



LEASE

BEFORE THE UNDERSIGNED notaries public, each duly commissioned and qualified,
and in the presence of the undersigned competent witnesses, personally came and appeared:

CITY OF WEST MONROE, LOUISIANA, a political
subdivision of the State of Louisiana, located in Ouachita Parish,
Louisiana, herein appearing through its duly authorized by its
Mayor

together with its employees, agents, and elected official hereinafter referred to as "CITY", and

WILLIAM EDWARD PEARSON, a major resident of Union
Parish, Louisiana, whose mailing address is 387 Point Place Road,
Downsville, Louisiana 71234

hereinafter referred to as "TENANT".

WITNESSETH:

CITY does hereby and by the presents, lease and let unto Tenant, the "leased premises" being the
following described property, to-wit:

Lots 16, 17, and 18 of West Monroe Commercial Center in Section 46,
Township 18, Range 3 East, West Monroe, Ouachita Parish, Louisiana, as
per plat of record in Plat Book 11, page 123, records of Ouachita Parish,
Louisiana, with a municipal address: 104 Royal St, West Monroe

This Lease is made for a term of three (3) years, commencing on the 16th day of May,
2023, and ending on the 15th day of May, 2026, and thereafter shall automatically renew for
consecutive periods of one (1) year unless either CITY or TENANT notify the other in writing
more than 30 days prior to expiration of the then existing term, or unless otherwise terminated
under the provisions of this Lease.

The cause and consideration of this Lease shall be the receipt by CITY of an initial payment of ONE HUNDRED FIFTY AND NO/100 (\$150.00) DOLLARS to offset the initial costs incurred by CITY, plus the payment of ONE HUNDRED AND NO/100 (\$100.00) DOLLARS per year, which shall be paid in advance of each lease year, together with the obligation throughout the term of this Lease of TENANT keeping and maintaining the leased premises free from obnoxious weeds or grasses, and maintaining the leased premises in a clean and litter-free condition.

TENANT shall not construct any permanent structures, buildings, or other appurtenances upon the subject property other than approved fencing, all of which shall be removed at the termination of this Lease, and shall comply with and abide by all federal, state and city laws, rules, and regulations, including without limitation all environmental laws and regulations, and shall particularly comply with the provisions and restrictions on Exhibit "A".

Use of the leased premises shall be only by TENANT or TENANT's wholly controlled entities, and TENANT shall not sublease all or any portion of the leased premises to another, or allow use of all or any portion of the leased premises by another, or otherwise use the leased premises for any commercial purpose other than parking of vehicles or storage of items otherwise allowed under the applicable zoning laws.

TENANT shall utilize the leased premises at its own risk and assumes full and complete responsibility for the condition the leased premises; and CITY shall not be liable for injury to any person whatsoever caused by any defect in the leased premises, TENANT shall fully indemnify CITY against any expense, loss, cost, damage, claim, action or liability paid, suffered or incurred in any way or manner arising out of the use or operation of the leased premises by TENANT, and TENANT's agent, servants, employees, customers, or others, whether or not due

to the carelessness, negligence, or improper conduct of TENANT, its agents, servants, employees, customers, or others.

TENANT agrees to carry and furnish public liability insurance during the term of this lease and any renewal thereof, with limits of not less than \$100,000.00 for injury, loss or damage sustained by one person in any one incident and not less than the sum of \$250,000.00 for injury or damage sustained by more than one person in any one accident, covering not less than \$100,000.00 in property damage, providing proof of such insurance coverage at inception of this Lease and at each renewal of the policy.

It is understood and agreed that the violation of any clause or provision of this Lease shall entitle CITY, at its sole option, to immediately terminate this Lease.

All notices provided herein to the respective parties shall be given in writing and by personal service or by U.S. mail to the following addresses:

CITY:

Name	Mayor, City of West Monroe, Louisiana
Address	2305 North 7 th Street West Monroe, LA 71291 mayorsoffice@westmonroe.la.gov 318-396-2600

TENANT:

Name	William Edward Pearson
Address	387 Point Place Road Downsville, La 71234 bill@pearsonbaseballacademy.com 318-372-5551

TENANT shall have the right to cancel this Lease at any time during the primary term or any extended term upon ninety (90) days prior written notice to the CITY. No refund of the initial or annual payments shall be made upon cancellation.

THUS DONE AND SIGNED, before me, Notary, and the undersigned competent witnesses, in Ouachita Parish, State of Louisiana in duplicate original, this ____ day of May, 2023.

WITNESSES:

CITY OF WEST MONROE, LOUISIANA

Printed Name: _____

BY: _____
STACI ALBRITTON MITCHELL, Mayor

Printed Name: _____

DOUGLAS C. CALDWELL, NOTARY PUBLIC
LOUISIANA BAR ROLL NO. 03786

THUS DONE AND SIGNED, before me, Notary, and the undersigned competent witnesses, in Ouachita Parish, State of Louisiana in duplicate original, this ____ day of May, 2023.

WITNESSES:

TENANT

WILLIAM EDWARD PEARSON

Printed Name: _____

Printed Name: _____

NOTARY PUBLIC, ID NO. _____
Printed Name: _____
My Commission Expires: _____