

FIRST AMENDMENT TO MEMORANDUM OF LEASE

This First Amendment to Memorandum of Lease (the "Amendment") is dated as of May __, 2021 (the "Effective Date"), by and between City of Shreveport, a municipal corporation organized under the laws of the State of Louisiana ("Landlord"), and New Shreveport Renewal, LLC, a Louisiana limited liability company, as successor in interest to Shreveport Renewal Limited Partnership, a Delaware limited partnership ("Tenant").

1. Landlord and Tenant entered into that certain Agreement of Lease dated as April 27, 1998, a memorandum of which was recorded in the Conveyance Records of Caddo Parish as Registry No. 1602244 (the "Lease").
2. Pursuant to the Lease, Landlord leased to Tenant that certain land, as more fully described in Exhibit A attached hereto and made a part hereof, together with any improvements existing upon such land as of the date of the Lease.
3. The initial term of the Lease was ten (10) years commencing on May 1, 1998 which expired on April 30, 2008. The Lease provided Tenant with seven (7) options to extend the term of the Lease, each for an additional ten (10) years.
4. As of the Effective Date, Tenant has exercised four (4) options to extend the term of the Lease and the current term of the Lease expires on April 30, 2048. Upon expiration of the current term of the Lease, Tenant will have three (3) remaining options to extend the Term of the Lease, each for an additional ten (10) years.
5. The purpose of this Amendment is to give notice of the Lease to third parties, and it shall not be construed to supersede, diminish, add to, or change any of the terms, provisions, covenants, or conditions of the Lease.

[Signature pages follow.]

In witness whereof, the undersigned has executed this Amendment as of the Effective Date.

WITNESSES:

LANDLORD:

CITY OF SHREVEPORT

Name: _____

By: _____

Name:

Name: _____

Title:

NOTARY PUBLIC

Louisiana Bar No. _____

My Commission Expires at Death

In witness whereof, the undersigned has executed this Amendment as of the Effective Date.

WITNESSES:

Name: _____

Name: _____

TENANT:

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

NOTARY PUBLIC
Louisiana Bar No. _____
My Commission Expires at Death

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.