after the rent is due shall create a conclusive presumption of abandonment), (C) begin to remove its fixtures or any substantial portion of its movable property, (D) commence voluntary bankruptcy proceedings, (E) suffer the commencement of involuntary bankruptcy proceedings, (F) make an assignment for the benefit of creditors, (G) violate any provisions of this Lease, (H) use the Property for purposes other than for which they were rented, (I) permit the Property to accumulate trash and garbage, (J) fail to maintain the required insurance, or (K) fail to maintain a going business on the Property, then in any of said events, without notice by Lessor, Lessee shall be ipso facto in default and as liquidated damages pay at the option of Lessor, (a) a sum equal in the amount of the guaranteed rent for one year, or alternatively at Lessor's option to be reimbursed all actual cost incurred in re-entering, renovating and re-letting said premises; (b) to accelerate and declare immediately due all rentals due for the unexpired term of the Lease, together with late charges, damages and attorney's fees, and / or (c) to sue for the rents, late charges, damages and attorney's fees in intervals or as they occur.

Similarly, in the event of any such default, Lessor shall have the immediate right of reentry and may remove all persons and property from the Property by legal process without being deemed guilty of trespass, or becoming liable for any loss, damage or other compensation which may be occasioned thereby. Lessee hereby accepts that Lessor shall have the right of lien on all goods located upon the premises for payment of all rental and other sums due by Lessee to Lessor by reason of this lease.

The above rights and remedies of Lessor are cumulative and are in addition to any rights and remedies it may have by law. All Lessees shall be liable in solido on this Lease.

NOTICES: Any notice required to be given under this Lease shall be sufficient if in writing and (A) hand delivered and a receipt obtained from a responsible person, or (B) sent by U.S. Mail (regardless of when or if received by the addressee), postage prepaid and with Delivery Confirmation.

WAIVER OF NOTICE: Lessor's failure to strictly and promptly enforce the conditions of this lease, regardless of any indulgences or extensions previously granted, shall not constitute a waiver of Lessor's rights. In the event of default, Lessee waives notice of judicial action. Should an attorney or collections agent be employed to give special attention to the enforcement of a claim or the protection of Lessor under this Lease, Lessee agrees to pay reasonable attorney's fees, including that of consultation, and / or collection fees incurred by Lessor, together with all costs, charges and expenses. If Lessor shall be made a party to any litigation commenced by or against the Lessee, the Lessee shall pay all costs and reasonable attorney's fees incurred by the Lessor.

LESSOR ACTS FOR LESSEE: Except as otherwise provided in this Lease, if Lessee fails to perform any act required in this Lease, after five (5) days written notice, Lessor may, at its option, perform said act and charge Lessee for it as additional rent.

ADVERTISEMENT: Lessor reserves the right to keep posted on the Property signs of reasonable size reading "For Lease" during 90-days preceding the expiration of this Lease and "For Sale", and Lessee will allow parties authorized by Lessor to visit the Property at reasonable hours in view of buying during the term of this Lease, and in view of renting during 90-days prior to expiration hereof.

EMINENT DOMAIN: If the leased premises should be subjected to any eminent domain proceedings, the lease shall terminate if the portion taken is so extensive that the residue is wholly inadequate for Lessee's purpose. If the taking is partial, then Lessee's rentals shall be reduced in proportion to space taken bears to space originally leased, and all unearned rent and other charges paid in advance and attributable to the taken portion of the property shall be refunded.

In such proceedings Lessee shall be entitled to make a claim in its own name to the condemning authority for the value of any furniture, trade fixtures, trade equipment, merchandise, or personal property of any kind belonging to Lessee and not forming part of the real estate, or for the cost of moving all of the same, and any such award made directly to Lessee shall belong entirely to Lessee. Any additional award to Lessor by the condemning authority shall be payable to Lessor.

SEVERABILITY: The invalidity or illegality of any provision of this Lease shall not effect the validity or legality of any other provision hereof.

SUBORDINATION: At the option of Lessor's mortgagee, the Lessee agrees to subordinate this lease to any mortgage, deed of trust or encumbrance which the Lessor may have placed, or may hereafter place, on the premises. Lessee agrees to execute, on demand, any instrument which may be deemed necessary or desirable to render such mortgage, deed of trust or encumbrance, whenever made, superior and prior to this lease.

AMENDMENT: An amendment of this Lease or waiver of any of its provisions shall be effective only if in writing and signed by the party against whom enforcement of the amendment or waiver may be sought.

FORCE MAJEURE: Neither Lessor nor Lessee shall be in default under this Lease if its failed performance shall be due to force majeure or any other cause whatsoever beyond its reasonable control and the time for performance and the term of this Lease shall be extended by the period of delay resulting from said causes.

RELEASE OF LESSOR: Upon a sale or transfer of the Property, as to the extent provided by law, any such subsequent owner of the property shall be bound for the performance of Lessor's agreements and obligations under this Lease, and the vendor or transferor shall thereupon be released from any and all liability thereafter.

PROHIBITED USES:

1. The sale, storage or use of fuels or other combustibles, explosives or ammunition. 2. The sale of live animals, seafood, bait, etc. 3. Use as a residence

FOOD BASED OPERATIONS: (Not applicable, COOKING ALLOWED IN SUITE ONE ONLY)

1. Cooking Safety: Lessee shall have a security system that is at all times wired to the fire sprinkler flow sensor and if applicable cooking hood alarm sensors with automatic notification to a monitoring company.

2. Odor: Lessee shall take whatever means necessary to prevent the migration of odors to adjacent suites. Lessee shall pay for any and all expenses related to objectionable odor control. In the event Lessee is unable or unwilling to control odor problems to the satisfaction of the affected parties then the offence will be considered a default under this lease.

3. Garbage: Should the volume of Lessee's garbage exceed the capacity of the currently supplied dumpster it is agreed Lessee will supply a dumpster of sufficient size and pick-up frequency for its needs and shall allow its use by other tenants. All trash shall be disposed of in the dumpster with hatches remaining closed and locked when unattended. In order to control odor, discarded produce and food is to be bagged before being placed in the dumpster. The City of Kenner requires businesses to present a neat and clean appearance. Should the dumpster become full, take your garbage home with you or make arrangements for extra pick ups. - Dumping or storing of trash outside of the dumpster is NOT acceptable. Lessee must comply with the disposal requirements of the City of Kenner.

4. Pest Control: Lessee agrees to provide for both interior and exterior pest control.

5. Drain Cleaning: Lessee shall pay without limitation for sewer repairs and drain cleaning required as a result of its use or abuse and shall install a grease trap per city requirements.

6. Debris: Lessee shall be responsible for keeping the premises, including the parking lot and dumpster area free of trash without regard to its source.

OTHER: Reference to Lessor may, where applicable, include its designated agent, heirs, assignee or representative. The provisions of this Lease shall endure to the benefit of and be binding upon Lessor and Lessee and their respective heirs, executors, administrators, legal representatives, successors and assigns. All obligations of Lessee are several and in solidio. Recordation of lease is optional.

RELEASE OF INFORMATION: Unless noted otherwise, it is understood and agreed that all parties listed in the lease, as well as others that may become interested parties in the process of doing business under this lease, shall be granted access to the information contained within or associated with this Lease. If deemed necessary, information may also be released to law enforcement & judicial agencies as appropriate.

Upon acceptance and notarization, this Lease, with addendum/s, is hereby agreed to & executed by the following parties.

(LESSOR)

x _____, dated _____

Lee H. Longstreet, Jr.

128 Windward Passage

Slidell, LA 70458-9129

Phone: 504-283-4706 FAX: 815-346-3446

Email: Lee@datakik.com

Secondary Emergency contacts: Margaret Longstreet 504-289-5031

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**LESSEE/s & Personal Guaranty:** The undersigned hereby certify that they are the controlling officers / owners and represent a majority of the legal directors as required to bind said entity to the terms and obligations of this Lease. As an incentive for Lessor to enter into this Lease, the undersigned, in addition to the corporate lease holder, hereby personally guarantee without delay that in the event of default by the corporation named herein, to guarantee in solido the obligations contained in the Lease. The Guarantors expressly waive notice of any default or order of law to which Lessee or Guarantors might otherwise be entitled prior to making good upon its obligations to Lessor. Guarantors waive any pleas of division, discussion and the necessity of exhausting recourse against Lessee.

(LESSEE/s) – primary

(LESSEE/s) – secondary

\_\_\_\_\_  
x \_\_\_\_\_, dated \_\_\_\_\_

\_\_\_\_\_  
x \_\_\_\_\_, dated \_\_\_\_\_

Address:

Address:

\_\_\_\_\_  
Phone: \_\_\_\_\_

\_\_\_\_\_  
Phone: \_\_\_\_\_

Email: \_\_\_\_\_

Email: \_\_\_\_\_

Emergency contact:

Address of Legal Notice:

\_\_\_\_\_  
\_\_\_\_\_  
>>>>

Addendums:

- Crime Free Lease Addendum

- Receipt for deposit