

1 Introduced March 10, 2026, by Councilman  
2 DiSanti, seconded by Councilman Brownfield,  
3 (by request of Administration)

4 **Item No. 26-03-3629**

5  
6 **ORDINANCE NO. 4274**

7 An ordinance granting a Conditional Use Permit for artisan manufacturing of  
8 hand rolled cigars by up to four employees at 2992 Pontchartrain Drive (CUP2026-0001).  
9

10 WHEREAS, the Slidell City Council received a petition from Rolando Reyes to  
11 approve a Conditional Use Permit for the artisan manufacturing activity of hand rolled  
12 cigars by up to four employees as associated with his existing cigar retail establishment at  
13 the leased property designated as 2992 Pontchartrain Drive; and  
14  
15

16 WHEREAS, Rolando Reyes received a Certificate of Occupancy for the  
17 operation of Rolando's Cigar Lounge at this address in March 2024; and  
18

19 WHEREAS, this expanded use for artisan manufacturing is required to meet all  
20 requirements by the Louisiana Alcohol and Tobacco Tax and Trade Bureau for the  
21 premises at 2992 Pontchartrain Drive; and  
22

23 WHEREAS, the Slidell Director of Planning duly advertised and the Zoning  
24 Commission held a public hearing for CUP2026-0001 on March 16, 2026; and  
25

26 WHEREAS, the property has been recommended by the Planning Department  
27 and the Planning and Zoning Commissions to allowed artisan manufacturing as a  
28 conditional use for this property within the MU1 Neighborhood Mixed Use district, with  
29 additional conditions; and  
30

31 WHEREAS, the first condition is that if this conditional use is abandoned or is  
32 discontinued for a continuous period of ninety days, the conditional use permit shall  
33 become null and void and may not be reestablished unless a new conditional use permit is  
34 obtained in accordance with the provisions of the Unified Development Code; and  
35  
36  
37  
38  
39

1 **ORDINANCE NO. 4274**  
2 **ITEM NO. 26-03-3629**  
3 **PAGE 2**

4  
5 WHEREAS, the second condition is that this conditional use permit is only  
6 valid for artisan manufacturing by Rolando Reyes and does not remain valid upon after a  
7 change in ownership, manager, occupancy, or operator; and  
8

9 NOW THEREFORE BE IT ORDAINED by the Slidell City Council that it does  
10 hereby approve a Conditional Use Permit for the artisan manufacturing activity of hand  
11 rolling cigars by up to four employees as associated with the existing cigar retail  
12 establishment at the leased property designated as 2992 Pontchartrain Drive.  
13

14  
15 **ADOPTED** this 24<sup>th</sup> day of March, 2026.

16 

17 Nick DiSanti  
18 President of the Council  
19 Councilman, District D

20 

21 Randy Fandal  
22 Mayor

23 

24 Thomas P. Reeves  
25 Council Administrator

DELIVERED	3/24/26 @ 9:05 am
	to the Mayor
RECEIVED	3/30/26
	3:40 pm from the Mayor



Staff Report

# Case No. CUP2026-0001

Conditional Use Permit for artisan manufacturing at  
2992 Pontchartrain Drive

985.646.4320 | 250 Bouscaren St, Ste 203, Slidell, LA 70458 | [planningdept@cityofslidell.org](mailto:planningdept@cityofslidell.org) | [myslidell.com](http://myslidell.com)

**Location:** 2992 Pontchartrain Drive (Figure 1)

**Owner(s):** Robert O Bradley and Charlette Carollo

**Applicant:** Rolando Reyes / Rolando’s Cigar Lounge

**Zoning:** c-4 Highway Commercial

**Future Land Use:** Commercial

**Request:** Conditional Use Permit for artisan manufacturing of hand rolled cigars by up to 4 employees per Appendix A Section 2.1801A.

**Zoning Commission**

**Consent Agenda:** February 9, 2026

**Public Hearing:** March 16, 2026

**City Council**

**Consent Agenda:** March 10, 2026

**Public Hearing:** March 24, 2026

---

## RECOMMENDATIONS

Planning Department

*Approve*

Zoning Commission

*Approve*

---

## FINDINGS

1. The subject property is developed as Rolando’s Cigar Lounge (Figure 2). It is zoned C-4.
2. The applicant proposes expanding services with the hand rolling of cigars by up to four staff within the premises, for sale on site and off site.
3. Artisan (light) manufacturing is a Conditional Use in the C-4 district (Sec. 2.1801A of Appendix A).
4. Applicant proposes no additional improvements to the existing building (Figure 3).
5. No additional parking spaces are required as the site was recently improved with a new shared parking lot with 2998 Pontchartrain Drive.
6. Zoning and existing land use of property in the area is C-4 Highway Commercial with Commercial structures (Figure 2):
  - To the northwest is Soap City Washateria and Tire Town Auto Service;
  - To the south is Camellia Point Public House.
7. The site met landscaping requirements when updates were completed in August 2025, including the new parking areas (Figure 4).

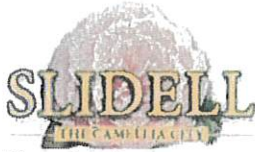
8. All conditional uses must comply with the following General Standards (Sec. 2.2215 of Appendix A):
- (1) *Standard: The location and size of the use, the nature and intensity of the operation involved in (or conducted in connection with) the use, the size of the site in relation to the use, and the location of the site with respect to neighboring land uses and to streets giving access to the site shall be such that the use will be in harmony with the land uses in the district in which it is located.*  
The proposed conditional use will have no site impacts and will be contained within the existing building. All activities shall be conducted in a completely enclosed building having roof and walls. All activities shall conform with the requirements and standards of sections 2.2001(4), 2.1901 and all standards applicable to the C-4 highway commercial zoning district.
  - (2) *Standard: Time limit requirement for length of permit use.*  
If a business ceases to exist or fails to operate for 30 days, the conditional use permit shall become null and void.
  - (3) *Standard: Hours of operation for use, buffering and/or landscaping above the minimum ordinance requirements.*  
Applicant understands that all activities shall cease between the hours of 10:00 p.m. and 7:00 a.m. No additional landscaping will be required.
  - (4) *Standard: The location, nature and height of structures, walls and fences, and the nature and extent of landscaping on the site shall be such that the use will not hinder or discourage the development and use of adjacent land and structures.*  
No additional landscaping will be required.
  - (5) *Standard: Parking areas shall be of adequate size for the particular use, properly located and suitably screened from adjoining residential uses, and the ingress and egress drives shall be laid so as to achieve maximum safety.*  
The site has 17 parking spaces. This property does not require a buffer zone since it is not adjacent to any residential use. Existing ingress and egress is from Sgt Alfred Drive.
  - (6) *Standard: Adequate utilities, drainage and other necessary facilities have been or will be provided.*  
The current construction has current access to adequate utilities and drainage are in place.
  - (7) *Standard: Environmental safety devices shall be employed as is necessary to ensure the health, safety and welfare of the public.*  
The proposed use involves an artisan manufacturing activity associated with the existing use and will be required to meet all requirements by the Louisiana Alcohol and Tobacco Tax and Trade Bureau.
9. City Engineering foresees no adverse effects with the proposed activity.
10. Slidell Police Department foresees no adverse effects with the proposed activity.
11. St. Tammany Fire Prevention District 1 foresees no adverse effects with the proposed activity.
12. The proposed artisan manufacturing activity conforms to all standards and is appropriate at this location as proposed.



Figure 2. Zoning and Adjacent Uses



**Figure 3. Applicant Submittal (following sheets)**



Planning Department

# Application for a CONDITIONAL USE PERMIT

250 Bouscaren St, Ste 203  
Slidell, LA 70458  
985.646.4320  
fax 985.646.4356  
planningdept@cityofslidell.org  
myslidell.com

A Conditional Use Permit (CUP) is required for certain land uses. Council District: B

### Property

Street Address: 2992 Pontchartrain Dr

Current Zoning District: MU-1

Current Use: Retail Cigar Lounge

Property Owner: JCR Consolidated

### Applicant

Property Owner  Other: Tenant

Name: Rolando's Cigar Lounge

Mailing Address: 2992 Pontchartrain Dr

City, State, Zip: Slidell, LA 70458

Phone # 985-771-1515

Email: rolandoscigarlounge@gmail.com

I acknowledge and agree that the City will place a "notice of public hearing" sign on the property and that it must remain throughout the public hearing process.

[Signature] 1/20/2026  
Signature of Applicant Date

[Signature] 1/20/2026  
Signature of Owner, if not applicant Date

### Required Attachments

- True copy of title or deed (proof of ownership) Lease
- If an authorized agent, legal authorization for the individual to apply for this conditional use permit
- Survey showing all existing structures, easements, rights-of-way, and the flood zone
- Legal description of petitioned property
- Fees; please speak with a Planner to confirm \$500

Received By:	Fee \$	Case # CU
Related Case(s):		

### Proposed Conditional Use of Property

Proposed Use (from Appendix A of the Code of Ordinances)

Artisan Small Sale Cigar Rolling

This application must include sufficient information to demonstrate that all standards of the proposed conditional use will be met. Check which of the following are submitted with this application:

- Site Plan.** Required for new construction, additions, or site improvements. Shall be dimensioned and show all existing and proposed structures, uses, and other improvements, and zoning within 300 feet; drawn to scale no smaller than 1" = 100'.
- Descriptive Information.** Describe the use in the space below and on additional sheets if necessary.

Attached

### Arguments

Summarize the circumstances, factors, and arguments in support of the proposed conditional use permit.

Attached

## **DESCRIPTIVE INFORMATION**

### **Proposed Conditional Use: Artisan Cigar Rolling**

Rolando's Cigar Lounge, LLC is a licensed retail cigar lounge located at 2992 Pontchartrain Drive, Slidell, Louisiana. The proposed activity consists of **small-scale, artisan hand-rolling of premium cigars** within the existing interior space of the business.

This activity will be conducted by **two (2) to four (4) individuals** using **traditional hand-rolling techniques only**. No machinery, industrial equipment, or powered tools will be utilized. All rolling is performed manually using simple hand tools such as cutters and molds consistent with traditional cigar craftsmanship.

The proposed use will generate:

- **No noise** beyond normal conversation
- **No vibrations**
- **No emissions or exhaust**
- **No smoke production during rolling**
- **No chemical use**
- **No waste beyond normal retail trash**

All activity will occur **entirely indoors** within the existing building footprint.

**No exterior modifications, construction, or site improvements** are proposed.

The rolling activity is **accessory and incidental** to the primary retail use. The business will continue to operate primarily as a cigar lounge offering retail sales and customer seating. Hand-rolled cigars may be sold on site to patrons as part of the retail experience.

The proposed use will **not increase traffic, parking demand, or hours of operation**.

Operations will remain consistent with current business hours and customer volume.

This activity is comparable to other low-impact, artisan uses commonly found in neighborhood commercial districts, such as bakeries, coffee roasting, floral arranging, and food preparation performed on site.

## **ARGUMENTS IN SUPPORT OF CONDITIONAL USE PERMIT**

The applicant respectfully requests approval of the proposed conditional use based on the following:

### **1. Low-Impact, Artisan Activity**

The proposed cigar rolling is **small-scale and artisan in nature**. It involves hand-rolling by a limited number of individuals (2-4) using traditional manual techniques. There is **no machinery, no powered equipment, no industrial processes, and no production line**. The activity produces **no noise, no emissions, no vibrations, and no hazardous waste**.

### **2. Accessory to Primary Retail Use**

The primary use of the property remains a **retail cigar lounge**. The rolling activity is **accessory and incidental** to retail operations and enhances the customer experience without changing the fundamental character of the business.

### **3. Compatibility with Surrounding Uses**

The proposed use is **compatible with surrounding commercial and mixed-use properties**. Similar low-impact businesses in the area (restaurants, bakeries, salons, florists, etc.) routinely conduct on-site preparation without adverse impacts. This use will not create traffic, parking, noise, or environmental concerns.

### **4. Consistency with MU-1 Zoning Intent**

Neighborhood Mixed Use (MU-1) zoning is intended to support **small-scale, neighborhood-serving businesses** and mixed commercial activity. Artisan cigar rolling aligns with this intent and promotes local entrepreneurship and economic activity.

### **5. No Site Modifications Required**

No construction, additions, exterior alterations, or site improvements are proposed. All activity will take place **within the existing building footprint** and under the existing certificate of occupancy.

### **6. Compliance with All Regulatory Requirements**

The business holds all required **City and State licenses**, including occupational, liquor, tobacconist, and wholesale licenses, and is actively pursuing federal manufacturing compliance. The applicant has demonstrated a consistent commitment to regulatory compliance.

### **7. No Negative Impact on Public Health, Safety, or Welfare**

The proposed use poses **no threat to public health, safety, or welfare**. The activity does not involve hazardous materials, heavy equipment, or public exposure risks.

For these reasons, the applicant respectfully requests approval of the conditional use permit to allow artisan cigar rolling as an accessory activity within the existing retail cigar lounge.

December 18, 2025

Ms. Amber Watkins  
Alcohol and Tobacco Tax and Trade Bureau  
[amber.watkins@ttb.gov](mailto:amber.watkins@ttb.gov)

**Re: Written Authorization for Tobacco Manufacturing**

**Lease of Commercial Property dated January 23, 2024**

This letter is provided in reference to the **Lease of Commercial Property** executed on **January 23, 2024**, between **JCR Consolidated**, as Landlord, and **Rolando's Cigar Lounge, LLC**, as Tenant, for the premises located at:

**2992 Pontchartrain Drive  
Slidell, Louisiana 70458**

JCR Consolidated hereby acknowledges and confirms that **Rolando's Cigar Lounge, LLC** is **authorized and approved to conduct tobacco manufacturing operations**, specifically the **hand-rolling and manufacturing of premium cigars**, at the above-referenced leased premises.

Such manufacturing activities are acknowledged as an **acceptable and permitted use** of the premises in addition to the cigar lounge and retail operations already conducted by the Tenant, provided that all applicable **federal, state, and local laws, regulations, and licensing requirements** are met.

This acknowledgment is provided at the request of the Tenant for submission to the **Alcohol and Tobacco Tax and Trade Bureau (TTB)** and other regulatory agencies in connection with the Tenant's application for a tobacco manufacturing permit.

Except as stated herein, all other terms and conditions of the Lease remain in full force and effect.

If you have any questions regarding this authorization, please feel free to contact the undersigned.

Sincerely,

**JCR Consolidated**

By:   
Name: **Charlette Carollo**

Title: President  
Date: 12/19/2025

charlette.carollo@gmail.com  
985-502-0343



# JCR Consolidated

34129 Bayou Liberty Road

Slidell, LA, 70460

985-502-0343

## Lease of Commercial Property

JCR Consolidated (hereinafter called Lessor) hereby leases to

ROLANDO REYES ROLANDO'S CIGAR LOUNGE LLC  
(hereinafter called Lessee)

for the following described premises:

2992 Pontchartrain Drive  
Slidell, La 70458

This lease is for the term of 3 years commencing on the 1st day of February, 2024 and ending on the Last day of January, 2027. This lease is made for and in consideration of cash monthly rental of

### YEAR 1 (February 2024 to last day of January 2025)

\$2,500.00 (Two thousand five hundred dollars)

### YEAR 2 (February 2025 to last day of January 2026)

\$2,625.00 (Two thousand six hundred twenty five dollars)

### YEAR 3 (February 2026 to last day of January 2027)

\$2,756.00 (Two thousand seven hundred fifty six dollars)

The payments shall be due on the 1<sup>st</sup> of each and every succeeding month, delivered to: C. M. Carollo; 34129 Bayou Liberty Road; Slidell, Louisiana 70460. Lessor is granting Lessee a grace period for the months of March and April of 2023, with the first payment due May 1st, 2023. Lessor may from time to time designate other places for the delivery of the rent by written notice to Lessee.

March 1st, 2024  
DKW (RR)

DKW (RR)  
INITIALS

The premises herein leased are to be used only for the following purpose:

~~Street Lighting~~

Lessee is obligated not to use the premises for any purpose that is unlawful or that tends to injure or depreciate the property. If any (local, state, or federal) laws are violated (including regulations, ordinances, and/or any violations) whatsoever are committed by lessee then lease becomes void. Lessee will be required to vacate immediately, expressly waiving legal notice to vacate.

The within leased premises and appurtenances, including the locks, keys, plumbing, glass, air conditioning and heating, and all other fixtures, are accepted by the Lessee in their present condition, except for such repairs and improvements as are written into this lease. The Lessee agrees to keep them in the same order as received during the term of this lease and no repairs shall be due Lessee except such as may be especially noted herein or needed to the roof or render necessary by fire or other casualty. Lessee to pay all bills for water, including water sprinkler service charge, light, gas and either service, and to comply at the Lessee's expense, with all ordinances and laws, now existing or to be enacted, and at the termination or cancellation of this lease to return the premises broom clean and free from trash, and in like good order as received by actual delivery of the keys to Lessor, the usual decay, wear and tear excepted.

If there are any elevators, lifts, machinery, glass or plate glass on premises, the care, maintenance and repairs of same are assumed by Lessee, together with all liability or claims for damages, and Lessee shall maintain liability insurance to the extent of \$2,000,000.00 (two million dollars) with Lessor as Additional Insured.

Lessee assumes the maintenance of the plumbing, heating and/or air conditioning including fixtures, outlets and drains, and the protection and repair of said plumbing, etc., even when injured by freeze.

Should Lessee be unable to obtain possession on date of beginning of lease because of delays of tenants, or if a building is to be constructed and workmen or contractors have

not brought building to condition permitting occupancy, or should there be any other delay in granting possession, not caused by the personal fault and design of Lessor, this lease shall not be affected thereby, and Lessee shall not be entitled to any damages beyond the remission of rent for such term during which he is deprived of possession. Lessor agree to make improvements to premises, Lessee agrees, if Lessor deems it impossible or impracticable to make improvements agreed upon before possession is given, that Lessor may begin the work on the improvements after Lessee is duly installed in the property, and there shall be no reduction or waiver of any part of the rent because of this work.

Lessee is obligated not to make any additions or alterations to the premises without written permission. All additions, alterations or improvements made by Lessee with or without consent of Lessor, no matter how attached (except moveable trade fixtures), must remain with the property of Lessor, unless otherwise stipulated herein. Lessee however, expressly waiving all right to compensation therefore. The Lessor, at his/her option, may require the building to be replaced in its original condition.

Lessor with workman shall have the right to enter the premises at any time for the purpose of inspection, and/or to make repairs necessary for the preservation of the property.

Lessee is obligated not to display in, on, or above the leased premises, any sign or decoration, the nature of which, in the judgment of Lessor is dangerous, unsightly, or detrimental to the property. Lessee is prohibited from painting any signs on the leased property without the written consent of Lessor, and Lessee is obligated to promptly remove at or before the expiration of this lease, any and all signs painted or placed in or upon any part of the leased premises, to Lessor's satisfaction and Lessee is obligated to pay the cost of said removal, plus agent's or attorney's fees, in the event of failure carry out this obligation.

Lessor also reserves the right to keep posted on the premises signs "For Sale" or "By Auction" at any time during the term of this lease and also words "For Rent" or "For Lease" during the 120 days preceding the expiration of this lease; and Lessee must allow parties authorized by Lessor or Agents to visit the premises in view of buying during the term of this lease and in viewing of renting for 120 days prior to expiration, from 10 A.M. to 5 P.M.

In the event of the Lessee being absent from the premises, Lessor or his Agent shall be notified in writing where keys may be had in order that the premises may be shown to prospective tenants or purchasers. In case of the failure of the Lessee to comply with the foregoing conditions, or should Lessee not permit the posting of signs or allow prospective tenants or purchasers to inspect the property, as provided herein, Lessor has the option to consider this lease renewed for 1 (one) year under the same terms and conditions, or may hold Lessee responsible for damages, and Lessor or Agent has the further option to enter the premises by any means, without responsibility to Lessee for any loss or damage resulting therefrom.

Should the premises be vacated or abandoned by Lessee because of ejection for breach hereof, or otherwise, or should the Lessee begin to remove personal property or goods to the prejudice of the Lessor's lien, then the rent for the unexpired term, with Attorney's fees, shall at once become due and exigible, and Lessor, at his option, has the right to cancel the lease, or reenter and let said premises for such price and on such terms as may be immediately obtainable and apply the net amount realized to the payment of the rent.

At the expiration of this lease, or its termination for other causes, Lessee is obligated to immediately surrender possession, and should Lessee fail to do so, he consents to pay any and all damages, but in no case less than five times the rent per day, with attorney's fees, cost, etc. Lessee also expressly waives any notice to vacate at the expiration or termination of this lease and all legal delays, and hereby confesses judgment with costs placing Lessor in possession to be executed at once. Should Lessor allow or permit Lessee to remain in the leased premises after the expiration or termination of this lease, this shall not be construed as a reconduction of this lease.

Lessee is obligated to put nothing in the leased premises nor to do anything which would forfeit the insurance, and should any installation made or actions taken by Lessee, whether authorized or unauthorized under this lease, increase the rate of insurance on the building or content as fixed by the Louisiana Fire Prevention Bureau, or any similar institution, then Lessee is obligated to pay such increase rate of insurance on building and all contents, should the Lessee's occupancy or business render the Lessor unable to secure proper insurance, then Lessee hereby grants the Lessor the option at canceling this lease. Lessee waiving all delays and agreeing to surrender possession at once, if notified by the Lessor to do so. Lessee is obligated to notify Lessor or Lessor's Agent, in writing, any time the leased premises will be unoccupied, so that necessary vacancy permits may be obtained from Lessor's closures, and failure to comply with this condition will make Lessee liable for any loss or damage sustained by Lessor.

Lessee is not permitted to rent or sublet or grant use or possession of the premises to any other party without the written consent of the Lessor, and then only in accordance with the terms of this lease. Should Lessee desire to sub-let, permission must be obtained in writing through Lessor or Agent and such sub-lease shall be handled by Lessor's Agent at the expense of the herein Lessee.

No auction sales, or any sales of furniture, fixtures, etc., shall be conducted on the premises without the written consent of the Lessor or Agent.

Should the Lessee at any time violate any of the conditions of this lease, or discontinue the use of premises for the purpose for which they are rented, or fail to pay the rent, water bill, or other expenses assumed under this lease, punctually at maturity, as stipulated; or upon the adjudication of lessee in bankruptcy, the appointment of a receiver for Lessee, or the filing of a bankruptcy, receivership or respite position by the Lessee; or upon Lessee's failure to insolvency; and should such violations continue for a period of 30 days after written notice has been given Lessee, then at the option of the Lessor, the rent for the whole unexpired term of this lease shall at once become due and exigible; and Lessor shall have the further option to at once demand the entire rent for the whole term, or to immediately cancel this lease, or to proceed for post due installments only reserving its right to later proceed for the remaining installments, without putting Lessee in default, Lessee to remain responsible for all damages or losses suffered by Lessor, *Lessee hereby assented thereto and expressly waiving the legal notice to vacate the premises*. Should all Agent or Attorney be employed to give special attention to the enforcement of protection of any claim of Lessor arising from this lease, Lessee shall pay, as fees and compensation to such Agent or Attorney an additional sum of fifteen percent of the amount of such claim, the minimum fees, however, to be \$250.00, or if the claim by not for money, then such sum as will constitute a reasonable fee, together with all cost, charges, and expenses.

Should Lessee at any time use the leased premises or any portion thereof for any illegal or unlawful purpose, or commit, or

permit or tolerate the commission therein of any act made punishable by the Government under the laws of the United States or the State of Louisiana, or any ordinances of the City or Parish, the remedies set forth in the preceding paragraph shall be available to Lessor immediately without necessity of giving any written notice or any other notice to Lessee.

Failure to strictly and promptly enforce the conditions shall not operate as a waiver of Lessor's rights. Lessor expressly reserves the right to always enforce prompt payment of rent or to cancel this lease, regardless of any indulgences or extensions previously granted. The receiving by Lessee, or Lessor's representative of any rent in arrears, or other notice or institution of any suit for possession, or for cancellation of this lease, will not be considered as a waiver of any rights of the Lessor.

Through no fault, neglect, or design of Lessee, premises are destroyed by fire or other causality of damage to such an extent as to render the property untenantable for occupancy, then this lease shall cancel. If however the premises can be repaired within 120 days from date of fire or causality, the lease shall not be cancelled, and Lessor shall notify Lessee within 30 days from date of fire or causality that Lessor will repair the damage, and Lessee shall be entitled only to such a reduction or remission of rent as shall be just and proportionate.

Rent is to be paid on or before the 1st with NO exceptions to any holiday or personal event. Late fee is to be paid on the 2nd or later along with the late rent, if rent is accepted by Lessor.

Lessee hereby assented thereto and expressly waiving the right of legal notice to vacate the premises.

Lessee is responsible for maintaining all equipment and fixtures within building and returning said property in the same condition in which received.

Health department and Fire Department approval is the responsibility of the Lessee along with any other permits that are necessary for Lessee to open and operate business.

Lessor reserves the right to build additional buildings on said property for any purpose, to include additional rental properties to lease.

Lessor does not pay for garbage pick up, water, electrical, gas, or any sort of utilities for Lessee nor any deposits related to such.

Rent is due by the 1<sup>st</sup> of each month with late fee if received on or after the 2<sup>nd</sup>, after the 10<sup>th</sup> an additional fee of 10% per day.

Damage deposit of \$2,500.00 (Two thousand five hundred dollars) is due at signing of lease.

Lessee is responsible for building permit for build-out.

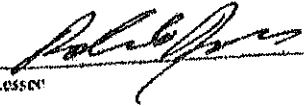
All plumbing, air conditioning, mechanical, and electrical will be maintained and repaired by lessee according to building codes of municipality to include all necessary parts to maintain in proper working condition.

Parking lot, gardens, and grassy area to be maintained by lessee.

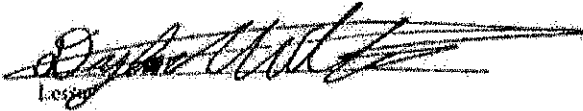
Any property tax increase of said property will be passed on to Lessee and amount will be due to Lessor two weeks before taxes are due.

Lessee is responsible for costs associated with any upgrades/repairs to plumbing, electrical, air conditioning, and any other costs necessary for build-out and or to operate business.

This lease is made and signed in the City of Stidell, State of Louisiana, this 23rd day of January, 2009.

  
\_\_\_\_\_  
Lessee

Rolando REYES  
\_\_\_\_\_  
Lessee

  
\_\_\_\_\_  
Lessor

\_\_\_\_\_  
Lessor

This Lease agreement supersedes any and all prior lease agreements

Additional notes

DKV   
INITIALS

**Figure 4. Previous Site Improvements (following sheet)**

