

**CITY OF ST. GEORGE**

BY COUNCIL MEMBER MONACHELLO

**RESOLUTION NO. 2025-012**

TO APPROVE A MONTH-TO-MONTH LEASE OF 5,819 SF ON  
11207 PROVERBS AVENUE, ST. GEORGE, LA 70816, AND  
TO PROVIDE FOR RELATED MATTERS

WHEREAS, the Council for the City of St. George ("Council") desires to acquire additional office space for the City's Administrative Services on a month-to-month lease of 5,819 SF on 11207 Proverbs Avenue, St. George, LA 70816.

NOW THEREFORE, BE IT RESOLVED by the Council for the City of St. George that Mayor Dustin Yates is hereby authorized to take any actions necessary to lease and occupy 5819 sq on 11207 Proverbs Avenue, St. George, LA 70816.

**Section 1. Effective Date.** This Resolution shall be effective upon adoption.

This Resolution having been submitted to a vote, the vote thereon was:

For: Cook, Edmonds, Himmel

Against:

Absent: Heck, Monachello

**CERTIFICATION**

The above and foregoing Resolution was duly adopted at the Regular Meeting of the St. George City Council held on June 24, 2025.

  
\_\_\_\_\_  
Lorraine Beaman, City Clerk

**LEASE  
SCHEDULE "A"**

LANDLORD: Provco Holdings, LLC

\_\_\_\_\_

TENANT: The City of St. George, Louisiana

\_\_\_\_\_

LEASED PREMISES: 11207 Proverbs Avenue, St. George, LA 70816

SQUARE FOOTAGE: 5,819 SF on the first floor, as shown on the attached floorplan

USE OF PREMISES: Professional office use only. Tenant's hours of operation are Monday through Friday, 8:00 a.m. to 5:00 p.m.

DATE OF LEASE:

COMMENCEMENT DATE: Upon full execution of a lease, estimate to be June 10, 2025

TERM: Month-to-Month. This lease can be terminated by either party with thirty (30) days notice. If Tenant terminates the lease, Tenant agrees to vacate the Leased Premises and will have the Leased Premises professionally cleaned upon vacating, with all furniture to remain in place.

EXPIRATION DATE: Upon closing of the sale of the Property between Landlord and Tenant, referenced in that Agreement to Purchase and Sell Commercial Property as Seller and Purchaser

RENT: \$8,728.50 per month. Rent shall be prorated during any partial months.

SECURITY DEPOSIT: None.

AD VALOREM &  
PROPERTY TAXES: By Landlord

FIRE & EXTENDED  
COVERAGE INSURANCE: By Landlord

ROOF & STRUCTURAL  
MAINTENANCE: By Landlord

COMMON AREA  
MAINTENANCE: By Landlord

EXTERIOR MAINTENANCE &  
REPAIR: By Landlord

INTERIOR MAINTENANCE &  
REPAIR: By Landlord

UTILITIES: By Landlord

TRASH & RUBBISH  
REMOVAL: By Tenant in Shared Dumpster

JANITORIAL SERVICE: By Tenant (If Desired)

PHONE, CABLE, INTERNET: By Tenant

HVAC MAINTENANCE: Landlord shall deliver the HVAC system in good working order. Tenant is responsible for HVAC maintenance up to \$500.00 per occurrence not due to their own

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negligence. Any expense over \$500.00, the Landlord will be responsible for any maintenance or replacement as needed.

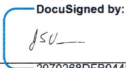
AIR FILTERS: By Landlord

LIABILITY INSURANCE  
LIMITS TENANT: By Tenant; Tenant shall name Landlord as additionally insured

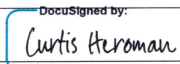
INSURANCE CARRIER: \_\_\_\_\_

LANDLORD IMPROVEMENTS: Tenant accepts the Leased Premises in "as is, where is" condition with all faults. Any improvements to the premises shall be the responsibility of Tenant and shall not be performed without written approval of Landlord.

FURNITURE: Tenant may utilize the existing furniture at no additional cost to Tenant. Landlord shall not be responsible to repair, replace or remove any furniture.

LANDLORD:  \_\_\_\_\_  
2070288DFB044DD...

DATE: 6/13/2025

WITNESS:  \_\_\_\_\_  
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TENANT:  \_\_\_\_\_  
dotloop verified  
06/13/25 7:11 AM CDT  
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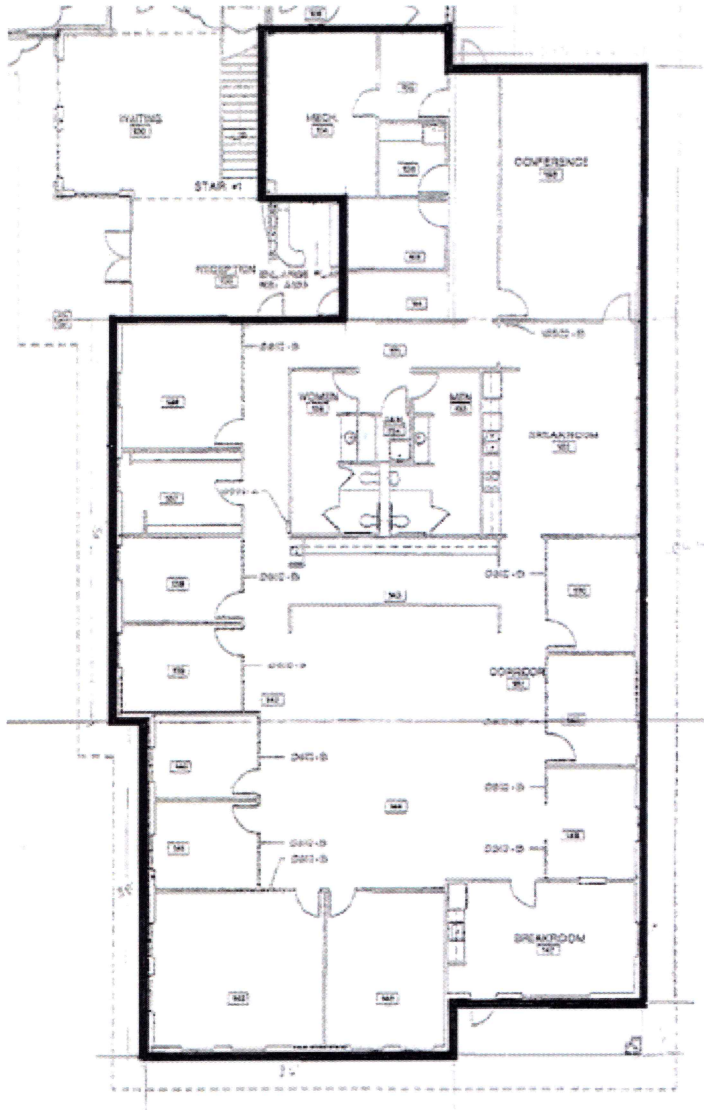
DATE: \_\_\_\_\_

WITNESS:  \_\_\_\_\_  
dotloop verified  
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HSAA-CZRM-6VCG-B0D7

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06/13/25  
7:11 AM CDT  
dotloop verified

### Floorplan of Leased Premises



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Jsu

**LEASE**

STATE OF LOUISIANA

PARISH OF EAST BATON ROUGE

This Lease is made as of the date shown on Schedule "A" annexed hereto and made a part hereof, by and between the "Landlord" and the "Tenant" as defined on Schedule "A", appearing herein through the undersigned, duly authorized representatives to wit:

- 1) Landlord does hereby lease unto Tenant, who accepts the same, that site designated as the Leased Premises on Schedule "A".
- 2) The property herein leased shall be used for the conduct of the permitted business as shown on Schedule "A", and for no other purpose, unless the prior written consent of the Landlord be first obtained.
- 3) This lease is made for the terms shown on Schedule "A", commencing on the date shown thereon as the Commencement Date.
- 4) Tenant shall pay the Landlord monthly rent, in advance, on the first day of each month, in the amount shown as Monthly Rent on Schedule "A"; provided that, if the Commencement and Termination Dates shall be on a day other than the first day of a calendar month, the Monthly Rent for such fractional months shall be prorated.
- 5) In the event any installment of Monthly Rent, or any other payment required by Tenant, shall not be paid when due Tenant shall pay Landlord a late charge equal to five (5%) percent of the amount due. Rent shall be late after the fifth of the month.
- 6) Tenant will take possession of the Leased Premises upon inspection and approval of all agencies required by law to obtain an occupancy permit. Tenant, upon taking possession of the Leased Premises, shall deemed to have acknowledged that he has inspected the Leased Premises and found them to be in satisfactory and safe condition. Tenant shall hold the Landlord harmless from any and all liability, of any nature, to Tenant or any other person coming upon the Leased Premises, for any accident or injury to person or property, and shall at Tenant's expense, through legal counsel satisfactory to Landlord, defend Landlord from any claim for such injury or accident even if such accident or injury is caused in whole or in part by the negligence or fault of the Landlord.
- 7) Maintenance and repairs to the Premises shall be the responsibility of the Landlord and shall be undertaken promptly as provided for in Schedule "A". Tenant shall be responsible for notifying Landlord of necessary maintenance on a timely basis.
- 8) Fire and extended coverage insurance covering the Premises shall be maintained by Landlord in full force and effect during the term of this Lease as shown on Schedule "A". Tenant shall do no acts nor cause any condition to exist on the Leased Premises which would cause the premium for such coverage to be increased beyond the normal premium for a building of this kind. In the event any such increase is incurred by the Landlord because of any action or omission of the Tenant, then Tenant shall, within ten (10) days after delivery of notice of the amount of such increase, pay the same to the Landlord. Tenant shall maintain fire and casualty insurance covering all property of the Tenant located on the Leased Premises.

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9) This Lease may not be assigned or sub-let by Tenant without the written consent of the Landlord. No such permitted assignment or subletting shall relieve Tenant from any obligation under this Lease.

10) Ad valorem taxes and assessments on the Premises shall be paid pursuant to Schedule "A". Tenant shall be responsible for inventory or personal property taxes levied against personal property of Tenant during the term of this Lease.

11) Utilities will be paid pursuant to Schedule "A".

12) All trash and rubbish shall be properly deposited in containers provided for the disposal of trash and rubbish as called for in Schedule "A". Tenant shall not allow accumulation of trash or rubbish to exist outside the Leased Premises.

13) Tenant shall not make alterations, additions or improvements to the premises without prior written consent of the Landlord. All alterations, additions, or improvements made to the Leased Premises shall become the property of the Landlord without claim for or the right of reimbursement from the Landlord.

14) Tenant will maintain in effect, during the term of this Lease, liability insurance covering injury to any persons or property on the Leased Premises, naming the Landlord as an additional insured thereunder, including a contractual liability endorsement and carrying limits pursuant to Schedule "A". Tenant will from time to time, deliver to Landlord certificates evidencing such coverage.

15) Should Tenant fail to make any payment of monthly rent, or any other payment required to be made hereunder promptly within five (5) business days of written demand from Landlord; or if the Tenant should file a voluntary petition for relief under the Federal Bankruptcy Laws or seek relief under any similar laws of the State of Louisiana; or if an involuntary bankruptcy petition should be filed against Tenant and not removed within sixty (60) days after filing; or if Tenant shall default in the performance of any obligation of Tenant under this Lease after five days written notice, then Landlord shall be entitled to consider this Lease in default and thereupon may take any one of the following actions:

A) Terminate this Lease, evict the Tenant from the premises and recover from the Tenant all expenses and damages allowed by law for default.

B) Without termination of this Lease, take possession of the Leased Premises, evicting the Tenant therefrom, and to relet the Premises for such price and terms as Landlord deems fit and proper. Tenant shall be liable for any and all cost, including any rent deficiency, associated with such reletting.

C) Any other remedy allowed by law.

16) No failure to exercise a right hereunder shall constitute a waiver of the Landlord's rights.

17) In the event either party has to retain an attorney to enforce any of the provisions of this Lease, the prevailing party shall be entitled to collect its reasonable attorney fees incurred from the other party.

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18) This Lease shall be binding upon the parties, their heirs, successors and assigns. It may not be amended or modified except in writing.

19) Any notice required to be sent by any party to the other shall be hand delivered or sent by registered or certified mail and if to Landlord, shall be sent to the address shown on Schedule "A" and to Tenant at the leased Premises. Any change of address for notice purpose shall be effective only when such change is delivered in writing to the other party.

20) In the event the Tenant shall continue to occupy the Leased Premises upon the expiration of the term hereof, such occupancy shall not be considered a reconduction, but shall constitute a month to month tenancy, subject to all terms and conditions hereof and terminable by either party upon thirty (30) days written notice to the other. Rent for any such hold over period shall be the same as the primary term.

21) Tenant shall have such options to extend this Lease as are shown on Schedule "A", except to the extent the terms hereof may be modified as shown on Schedule "A", all terms and conditions hereof shall apply during any extended term. Option must be exercised at lease ninety (90) days prior to the expiration of the current term.

22) Tenant is hereby expressly prohibited from dumping any pollutant on the Leased Property. Tenant will be liable for any action during the term of this lease that creates a polluting problem for lessor with any Governmental Environmental Department.

23) Intentionally deleted.

24) All rental or other payments should be made payable to:


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\_\_\_\_\_  
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25) Landlord shall hold harmless Tenant from and against any and all claims arising from any activity, work or things done by Landlord, its agents, employees or contractors, in or about the Premises.

26) Landlord to insure that all existing electrical system(s) and plumbing(s) are in good operating condition prior to occupancy and throughout the rental period. Tenant shall be responsible for light bulbs during tenant's occupancy of the premises. If there is an exterior plumbing repair required to main plumbing line to the building, landlord shall be responsible for this expense provided such repair was not caused by Tenant's negligence.

**LANDLORD:** Provco Holdings, LLC

**TENANT:** The City of St. George, Louisiana

DocuSigned by:  
  
By: \_\_\_\_\_  
Name: J. Shawn Usher  
Title: Manager  
DATE: 6/13/2025

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

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