

## CONSENT TO ASSIGNMENT OF LEASE

This Consent to Assignment of Lease (“**Consent**”), dated as of \_\_\_\_\_, 2021, is by and among City of Shreveport (“**Landlord**”), Shreveport Renewal Limited Partnership, a Delaware limited partnership (“**Tenant**” or “**Assignor**”) and New Shreveport Renewal, LLC, a Louisiana limited liability company (“**Assignee**”).

### RECITALS

A. WHEREAS, Landlord is the owner and landlord of the real property located in the City of Shreveport, Louisiana and further described in Exhibit A (the “**Property**”).

B. WHEREAS, Landlord and Tenant entered into that certain lease agreement dated April 27, 1998 (the “**Lease**”).

C. WHEREAS, Tenant desires to assign all of its rights and obligations as tenant under the Lease to Assignee and Assignee wishes to accept the assignment of the Lease and assume all of the obligations as tenant under the Lease pursuant to the terms and conditions of that certain Assignment and Assumption of Lease dated as of \_\_\_\_\_, 2021, a copy of which is attached to this Consent as Exhibit B (the “**Assignment**”).

D. WHEREAS, Landlord is willing to consent to release Tenant from the obligations under the terms of the Lease subject to the terms and conditions set forth in this Consent.

NOW, THEREFORE, in consideration of the mutual covenants, terms and conditions set forth herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. Consent to Assignment of Lease Subject to the provisions of this Consent, Landlord hereby consents to Tenant’s assignment of its rights and obligations under the Lease to Assignee and Assignee’s assumption of Tenant’s rights and obligations under the Lease pursuant to and in accordance with the Assignment.

2. Release This Consent shall serve as the release of Tenant from the performance and observance of all of the provisions of the Lease, including, without limitation, the payment of the Annual Rent due under the Lease from and after the date of this Assignment.

3. Assignee’s Assumption of Lease Assignee, from and after the date of the assignment, hereby assumes the performance and observance of all of the provisions of the Lease, including, without limitation, the payment of the Annual Rent due under the Lease.

4. Miscellaneous

(a) This Consent may not be changed or terminated orally or in any manner other than by a written agreement signed by Landlord, Tenant, and Assignee.

(b) All capitalized terms not defined herein shall have the meaning accorded them in the Lease, a true and correct copy of which Assignee hereby acknowledges receipt.

(c) The paragraph headings appearing herein are for purposes of convenience only and are not deemed

to be part of this Consent.

(d) This Consent may be executed in counterparts, each of which when so executed and delivered shall be deemed an original for all purposes, but all such counterparts shall together constitute one and the same instrument.

(e) A signed copy of this Consent delivered by facsimile or e-mail shall be deemed to have the same legal effect as delivery of an original signed copy of this Consent.

Signature Pages to Follow

IN WITNESS WHEREOF, the undersigned has executed this Consent as of the \_\_\_\_\_ day of \_\_\_\_\_, 2021.

LANDLORD

**CITY OF SHREVEPORT**

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

ASSIGNEE

**NEW SHREVEPORT RENEWAL, LLC,**  
a Louisiana limited liability company

By: HRI New Shreveport Renewal, LLC, a Louisiana  
limited liability company, its managing member

By: Historic Restoration, Incorporated,  
a Louisiana corporation, its managing member

By: \_\_\_\_\_  
A. Thomas Leonhard, Jr.  
Its: Duly Authorized Agent

TENANT

**SHREVEPORT RENEWAL, LIMITED PARTNERSHIP,**  
a Delaware limited partnership

By: Historic Restoration, Incorporated, a Louisiana  
corporation, its managing general partner

By: \_\_\_\_\_  
A. Thomas Leonhard, Jr.  
Its: Duly Authorized Agent

## **Exhibit A**

### **Legal Description**

A portion of a 20 foot wide alley lying adjacent to lot (8) and lots thirteen (13), fourteen (14), fifteen (15) and sixteen (16), and a 10 foot wide alley lying adjacent to lots five (5), six (6), seven (7), eight (8), and eighteen all in block 43, City of Shreveport, as per map thereof recorded in book 250, page 100, of the Conveyance Records of Caddo Parish, Louisiana, and being more particularly described as follows:

From the most northerly corner of block 43, being the south intersection of Crockett Street and Market Street, run thence southwesterly along the northwest line of block 43 a distance of 150.20 feet to the point of beginning of the parcel herein described, run thence south  $40^{\circ}15'30''$  east, along the northeast line of said 20 foot wide alley, a distance of 155.00 feet to a point on the southwest line of lot thirteen (13); run thence south  $49^{\circ}44'30''$  west along the northwest line of lot eighteen (18), a distance of 170.20 feet to the most westerly corner of lot eighteen (18), and a point on the northeasterly line of Edwards Street right-of-way; run thence north  $40^{\circ}15'30''$  west, a distance of 10.0 feet to the most southerly corner of lot five (5); run thence north  $49^{\circ}44'30''$  east along the north line of said 10 foot wide alley and the southeast line of lots five (5), six (6), seven (7) and eight (8), a distance of 150.20 feet to the most easterly corner of lot eight (8); run thence north  $40^{\circ}15'30''$  west along the northeast line of lot eight (8); run thence north  $40^{\circ}15'30''$  west along the northeast line of lot eight (8), a distance of 145.00 feet to the most northerly corner of said lot eight (8) and a point on the southeasterly line of Crockett Street right-of-way; run thence north  $49^{\circ}44'30''$  east along the extended southeasterly line of said Crockett Street right-of-way, and the northwest end of said 20.00 foot wide alley, a distance of 20.00 feet to the point of beginning

**Exhibit B**

[Copy of Assignment and Assumption of Lease]