

STATE OF LOUISIANA :

PARISH OF CADDO :

LEASE

KNOW ALL MEN BY THESE PRESENTS that:

WILLIS KNIGHTON HEALTH, a Louisiana non-profit corporation domiciled in Caddo Parish, Louisiana, with mailing address at P. O. Box 32600, Shreveport, Louisiana 71130-2600, represented herein by its undersigned officer (hereinafter called "Lessor")

and

City of Shreveport represented herein by the Honorable Tom Arceneaux, Mayor, duly authorized to act on its behalf (hereinafter called "Lessee")

have, and do hereby enter into this Contract of Lease, to-wit:

1. Lessor leases to Lessee the following described property:

3312 North Market, Shreveport, Louisiana 71107 (hereinafter called "Leased Premises")

for a period of 1 year, beginning on the 1st day of January, 2025 on the 31st day of December, 2025. In the event that Lessee can occupy the Leased Property before January 1, 2025. Lessee shall notify Lessor of the move-in date and the rent set forth in Paragraph 2 shall be prorated. Upon the expiration of the initial term set forth above, Lessee shall have the option to renew for an additional one (1) year term on the same terms and conditions set forth herein provided Lessee notifies Lessor at least sixty (60) calendar days prior to the end of the initial term.

2. The rent for the Leased Premises during the initial term shall be \$18.00 per square foot per year during the term of the Lease. The Leased Premises contains 6,133 square feet and the monthly rental amount due shall be the sum of \$9,199.50 per month. The monthly rental amount for any renewal term shall be re-evaluated annually to insure consistency with fair market value.

Each rental payment shall be payable in advance on the first day of each month. Lessee shall pay the electricity, gas, water and janitorial charges. Lessor shall be responsible for exterior and interior repairs and building maintenance unless such repairs or maintenance are required due to negligence or acts of omission or commission on the behalf of the Lessee in which case the responsibility for any such repairs or maintenance shall be with the Lessee.

3. The Leased Premises shall be used by Lessee exclusively for a police substation.

4. Lessee shall not transfer or assign this Lease, in whole or in part, or sublease all or any part of the Leased Premises, without first obtaining written consent from Lessor. Lessor shall be permitted to keep the Leased Premises listed for sale with the stipulation that any purchaser of the Leased Premises must continue to honor the terms of this Lease. Lessor shall provide reasonable advance notification to Lessee prior to showing the Leased Property to any potential purchaser.

5. Lessee assumes full and complete responsibility for the Leased Premises, and all operations thereon, expressly agreeing to hold Lessor harmless from any and all claims of all persons or concerns, including claims for loss or damage for injuries to person, life or property. In this connection Lessee further agrees to carry public liability and property damage insurance in an amount not less than \$500,000.00/\$1,000,000.00 (liability) and \$100,000.00 (property) with Lessor named as an additional insured, with copy furnished to Lessor, all at Lessee's cost. Lessee shall also be responsible for insuring its personal property to be located on the Leased Premises.

6. Lessee leases and shall accept the Leased Premises in their present condition. Throughout the term of the Lease, Lessee shall make all repairs necessary to put, keep and maintain the exterior and interior of the Leased Premises in good, sound, attractive condition. Additionally, Lessee shall be responsible for the maintenance and repair of its personal property, furnishings and equipment located in the Leased Premises. At the end of the Lease, Lessee shall deliver the Leased Premises back to Lessor in a neat, clean and in the same or better condition than the Leased Premises were received by Lessee at the beginning of the Lease.

7. Lessee shall not make any alterations, additions, or improvements to, or install any fixtures or equipment on the Leased Property without Lessor's prior written consent. If such consent is given, all such alterations, additions, and improvements made, and fixtures installed by Lessee may be removed by Lessee if such removal will not damage the Leased Property and Lessee can return the Leased Property to its original condition. If Lessee cannot remove such alterations, additions, and improvements, and fixtures without damage to the Leased Property, or Lessee is unable to return the Leased Property to its original condition, then such improvements will become the property of Lessor. Lessor may, however, require Lessee to remove such fixtures, at Lessee's cost, upon the termination of this Lease.

8. Lessee agrees that the Lessor or its agents at all reasonable times and during all reasonable hours shall have free access to said Leased Property for the purpose of examining or inspecting the conditions of the same or of exercising any right or power reserved to the Lessor under the terms of this Lease. Lessor, its agents and employees shall have the right to enter the Leased Property at reasonable hours to make inspections of the Leased Property.

9. All notices that the parties desire to send shall be in writing and delivered by mail or by messenger to:

Lessor at:
President's Office

Willis-Knighton Medical Center
2600 Greenwood Road
Shreveport, Louisiana 71103
Attn: Jaf Fielder, President & CEO

or any such other address as Lessor may hereafter designate.

Lessee at:

City of Shreveport
505 Travis Street
Shreveport, LA 71101
Attn: Tom Arceneaux, Mayor

Lessee may designate a person to receive such notice at the Leased Premises or at any other address in Shreveport, Louisiana.

10. No verbal understanding or agreement prior or subsequent hereto shall in any manner affect this Lease or modify its terms. Any changes or modifications in this Lease must be reduced to writing and signed by the parties before it shall have any effect.

11. In the event Lessee should (a) fail to pay any rental within fifteen (15) days after it is due, or (b) begin to move property or goods to the prejudice of Lessor's lien, or (c) file a petition in, or be adjudicated a bankrupt, or make an assignment for benefit of creditors, or go into or be placed in receivership, or take advantage of any insolvency statute, or (d) violate any other obligation under this Lease and fail to correct same within ten (10) days after notice that such correction is required, then, and in any of those events, Lessor shall have the option:

To immediately terminate this Lease, enter and take possession of the Leased Premises, eject Lessee and hold Lessee liable for all rentals due to date possession is obtained, together with interest, damages and attorney's fees;

or

Declare the entire amount of the unmatured rentals immediately due and payable, with interest, damages and attorney's fees, and re-enter the Leased Premises and let said Leased Premises for such price and on such terms and conditions as may be immediately obtainable, and apply the net amount realized to the payment of said rental, interest, damages and attorney's fees, holding Lessee liable for any difference.

It is expressly stipulated that the above remedies may be pursued without the necessity of notice (except under d above Lessee is entitled to the ten (10) day notice, demand, or putting in

default), and the said remedies are not exclusive. Lessor retains all other remedies and all conservative writs may be used in connection with any remedy.

Lessee shall reimburse Lessor for all reasonable attorney's fees incurred in enforcing Lessor's rights under this Lease.

12. This Lease may be executed in multiple counterparts. Each counterpart shall be deemed an original, but all counterparts together shall constitute one and the same instrument.

____ THUS DONE AND SIGNED in the presence of the undersigned witnesses on this
____ day of _____, 2024.

ATTEST:

Witness Signature

WILLIS KNIGHTON HEALTH

Witness Name (Please Print)

By: Jaf Fielder, President & CEO

Witness Signature

Witness Name (Please Print)

THUS DONE AND SIGNED in the presence of the undersigned witnesses on this
_____ day of _____, 2024.

ATTEST:

Witness Signature

City of Shreveport

Witness Name (Please Print)

By: Tom Arceneaux, Mayor

LESSEE

Witness Signature

Witness Name (Please Print)