

**OFFICE SPACE LEASE AGREEMENT**

This Office Space Lease Agreement (this "Lease") is made and entered into effective as of \_\_\_\_\_, 2018 (the "Effective Date"), by and between **THE STATE OF LOUISIANA, THROUGH THE DIVISION OF ADMINISTRATION** ("Lessor"), and **OCHSNER LSU HOSPITALS, L.L.C.**, a Louisiana limited liability company ("Lessee").

**WITNESSETH**

**WHEREAS**, Lessor is a division within the Office of the Governor, State of Louisiana, acting under the authority granted pursuant to La. R.S. 39:11 and other applicable laws; and,

**WHEREAS**, Lessor has legal custody of the hospital facilities and associated outpatient clinics known as LSU Medical Center Shreveport in Shreveport, Louisiana (the "Shreveport Hospital"); and,

**WHEREAS**, Lessor has the right to lease and grant a right of use in the Shreveport Hospital to Lessee pursuant to a Right Of Use Agreement with the Board of Supervisors of Louisiana State University and Agricultural and Mechanical College ("LSU"); and,

**WHEREAS**, Lessee is a single member limited liability company whose sole member is Ochsner LSU Health System of North Louisiana ("OLHS-NL"), a non-profit corporation organized and existing under the laws of the State of Louisiana including without limitation La. R.S. 12:201, et seq., who is committed to and whose principal purpose is to provide healthcare and hospital services to patients in the State of Louisiana, including to Louisiana's indigent and medically underserved, and to serve as a site for graduate medical education for the training and

further development of medical and clinical professionals in the State of Louisiana; and,

**WHEREAS**, Lessor and OLHS-NL are parties to a Cooperative Endeavor Agreement dated \_\_\_\_\_ (as the same may be amended from time to time, the “CEA”), pursuant to which they will collaborate for Lessee to provide hospital services to patients and maintain nationally recognized graduate medical education programs; and,

**WHEREAS**, this Lease is an integral aspect of the CEA and furthers the above stated goals; and,

**WHEREAS**, Lessee desires to lease the Leased Space (as defined below).

**NOW, THEREFORE**, in consideration of Lessor’s obligation to lease the Leased Space (as defined below) to Lessee, the rent to be paid by Lessee to Lessor during the term of this Lease, and the mutual benefits accruing to the parties under this Lease and the CEA, the parties do hereby enter into this Lease on the following terms and conditions:

1. **LEASED SPACE.**

1.1. Leased Space. In consideration of the rents, mutual covenants and agreements set forth herein, Lessor hereby leases to Lessee, and Lessee hereby leases from Lessor for the Term, unless otherwise terminated pursuant to the provisions herein, certain office space (the “Leased Space”), totaling twenty-three thousand three hundred forty-seven (23,347) square feet and located in that medical office building (the “Building”) that is sometimes referred to as “A Building” or “the Comprehensive Care Building” with street address

1501 Kings Highway, Shreveport, Louisiana 71130, on the campus of the Shreveport Hospital. The Building is more particularly described in the attached Exhibit A, and the Leased Space is more particularly described in the floor plan attached hereto as Exhibit B.

1.2. Reduction of Leased Space. During the Term, Lessee may request of Lessor to have certain portions of the Leased Space removed from the Lease and returned to Lessor and to have the annualized Base Rent (as defined in Section 3 below) due and payable for the remainder of the Term equitably adjusted to account for any such change(s) in the Leased Space. Upon receipt of such a request from Lessee, Lessor and Lessee shall negotiate in good faith as to whether the requested portion of the Leased Space should be removed from this Lease. Should LSU at any time cease to provide physicians to provide services in any of the clinics located in the Leased Space, then Lessee shall have the right to terminate this Lease with regard to the portion of the Leased Space in which those clinics were operating and the annualized Base Rent due and payable for the remainder of the Term shall be equitably adjusted to account for any such change(s) in the Leased Space.

2. **TERM.** The Term of this Lease shall begin on the Effective Date, and, unless earlier terminated, shall continue for an initial term of ten (10) years (the "Initial Term"), and shall automatically renew for two (2) successive five (5) year terms (each a "Renewal Term"), for a total term ("Term") of twenty (20) years, unless any party gives written notice of its intent not to

renew the Lease for a Renewal Term (a “Non-Renewal Notice”) not less than six (6) months prior to the expiration of the Initial Term or the Renewal Term then in effect, as applicable. Notwithstanding anything in this Lease to the contrary, the parties acknowledge that any early termination or the normal expiration of the CEA during the Term of this Lease shall cause this Lease to simultaneously terminate; provided, however, any such termination of this Lease shall be subject to any applicable Wind Down Period (as defined and described in the CEA).

3. **RENT.**

3.1. **Base Rent.** Each twelve (12) month period commencing on the Effective Date or any anniversary thereof is referred to herein as a “Lease Year.” During the initial Lease Year, Lessee shall pay Lessor annual rent in the amount of Three Hundred Fifteen Thousand One Hundred Eighty-Four and 50/100 dollars (\$315,184.50) (“Base Rent”), which is computed at the rate of \$13.50 / square foot. Base Rent shall be adjusted in subsequent Lease Years in accordance with Subsection 3.2 below. Lessee shall pay Base Rent to Lessee monthly, in twelve (12) equal monthly installments in advance on the first day of each and every calendar month during the Term; provided, however, that in the event the Term commences on a day other than the first day of a calendar month, then upon the Effective Date Lessee shall pay to Lessor a pro-rata portion of Base Rent for that portion of the calendar month remaining from the Effective Date to the first day of the next following calendar month.

3.2. Adjustments. Adjustments to Base Rent shall be based on the Consumer Price Index — U.S. City Average For All Items For All Urban Consumers (1982-1984 = 100) published monthly in the “Monthly Labor Review” of the Bureau of Labor Statistics of the United States Department of Labor (the “Index”). Commencing with the first anniversary of the Effective Date and annually on each anniversary of the Effective Date thereafter, the Base Rent for the new Lease Year shall be adjusted upward or downward by dividing the Index currently in effect as of such respective anniversary by the Index in effect as of the Effective Date and multiplying the resulting quotient by the Base Rent for in the initial Lease Year; provided, however, that the Base Rent shall never be adjusted downward to an amount that is less than the initial Base Rent amount. If the Index is no longer available or is no longer published at a frequency needed to calculate said adjustment, then the parties shall use the current equivalent of the Index.

3.3. Payment of Rent. Except as may otherwise be expressly provided for in this Lease, Lessee shall pay the Rent and all other payments provided for herein to Lessor without deduction and/or set-off for any amounts owed or claimed to be owed by Lessor to Lessee, regardless of whether such amounts arise under this Lease or from some other source.

3.4. Additional Rent. In addition to the Base Rent as set forth in Subsection 3.1 above, Lessee shall pay to Lessor any other sums owed by Lessee pursuant to the terms of this Lease or otherwise arising in connection with Lessee’s occupancy of the Leased Space (“Additional Rent,” collectively with Base Rent the “Rent”). Any Additional Rent

owed to Lessor shall be due within forty-five (45) days after receipt of any invoice therefor from Lessor, which invoice shall include a description and itemization of such Additional Rent due.

4. **DELIVERY AND ACCEPTANCE OF LEASED SPACE.**

4.1. Delivery. If Lessor shall be unable, for any reason whatsoever or any cause beyond Lessor's control, to deliver possession of the Leased Space on the Effective Date, Lessor shall not be liable to Lessee for any damage caused thereby, nor shall this Lease thereby become void or voidable, nor shall the Term hereof in any way be extended, but in such event Lessee shall not be liable for any Rent until such time as Lessor can and does deliver possession.

4.2. Acceptance. Lessee's occupancy of the Leased Space shall constitute Lessee's inspection and acceptance of the Leased Space in their condition, "as-is, where-is," as of the Effective Date. Lessor makes no warranty of fitness, condition, or title whatsoever, and Lessee hereby waives any such warranties and acknowledges that Lessor is not, directly or indirectly, making any such warranties whatsoever, other than the warranty of peaceful possession against eviction from, or disturbance in fact caused by, a person who successfully obtains pursuant to final, definitive judgment the ownership or a right to possession of the Leased Space, in whole or in material part, which adversely and materially affects Lessor's Permitted Use thereof. Lessor will have no obligation to make

any improvements or changes to the Leased Space except as may expressly be set forth in this Lease.

5. **PERMITTED USE.** Lessee shall use and occupy the Leased Space throughout the Term to operate clinics that provide professional services to patients (the “Permitted Use”), and for no other purpose whatsoever without the prior written consent of Lessor, which consent shall not be unreasonably withheld, conditioned or delayed. Lessee will operate such clinics in compliance with all federal, state, local and parish rules, laws, ordinances, and governmental regulations, orders, codes and decrees (individually or collectively, the “Law”) and in accordance with the provisions of the CEA. Except as may otherwise be expressly provided for in this Lease, Lessee has no right and shall not attempt to sell, exchange, transfer, alienate, and/or dispose of the Leased Space (including any interest therein) in any way. Lessee shall ensure that the Leased Space remains free and clear of encumbrances, other than any encumbrances attributable to Lessor as of the Effective Date, unless approved in advance and in writing by Lessor.

6. **ASSIGNMENT AND SUBLEASE.** Lessee may not, without the prior written consent of Lessor, sublease, assign, or otherwise encumber in whole or in part this Lease or any interest therein; provided, however, that Lessee may, with prior written notice to Lessor but without the consent of Lessor, assign its interest under this Lease to an entity that is wholly owned or controlled by or under common control with Lessee and that is either a nonprofit corporation, limited liability company that is tax exempt or treated as a disregarded entity for tax purposes, or other legal entity that is a nonprofit, tax exempt, or treated as a disregarded entity for federal tax

purposes, provided that the assignee shall expressly assume in writing and agree to be bound by all of Lessee's obligations hereunder in a form and substance approved by Lessor. In no event shall any assignment or subletting of all or any portion of the Leased Space release Lessee from any obligations under this Lease, unless such release shall be evidenced by Lessor's express written agreement given in advance of such assignment or subletting, which agreement may be granted or withheld in Lessor's sole discretion. Lessee shall not permit any act or omission with respect to the Leased Space that would adversely affect Lessor's title and rights thereto.

7. **UTILITIES, MAINTENANCE AND SERVICES.**

7.1. Utilities and Services. Lessor agrees to furnish the Leased Space with heat, air conditioning, water, gas, and normal electric current for lighting, ordinary medical equipment and business appliances, trash removal, janitorial services, and elevator service subject to the terms and conditions of this Lease and the regulations of the Building wherein the Leased Space is situated.

7.2. Maintenance and Repair. Lessor shall maintain and repair the various systems as set forth below at Lessor's cost, except where such maintenance or repair is needed as a result of Lessee's, its employees' or invitees' negligence or misuse, in which case Lessee shall be responsible for such maintenance and repair:

7.2.1. Lessor shall maintain and repair any lighting fixtures/systems which are physically located within the Leased Space and shall replace all light bulbs/tubes in the Leased Space;



7.2.2. Lessor shall maintain and repair the plumbing lines (including water heaters) serving the Leased Space to the point of entry into the Leased Space, as well as any plumbing fixtures/systems physically within the Leased Space;

7.2.3. Lessor shall, subject to Section 7.4 below, maintain and repair heating and air conditioning systems, Building standard lighting, and mechanical systems serving the Leased Space and/or in public common areas of the Building;

7.2.4. Lessor shall maintain and repair Building standard ceiling tiles in the Leased Space;

7.2.5. Lessor shall be responsible for the removal of Lessee's trash (excluding red bag service and the removal of medical waste or hazardous materials), but said trash shall be placed by Lessee in its containers which shall be located on the Leased Space. Notwithstanding the foregoing, Lessee shall be responsible for the lawful removal and cost of removing medical, special or infectious wastes from the Leased Space;

7.2.6. Lessor shall maintain in good order and repair and in a clean and orderly condition the roof, exterior walls and public areas in the Building of which the Leased Space are a part, together with any parking area owned or leased by Lessor which is adjacent to the Building;

7.2.7. Lessor shall provide general janitorial services to the Leased Space five days per week (Monday through Friday, exclusive of the state-observed holidays) between 5:00PM and 3:00AM.

7.3. Failure to Furnish. Notwithstanding anything in this Lease to the contrary, Lessor shall not be liable under any circumstances for failure to furnish, or the stoppage or interruption of any of the utilities and services list above when such failure, or stoppage or interruption of services is caused by conditions beyond the control of Lessor, or by accidents, repairs or strikes; nor shall such failure, or stoppage or interruption of such services constitute an eviction of Lessee; nor work an abatement of Rent.

7.4. Lessee Installed Systems. If Lessee installs any special lighting system, special heating or air conditioning (such as for the purpose of maintaining a temperature controlled environment for computer systems and/or medical equipment), or other systems, then Lessee shall be responsible to maintain and/or replace such system(s) at Lessee's sole cost.

7.5. Paper products. Lessor shall not be responsible to provide or supply any toiletry items, paper products, examination table paper, soap or other hygiene materials to the Leased Space for Lessee's use in the Leased Space; provided, however, Lessor shall supply toilet paper, paper towels and soap to all public restrooms in public common areas in the Building.

7.6. Communications Equipment. In no event shall Lessee use or install in the Leased Space any wireless communications equipment (other than the use of wireless telephones) or any telecommunications equipment (including wireless communications equipment, antennae, and/or satellite equipment) or associated cabling and conduit in the Leased Space, the Building or on the roof or façade of the Building except through the Building's central telecommunications cabling distribution system (if such a central telecommunications cabling system has been provided by Lessor) without the prior written approval of Lessor, which approval shall not be unreasonably withheld, conditioned or delayed. If Lessee installs or causes to be installed any electronic cabling, telecommunication (including telephone and data transmission lines) cabling or computer cabling (collectively "Cabling") within the Leased Space, Lessee shall remove all Cabling, at Lessee's sole cost and expense, at the expiration or earlier termination of this Lease, unless Lessor gives Lessee written consent stating that removal of Cabling is not required. In the event Lessor consents to Lessee's non-removal of Cabling, all Cabling shall become the property of Lessor at no cost to Lessor. Upon the expiration or earlier termination of this Lease, Lessor shall have the right to remove any Cabling that Lessee was obligated to remove and failed to remove from the Leased Space without Lessor's written consent. Lessee shall reimburse Lessor, as Additional Rent, for the costs of removing such Cabling and said obligation to reimburse Lessor shall survive the expiration or earlier termination of this Lease.

7.7. Lessee's Obligation to Maintain Leased Space. Lessee shall maintain and keep the interior of the Leased Space in good repair and condition at Lessee's expense. Lessee agrees at the normal expiration or early termination of this Lease to promptly deliver up the Leased Space to Lessor in as good condition as it existed on the date of possession by Lessee, ordinary wear and tear alone excepted, and Lessor shall have the right to re-enter and resume possession of the Leased Space upon termination or expiration whether or not the Leased Space is vacated by Lessee.

7.8. Lessee's Damage. Lessee agrees to pay for all damages to the Building and Leased Space and for all injury to occupants thereof caused by the negligence, misuse, or neglect of Lessee or Lessee's employees, agents, contractors and/or invitees. Lessor may, at its option and at the sole cost and expense of Lessee or from proceeds of Lessee's insurance, repair or replace any damage or injury done to the Building or any part thereof, caused by Lessee, Lessee's agents, employees, licensees, invitees or visitors.

8. **ALTERATION OF LEASED SPACE.** The terms and conditions upon which Lessee may alter or improve the Leased Space shall be as set forth in Article V of that Master Hospital Lease Agreement effective \_\_\_\_\_ between the same Parties to this Lease (the "Master Hospital Lease").

9. **INSURANCE.** Throughout the Term of this Lease, Lessee shall at all times maintain or cause to be maintained, with respect to the Leased Space, insurance in the same coverages and amounts as set forth in Article VIII of the Master Hospital Lease Agreement.

10. **MECHANIC'S LIENS.** Lessee shall not suffer or permit any mechanic's liens or materialman's liens to be filed against the real property of which the Leased Space form a part nor against the Lessee's leasehold interest in the Leased Space. In the event that such a lien or privilege is filed against the Leased Space and/or Lessee's leasehold interest in the Leased Space: (a) Lessee shall discharge or bond said lien within ten (10) days after the filing thereof; and (b) Lessee shall indemnify Lessor for any costs, losses and/or expenses (including reasonable attorneys' fees) arising from said lien.

11. **ABANDONMENT OF LEASED SPACE.** If Lessee abandons, vacates, or surrenders the Leased Space for a period greater than sixty (60) days during the Term of this Lease, or be dispossessed by process of law, then:

11.1. Lessor shall have the right, but not the obligation, to terminate this Lease upon written notice to Lessee effective immediately or as of any date that Lessor may select, after which Lessor shall have the right, but not the obligation, to re-let the Leased Space to a new lessee at such rentals and upon such other terms and conditions as Lessor in its sole discretion deems advisable. Prior to re-letting, Lessor may make such alterations and repairs as it deems advisable to re-let the Leased Space. Upon each such re-letting, all rentals received by Lessor therefrom shall be applied, first, to any indebtedness other than Rent due hereunder from Lessee to Lessor; second, to pay any reasonable costs and expenses of re-letting, including brokers and attorneys' fees and costs of alterations and repairs; third, to Rent due hereunder; and the residue, if any, shall be held by Lessor and applied in payment of future Rent as it becomes due hereunder; AND

11.2. Any personal property belonging to the Lessee and left on the Leased Space shall be deemed abandoned and shall become the property of Lessor at no cost to Lessor.

12. **LESSOR'S RIGHT OF ENTRY.** Lessor or its agents shall have the right to enter the Leased Space at reasonable times in order to examine it, to show it to prospective Lessees, lenders, ground lessors, and purchasers, or to make such decorations, repairs, alterations, improvements or additions as Lessor shall deem necessary or desirable; provided such decorations, repairs, alterations, improvements or additions do not materially and/or unreasonably interfere with Lessee's use of the Leased Space. Lessor will give Lessee reasonable notice of its requirements and entries and permit Lessee to witness all entries (excluding emergencies during hours beyond normal hours of operation for the Building), and will be responsible for conducting such work so as not to unreasonably impair Lessee's use and enjoyment of the Leased Space.

13. **CONDEMNATION, CASUALTY, AND EXPRPRIATION.**

13.1. Condemnation, Casualty and Other Damage. During the Term, the risk of loss or decrease in the enjoyment and beneficial use of the Leased Space due to any damage or destruction thereof by acts of God, fire, flood, natural disaster, the elements, casualties, thefts, riots, civil strife, lockout, war, nuclear explosion, terrorist attack or otherwise (individually or collectively, the "Casualty"), or by the taking of all or any portion of the Leased Space by condemnation, expropriation, or eminent domain proceedings or a conveyance in lieu thereof (individually or collectively, the

“Expropriation”) is expressly assumed by Lessee. None of the foregoing events shall entitle Lessee to any abatements, set-offs or counter claims with respect to payment of its Rent, or any other obligation hereunder, except as may be specifically set forth below. Notwithstanding anything else in this Lease to the contrary, Lessor is not obligated to restore, replace or repair any damage to the Leased Space or to Lessee's fixtures, furniture, equipment or other personal property or make any alterations, additions, or improvements to the Leased Space caused as a result of a Casualty or an Expropriation. During the Term, if all or any portion of the Leased Space is damaged or destroyed by a Casualty and Lessee is not reasonably able under the circumstances to repair, restore or replace the Leased Space, all insurance proceeds received or payable as a result of such Casualty shall be paid to Lessor and shall be retained by Lessor, and Lessee shall pay to Lessor the amount of any unpaid deductible.

13.2. Expropriation. If the Building shall be taken by Expropriation, this Lease shall terminate as of the date of such taking and Lessor shall be entitled to the entirety of all compensation awarded or paid as result of taking of the Leased Space, and Lessee shall promptly pay to Lessor any such compensation received. If any part of the Building shall be taken by Expropriation, rendering the Leased Space unsuitable for the business of Lessee, Lessee shall have the option to terminate this Lease. If this Lease is not terminated as provided in this Subsection 13.2, then the Rent shall be abated for the balance of the Term remaining in proportion to the market value of the Leased Space so taken, unless Lessor, at its sole option, restores the remaining portion of the Leased Space

to a complete architectural unit of substantially like quality and character as existed prior to such taking or conveyance. Notwithstanding anything to the contrary contained herein, all compensation awarded or paid upon a total or partial Expropriation of the Leased Space shall belong to and be the property of Lessor without any participation by Lessee, except that Lessee shall have the right to receive and shall be paid a portion of the award in proportion to the value of any Unamortized Improvements made by Lessee to the Leased Space and approved by Lessor and the State in accordance with Section 8 above. Lessee shall provide all evidence and documentation to support such allocation at its sole cost and expense, if a separate award can be made to Lessee. Lessee shall have the right to enter a separate claim against the condemning authority, in which event Lessee shall not participate in Lessor's award; provided, however, that no such separate claim by Lessee shall reduce any compensation or award to be made to Lessor.

14. **ENVIRONMENTAL COMPLIANCE.**

14.1. Lessee warrants that it shall not cause or permit any Hazardous Materials (as hereinafter defined) to be brought, kept or used in or about the Leased Space by Lessee, its sublessees, agents, employees, contractors, or invitees except in commercial quantities similar to those quantities usually kept on similar Leased Space by others in the same business or profession. Lessee shall cause all such materials to be stored, used and disposed of in compliance with all applicable federal, state and local laws, including, without limitation, Laws and Environmental Laws (as defined below) governing



Hazardous Materials. If the presence of any Hazardous Materials on, in or under the Leased Space caused or permitted by Lessee, its sublessees, agents, employees, contractors or invitees results in any contamination of the Leased Space, Lessee shall promptly notify the Lessor and take all actions, at its sole expense, as are necessary and are approved by the Lessor to return the affected area to the condition existing prior to the introduction of any such Hazardous Materials, including, without limitation, any investigation or monitoring of site conditions or any clean up, remediation, response, removal, encapsulation, containment or restoration work required because of the presence of any such Hazardous Materials on, in or under the Leased Space or any release or suspected release or threat of release of any such Hazardous Materials in the air, soil, surface water or ground water. “Hazardous Materials” as such term is used in this Lease means any hazardous or toxic substances, material or waste, regulated or listed pursuant to any federal, state or local environmental law, including without limitation, the Clean Air Act, the Clean Water Act, the Toxic Substances Control Act, the Comprehensive Environmental Response Compensation and Liability Act, the Resource Conservation and Recovery Act, the Federal Insecticide, Fungicide, Rodenticide Act, the Safe Drinking Water Act and the Occupational Safety and Health Act as such Acts have been or are hereafter amended from time to time (“Environmental Laws”).

14.2. Lessor shall have access to, and a right to perform inspections and tests of, the Leased Space as it may desire to determine Lessee’s compliance with the Environmental Laws and Lessee’s obligations under this Section 14. Access shall be granted to Lessor

upon Lessor's reasonable prior notice to Lessee and at such times so as to minimize, so far as may be reasonable under the circumstances, any disturbance to Lessee's operations. From time to time (including, without limitation, upon the expiration or earlier termination of this Lease), Lessor shall have the right, at its option and at Lessor's sole cost and expense, to undertake an environmental assessment of the Leased Space to determine Lessee's compliance with all Environmental Laws and Lessee's obligations under this Section 14. Lessor and Lessee agree that Lessor's receipt of or satisfaction with any environmental assessment in no way waives any rights that Lessor holds against Lessee or affects any liabilities of Lessee under this Lease in any manner.

14.3. Environmental Indemnities.

14.3.1. Lessee agrees to indemnify, defend (with counsel reasonably acceptable to Lessor at Lessee's sole cost) and hold Lessor and its employees, directors, administrators, officers, agents, representatives, and permittees (collectively the "Lessor Indemnitees") harmless from and against all environmental liabilities and costs, liabilities and obligations, penalties, claims, litigation, demands, defenses, costs, judgments, suits, proceedings, damages, disbursements or expenses of any kind (including attorneys' and experts fees and fees and expenses incurred in investigating, defending, or prosecuting any litigation, claim, or proceeding) that may at any time be imposed upon, incurred by or asserted or awarded against Lessor or any Lessor Indemnitee in connection with or arising from or out of Lessee's violation of any of its obligations set forth in this Section 14.

14.3.2. Nothing herein shall require Lessee to indemnify, defend and hold harmless Lessor or any Lessor Indemnitee for any environmental liability arising from any Hazardous Materials which were present on the Leased Space prior to the execution of this Lease, except to the extent Lessee or its employees, agents, or contractors exacerbates or mishandles the same in violation of applicable Environmental Law.

14.3.3. The provisions of Section 14.3 will survive the expiration or earlier termination of this Lease for a period of five (5) years; provided, however, the aforementioned five (5) year period shall not apply to any claim, investigation, or other proceeding that is pending.

15. **DEFAULT.**

15.1. Lessee Event of Default. Each of the following shall be an Event of Default by Lessee (each, a "Lessee Event of Default") under the terms of this Lease:

15.1.1. Failure by Lessee to pay Rent to Lessor on any date on which the same is due under this Lease, and this failure shall not be cured within seven (7) calendar days after the date of written notice to Lessee of such failure; provided, however, that notwithstanding the foregoing, Lessee shall only be entitled to one (1) such cure period under this Subsection 15.1.1 in any calendar year, and that a Lessee Event of Default shall have occurred immediately upon Lessee's second such failure and any subsequent such failures in any calendar year;

15.1.2. Failure by Lessee to obtain and maintain all insurance as required under this Lease and/or to furnish to Lessor evidence thereof and/or evidence of payment thereof, if the failure is not cured within seven (7) calendar days after the date of written notice to Lessee of such violation; provided, however, that notwithstanding the foregoing, Lessee shall only be entitled to one (1) such cure period under this Subsection 15.1.2 in any five-year period, and that a Lessee Event of Default shall have occurred immediately upon Lessee's second such failure and any subsequent such failures in any five-year period;

15.1.3. A court Order for relief in any involuntary case commenced against Lessee, as debtor, under the Federal Bankruptcy Code, as now or hereafter constituted, and said Order is not vacated within one hundred twenty (120) days, or the entry of a decree or order by a court having jurisdiction appointing a custodian, receiver, liquidator, assignee, trustee, sequestrator, or other similar official of, or for Lessee or a substantial part of the properties of Lessee or order winding up or liquidation of the affairs of Lessee, and the continuance of any such decree or order unstayed and in effect for one hundred twenty (120) consecutive days;

15.1.4. Commencement by Lessee of a voluntary case under the Federal Bankruptcy Code, as now or hereafter constituted;

15.1.5. Any failure by Lessee to perform any material obligations or covenants of this Lease (other than those failures described in Subsections 15.1.1 - 15.1.4 above (inclusive)), and such failure is not cured within thirty (30) calendar days after Lessee's receipt of written notice from Lessor of this failure; provided, however, that no Lessee Event of Default will occur if Lessee begins to cure the failure forming the basis of the Lessee Event of Default within thirty (30) calendar days after its receipt of such notice and continues such cure with reasonable diligence for such period as is reasonably necessary to cure the failure.

15.2. Lessor Event of Default. A default by Lessor (a "Lessor Event of Default") will occur under this Lease if Lessor fails to perform any of its material obligations or covenants under this Lease, and such failure is not cured within thirty (30) calendar days after Lessor's receipt of written notice from Lessee of this failure; provided, however, that no Lessor Event of Default will occur if Lessor begins to cure the failure forming the basis of the Lessor Event of Default within thirty (30) calendar days after its receipt of such notice and continues such cure with reasonable diligence for such period as is reasonably necessary to cure the failure.

15.3. Remedies Upon Lessee Event of Default. In addition to any other remedies provided by Law and except as otherwise provided herein, following the occurrence of a Lessee Event of Default, Lessor may, but shall not be obligated to terminate this Lease upon written notice to Lessee effective immediately or as of any date that Lessor may select.

15.4. Remedies Upon Lessor Event of Default. In the event Lessor defaults, beyond any applicable cure period, in the performance of any of its obligations hereunder, Lessee shall have the right, but not the obligation, to terminate this Lease immediately upon Notice to Lessor.

15.5. Rights and Remedies Cumulative. Except as otherwise expressly provided in this Lease, all rights and remedies of the parties provided for herein shall be construed and held to be cumulative, and no single right or remedy shall be exclusive of any other which is consistent with the former.

16. **NOTICE.** All notices or consents required or permitted under this Lease shall be given in writing and delivered (i) in person, (ii) by United States mail, by certified or registered mail, return receipt requested, or (iii) by recognized overnight courier service (e.g., UPS Next Day or FedEx). If sent by certified or registered mail, such notice shall be deemed delivered two (2) days after deposit in the U.S. mail. If sent by hand delivery or overnight courier service, such notice shall be deemed delivered on the date the notice is received. Notice may also be sent by electronic mail and shall be deemed delivered immediately upon sending, provided that the noticing party contemporaneously sends notice by one of the means identified above in (i), (ii), or (iii) above. Notice to the Lessor and Lessee shall be delivered or sent to the addresses set forth below:

**Lessor's address:**

**Lessee's address:**

with a copy to:

17. **GOVERNING LAW; JURISDICTION; VENUE.** This Lease shall be governed by the laws of the State of Louisiana, without regard to that state's choice of law provisions. The exclusive venue for any litigation arising out of this Lease shall be the Louisiana Nineteenth Judicial District Court for the Parish of East Baton Rouge, State of Louisiana.

18. **SIGNS.** Lessee shall put no signs of any kind or nature, symbol or identifying mark in or on the Building or the property on which the Building is located, without prior written approval of Lessor, which approval shall not be unreasonably withheld, conditioned or delayed. All signs and lettering shall conform in all respects to the sign and/or lettering standards established by Lessor. Lessor shall provide and install, at Lessee's cost, all letters, numerals or Lessee suite plaques at doors to the Leased Space. Lessor shall also include Lessee's name on the Building directory. Any changes requested by Lessee to suite plaque or the Building directory shall be at Lessee's cost.

19. **WAIVER.** Lessor and Lessee agree that either party's failure to insist on strict performance of any term or condition of this Lease shall not constitute a waiver of such term or condition, even if the party accepting or acquiescing in the non-conforming performance knows

of the nature of the non-performance and fails to object to it. No waiver or breach shall affect or alter this Lease but each of the terms of this Lease shall continue in full force and effect with respect to any other then existing or subsequent breach thereof. No waiver of any default hereunder by either party shall be implied from any omission by the non-defaulting party to take any action on account of such default if such default persists or is repeated, and no express waiver shall affect any default other than the default specified in the express waiver for the time and to the extent therein stated. One or more waivers shall not be construed as a waiver of a subsequent breach of the same covenant, term, or condition.

20. **SEVERABILITY.** The provisions of this Lease are severable. Any terms and/or conditions that are deemed illegal, invalid or unenforceable shall not affect any other term or condition of this Lease or the CEA.

21. **SUCCESSORS AND ASSIGNS.** This Lease shall be binding on and will inure to the benefit of the parties to this Lease and their respective successors and assigns, provided any such assignment was made in a manner consistent with terms of this Lease.

22. **SURRENDER OF LEASED SPACE.** Lessee shall, upon the expiration or earlier termination of this Lease, surrender all keys to the Leased Space to Lessor at the place then fixed for the payment of Rent, inform Lessor of all combinations on locks, safes, and vaults, if any, in the Leased Space, and surrender the Leased Space to Lessor in as good condition as the Leased Space were in as of the Effective Date, ordinary wear and tear excepted. All alterations,



additions, and improvements made to or fixtures or improvements placed in or upon the Leased Space by either party (excepting only moveable partitions, office furniture, trade fixtures, office equipment and personal property of Lessee) shall be deemed a part of the Building and the property of Lessor at the time they are placed in the Leased Space and, except as provided in the next grammatical sentence, such alterations, additions, improvements or fixtures shall remain in the Leased Space and be surrendered with the Leased Space to Lessor upon the expiration or earlier termination of this Lease. Upon Lessor's written request prior to the expiration or earlier termination of the Lease Term, Lessee shall remove alterations or additions that have been constructed and installed in the Leased Space at Lessee's request or for Lessee's benefit and return the Leased Space to its original condition as of the Effective Date, ordinary wear and tear excepted.

23. **INDEMNIFICATION.**

23.1. Lessee's Indemnification to Lessor and to LSU.

23.1.1. Lessee shall indemnify, defend and hold harmless Lessor and LSU and all of their administrators, board members, officers, agents, and employees, together with any of their respective successors and assigns (collectively, the "Lessor Indemnitees"), against any and all loss, cost, damage, liability or expense as incurred (including but not limited to actual attorneys' fees and legal costs) arising out of or related to any claim, suit or judgment brought by or in favor of any person or persons for damage, loss or expense due to, but not limited to,

bodily injury, including death, or property damage sustained by such person or persons which arises out of, is occasioned by or is attributable to the acts, omissions, use of the Leased Space, and/or activities of Lessee or its officers, agents, employees, invitees, permittees, contractors or subcontractors. Lessee shall further indemnify, defend and hold harmless the Lessor Indemnitees from any and all claims, demands, litigation or governmental action involving the presence or suspected presence of Hazardous Materials on or in the Leased Space and any violation of any Law, but solely to the extent any of the foregoing is due to the acts or omissions of Lessee or its officers, agents, employees, invitees, permittees, contractors or subcontractors occurring after the Effective Date.

23.1.2. All the foregoing indemnification provisions shall apply to Permitted Uses, as well as uses that are not permitted under this Lease.

23.2. Lessor's Indemnification. To the extent authorized by Law, Lessor will indemnify, defend and hold harmless Lessee and its directors, officers, agents, employees, and contractors, together with any of their respective successors and assigns, from and against any claims, liabilities, damages, costs, penalties, forfeitures, losses or expenses (including but not limited to actual attorneys' fees and legal costs) to the extent resulting from any injury, loss or damage to persons or property arising out of the negligence or willful misconduct of Lessor or the Lessor Indemnitees arising out of Lessor's performance of its obligations under this Lease.

**24. COUNTERPARTS.** This Lease may be executed in one or more counterparts, each of which will be deemed to be an original copy of this Lease and all of which, when taken together, will be deemed to constitute one and the same agreement. The exchange of copies of this Lease and of signature pages by facsimile transmission shall constitute effective execution and delivery of this Lease as to the Parties and may be used in lieu of the original Lease for all purposes. Signatures of the Parties transmitted by facsimile shall be deemed to be their original signatures for all purposes.

**25. TAXES AND ASSESSMENTS.** Lessor shall pay at its costs and expense all taxes, assessments (including special assessments), and charges of a similar nature which may be levied by any governmental entity with respect to the Building. Lessee shall pay at its cost and expense all personal property taxes and assessments which may be levied by any governmental entity with respect to Lessee's merchandise inventory, trade fixtures, or business operation. If applicable, Lessee shall pay and be liable for all rental, sales and use taxes or other similar taxes, if any, levied or imposed on Rent payments by any city, parish, state or other governmental body having authority.

**26. HEADINGS.** The headings of the various Sections and Exhibits of this Lease have been inserted for reference only and shall not to any extent have the effect of modifying, amending or changing the expressed terms and provisions of this Lease.

**27. INTERPRETATION.** No provision of this Lease shall be construed against or interpreted to the disadvantage of any party by any court or other governmental, judicial or arbitral authority by reason of such party having or being deemed to have drafted, devised or imposed such provision.

**28. ENTIRE AGREEMENT.** This Lease, together with all exhibits attached hereto, sets forth the entire agreement of the parties with respect to the matters set forth herein, and no verbal commitments, except those reduced to writing in this Lease or the CEA, have any binding effect. Any amendment, extension, expansion, cancellation (in whole or in part), renewal, modification, or any other matter or circumstance relating to this Lease must be agreed to, in writing, by Lessor and Lessee.

**29. RECORDATION OF LEASE.** It shall be the responsibility of Lessee to prepare notice of this Lease, which each party agrees to execute and to record in the Office of the Parish Recorder of the Parish of Caddo. The form of such notice shall require the written approval of Lessor prior to recording. Lessee shall provide Lessor with a certified copy of the recorded notice. Recordation of the notice shall be at Lessee's expense.

**30. APPROPRIATION OF FUNDS.** All Lessor obligations under this Lease shall be subject to appropriation by the Louisiana Legislature of sufficient funds for the performance thereof and the availability of funds following Legislative appropriation, all as determined by Lessor in Lessor's sole discretion.

IN WITNESS WHEREOF, the parties have executed this Lease as of the dates written below and agree that this e Space Lease Agreement shall be effective as of the Effective Date.

**DIVISION OF ADMINISTRATION**

**OCHSNER LOUISIANA STATE  
UNIVERSITY HOSPITALS, L.L.C.**

By: \_\_\_\_\_  
Jay Dardenne  
Commissioner of Administration

By: \_\_\_\_\_  
\_\_\_\_\_

Date: \_\_\_\_\_

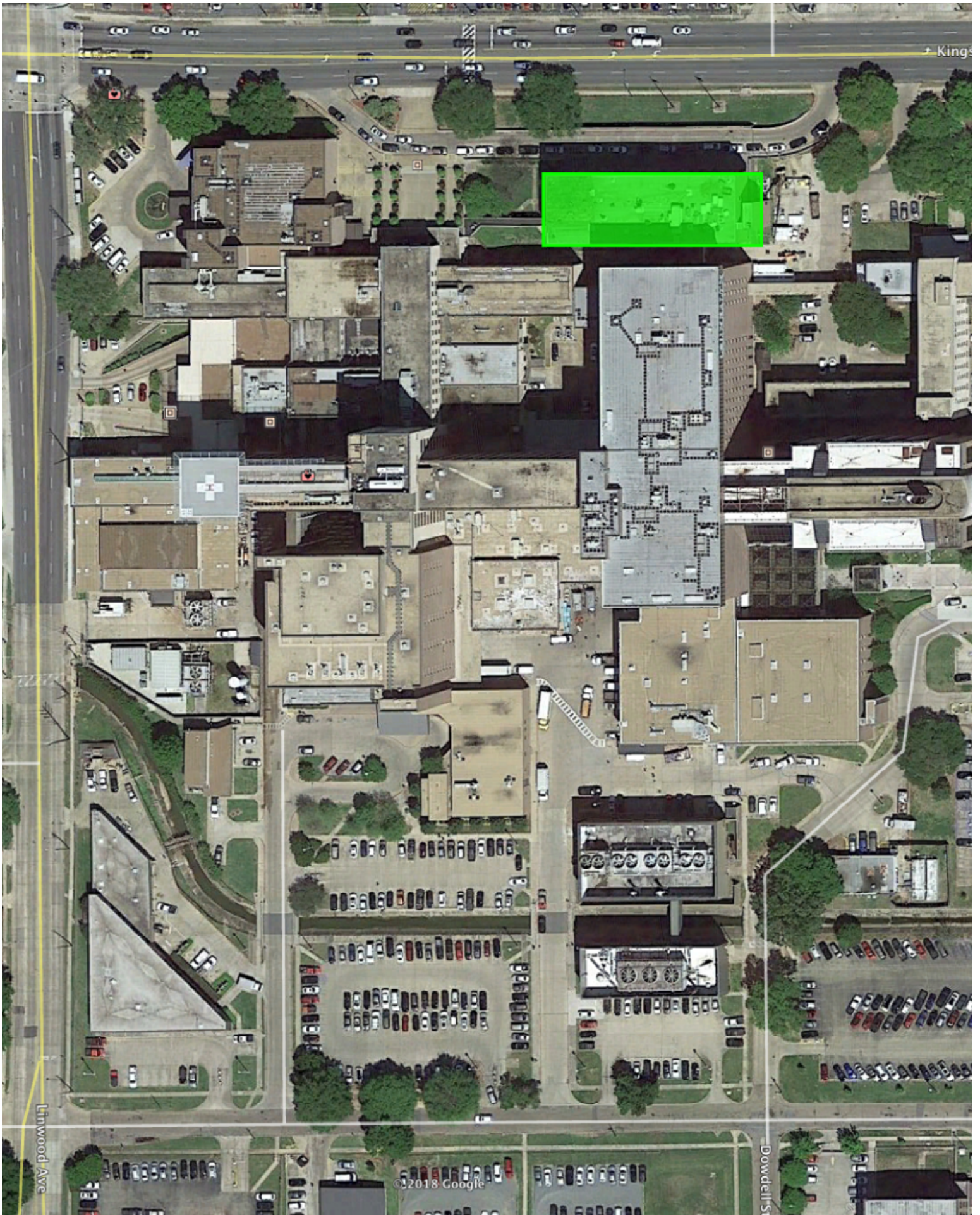
Date: \_\_\_\_\_

**Exhibit "A"**

Legal Description of the Land

Louisiana State University Medical Center, Unit One, in the NW/4 of Section 12, T17 – R14W, a resubdivision of Part of Lots 7, 8, 9, 13 and 14, Fairfield, Louisiana, as recorded in Book "N", Page 643, Records of Caddo Parish, Louisiana and Lots 1 through 24, Foster Terrace Subdivision, as recorded in Book 100, Page 312, Records of Caddo Parish, Louisiana.

The Building (of which the Leased Space are a part) is located on a portion of the former Lot 7, Fairfield, Louisiana.










**Exhibit “B”**

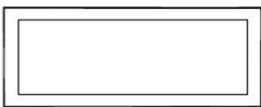
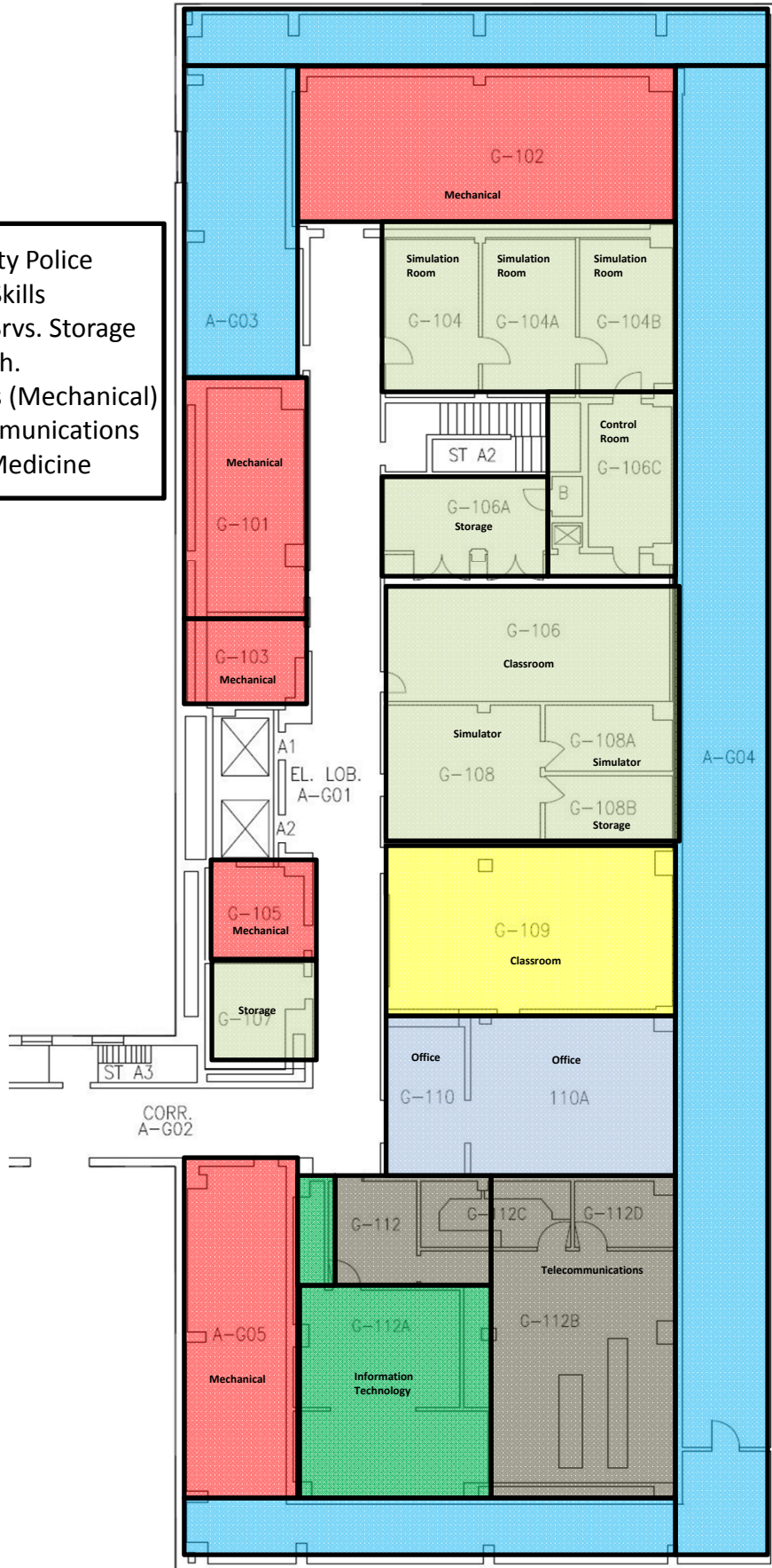
Floor Plan of Leased Space

[see attached]

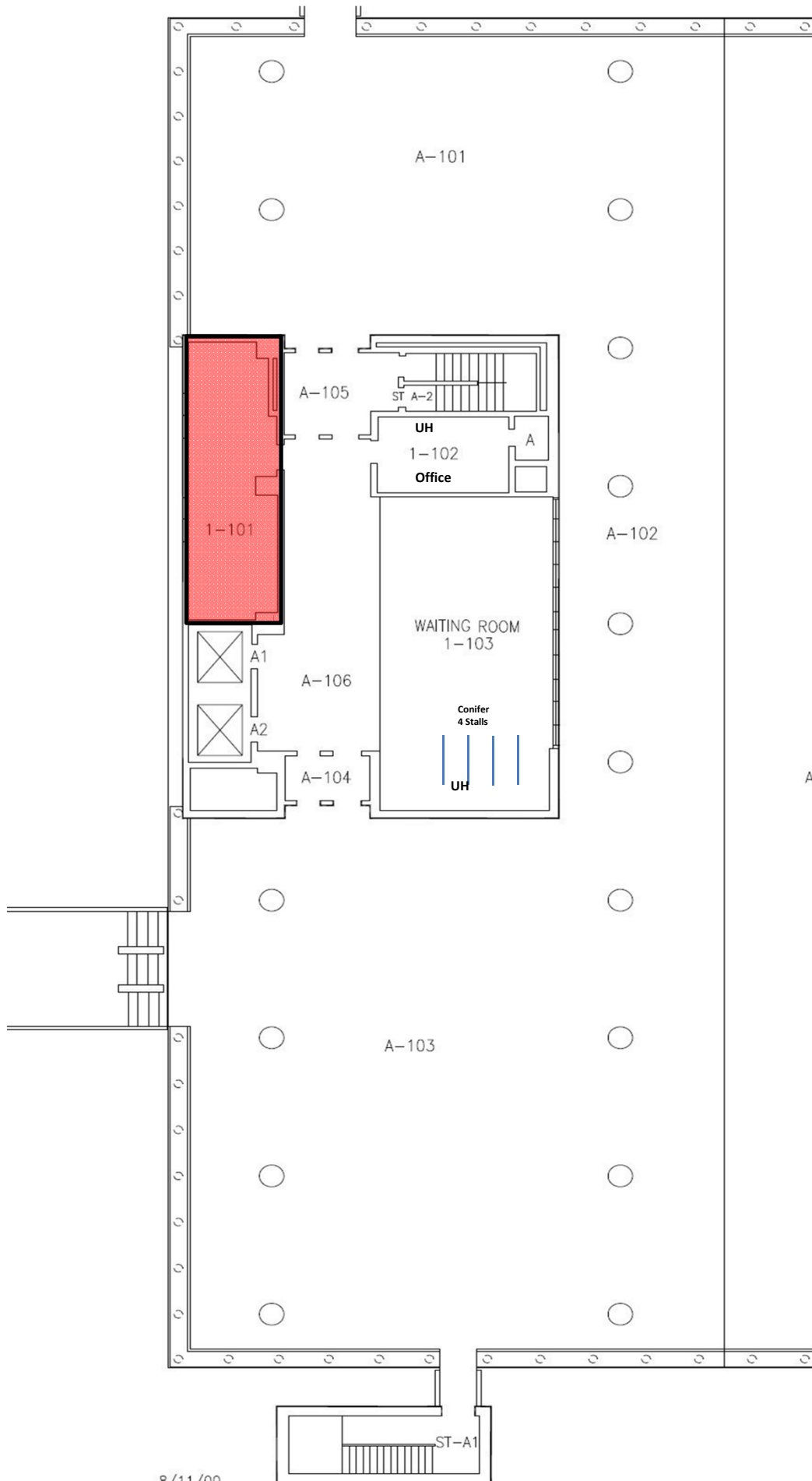


# Ground Floor

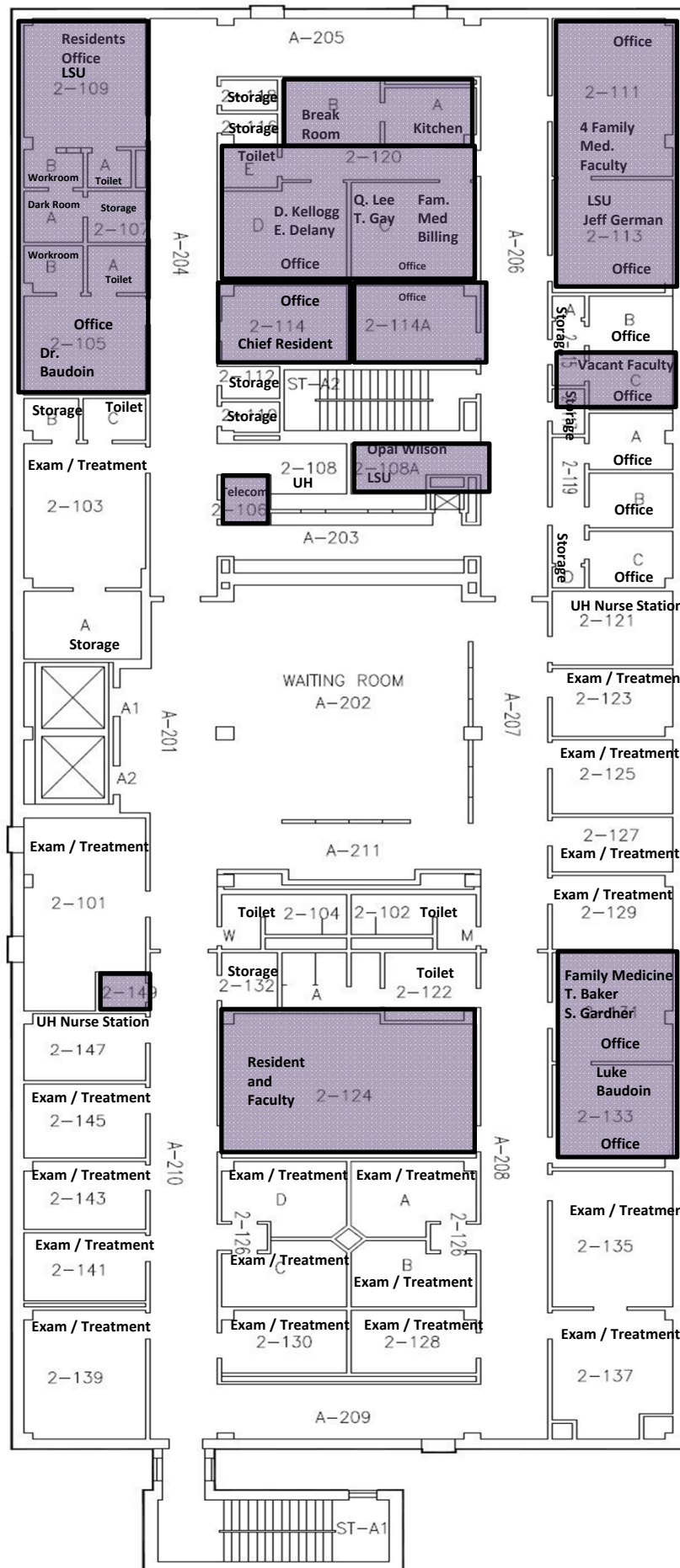
	University Police
	Critical Skills
	Enviro. Srvs. Storage
	Info. Tech.
	Facilities (Mechanical)
	Telecommunications
	Family Medicine



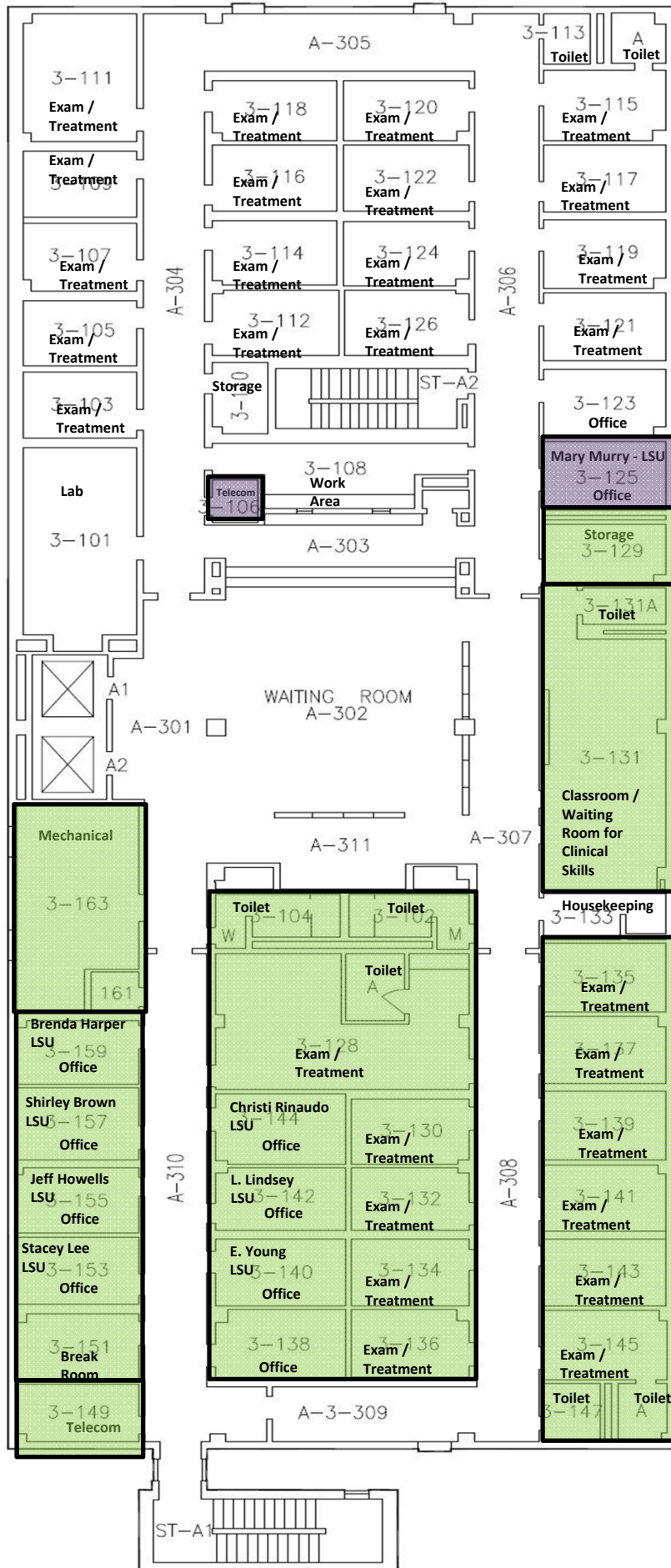
**Lobby**



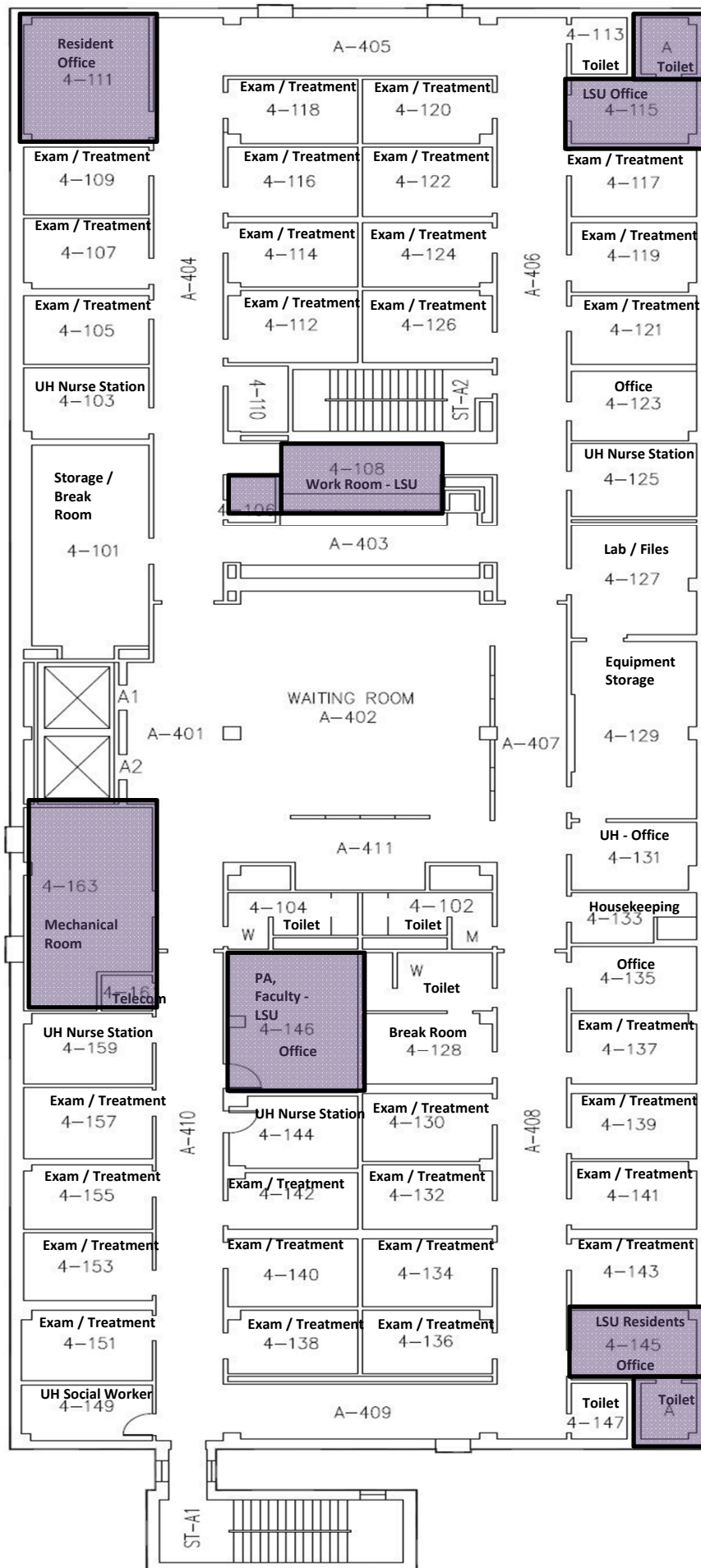
# Family Medicine / Family Practice



# Family Medicine FACULTY / Clinical Skills



**CCC / PCF  
(Comprehensive  
Care-Student's  
Clinic / Primary  
Care Family  
Medicine)**



**LSUHSC - "A" Building Space Analysis**

BLDG NO	RM	COMPLEX	WING	FLR	NETSQFT	UH Leased SqFt
0043	101	MS	A	G	260	
0043	102	MS	A	G	706	
0043	103	MS	A	G	103	
0043	104	MS	A	G	182	
0043	105	MS	A	G	111	
0043	106	MS	A	G	517	
0043	107	MS	A	G	114	
0043	108	MS	A	G	254	
0043	109	MS	A	G	576	
0043	110	MS	A	G	143	
0043	112	MS	A	G	114	
0043	104A	MS	A	G	181	
0043	104B	MS	A	G	177	
0043	106A	MS	A	G	147	
0043	106B	MS	A	G	15	
0043	106C	MS	A	G	146	
0043	108A	MS	A	G	101	
0043	108B	MS	A	G	99	
0043	110A	MS	A	G	400	
0043	112A	MS	A	G	482	
0043	112B	MS	A	G	585	
0043	112C	MS	A	G	121	
0043	112D	MS	A	G	78	
0043	A1-2	MS	A	G	123	
0043	AG01	MS	A	G	849	
0043	AG02	MS	A	G	268	
0043	AG03	MS	A	G	711	
0043	AG04	MS	A	G	1541	
0043	AG05	MS	A	G	875	
0043	ST A2	MS	A	G	159	
0043	ST A3	MS	A	G	88	
		<b>Total Net Sq. Ft. =</b>			<b>10,224</b>	

BLDG NO	RM	COMPLEX	WING	FLR	NETSQFT	UH Leased SqFt
0043	101	MS	A	1	352	
0043	102	MS	A	1	149	149
0043	103	MS	A	1	810	810
0043	104	MS	A	1	57	57
0043	105	MS	A	1	130	130
0043	106	MS	A	1	488	488
0043	102A	MS	A	1	22	22
0043	A1A2	MS	A	1	129	129
0043	ST A1	MS	A	1	200	200
0043	ST A2	MS	A	1	109	109
		<b>Total Net Sq. Ft. =</b>			<b>2,446</b>	<b>2,095</b>

BLDG NO	RM	COMPLEX	WING	FLR	NETSQFT	UH Leased SqFt
0043	101	MS	A	2	106	106
0043	102	MS	A	2	65	65
0043	103	MS	A	2	93	93
0043	104	MS	A	2	65	65
0043	105	MS	A	2	141	
0043	106	MS	A	2	24	
0043	107	MS	A	2	38	
0043	108	MS	A	2	63	63
0043	109	MS	A	2	176	
0043	110	MS	A	2	21	21
0043	111	MS	A	2	221	
0043	112	MS	A	2	23	23
0043	113	MS	A	2	158	
0043	114	MS	A	2	111	
0043	115	MS	A	2	25	25
0043	116	MS	A	2	20	20
0043	117	MS	A	2	18	18
0043	118	MS	A	2	20	20
0043	119	MS	A	2	50	50
0043	120	MS	A	2	73	
0043	121	MS	A	2	104	104
0043	122	MS	A	2	71	71
0043	123	MS	A	2	94	94
0043	124	MS	A	2	417	
0043	125	MS	A	2	104	104
0043	126	MS	A	2	30	30
0043	127	MS	A	2	76	76
0043	128	MS	A	2	90	90
0043	129	MS	A	2	104	104
0043	130	MS	A	2	90	90
0043	131	MS	A	2	153	
0043	132	MS	A	2	38	38
0043	133	MS	A	2	144	
0043	135	MS	A	2	191	191
0043	137	MS	A	2	87	87
0043	138	MS	A	2	74	74
0043	139	MS	A	2	87	87
0043	140	MS	A	2	88	88
0043	141	MS	A	2	95	95
0043	143	MS	A	2	94	94
0043	145	MS	A	2	104	104
0043	147	MS	A	2	94	94
0043	149	MS	A	2	19	
0043	151	MS	A	2	248	
0043	101A	MS	A	2	92	92

BLDG NO	RM	COMPLEX	WING	FLR	NETSQFT	UH Leased SqFt
0043	103B	MS	A	2	26	26
0043	103C	MS	A	2	31	31
0043	105A	MS	A	2	34	
0043	105B	MS	A	2	29	
0043	107A	MS	A	2	33	
0043	108A	MS	A	2	63	
0043	109A	MS	A	2	21	
0043	109B	MS	A	2	25	
0043	114A	MS	A	2	111	
0043	115A	MS	A	2	9	9
0043	115B	MS	A	2	53	53
0043	115C	MS	A	2	55	
0043	119A	MS	A	2	54	54
0043	119B	MS	A	2	55	55
0043	119C	MS	A	2	54	54
0043	119D	MS	A	2	8	8
0043	120A	MS	A	2	59	
0043	120B	MS	A	2	74	
0043	120C	MS	A	2	146	
0043	120D	MS	A	2	140	
0043	120E	MS	A	2	26	
0043	126A	MS	A	2	99	99
0043	126B	MS	A	2	88	88
0043	126C	MS	A	2	88	88
0043	126D	MS	A	2	99	99
0043	132A	MS	A	2	65	65
0043	A1A2	MS	A	2	144	144
0043	A201	MS	A	2	319	319
0043	A202	MS	A	2	683	683
0043	A203	MS	A	2	185	185
0043	A204	MS	A	2	453	453
0043	A205	MS	A	2	175	175
0043	A206	MS	A	2	453	453
0043	A207	MS	A	2	293	293
0043	A208	MS	A	2	378	378
0043	A209	MS	A	2	165	165
0043	A210	MS	A	2	387	387
0043	A211	MS	A	2	151	151
0043	ST A1	MS	A	2	192	192
0043	ST A2	MS	A	2	131	131
		<b>Total Net Sq. Ft.</b>	<b>=</b>		<b>9,777</b>	<b>7,212</b>



BLDG NO	RM	COMPLEX	WING	FLR	NETSQFT	UH Leased SqFt
0043	101	MS	A	3	257	257
0043	102	MS	A	3	63	
0043	103	MS	A	3	87	87
0043	104	MS	A	3	65	
0043	105	MS	A	3	86	86
0043	106	MS	A	3	22	
0043	107	MS	A	3	88	88
0043	108	MS	A	3	153	153
0043	109	MS	A	3	86	86
0043	110	MS	A	3	45	45
0043	111	MS	A	3	166	166
0043	112	MS	A	3	95	95
0043	113	MS	A	3	27	27
0043	114	MS	A	3	92	92
0043	115	MS	A	3	98	98
0043	116	MS	A	3	96	96
0043	117	MS	A	3	96	96
0043	118	MS	A	3	87	87
0043	119	MS	A	3	95	95
0043	120	MS	A	3	88	88
0043	121	MS	A	3	97	97
0043	122	MS	A	3	97	97
0043	123	MS	A	3	95	95
0043	124	MS	A	3	93	93
0043	125	MS	A	3	98	
0043	126	MS	A	3	93	93
0043	128	MS	A	3	345	
0043	129	MS	A	3	84	
0043	130	MS	A	3	89	
0043	131	MS	A	3	369	
0043	132	MS	A	3	86	
0043	133	MS	A	3	60	60
0043	134	MS	A	3	92	
0043	135	MS	A	3	98	
0043	136	MS	A	3	91	
0043	137	MS	A	3	96	
0043	138	MS	A	3	102	
0043	139	MS	A	3	97	
0043	140	MS	A	3	101	
0043	141	MS	A	3	94	
0043	142	MS	A	3	94	
0043	143	MS	A	3	95	
0043	144	MS	A	3	106	
0043	145	MS	A	3	98	
0043	147	MS	A	3	38	
0043	149	MS	A	3	80	

BLDG NO	RM	COMPLEX	WING	FLR	NETSQFT	UH Leased SqFt
0043	151	MS	A	3	94	
0043	153	MS	A	3	95	
0043	155	MS	A	3	92	
0043	157	MS	A	3	102	
0043	159	MS	A	3	92	
0043	161	MS	A	3	20	20
0043	163	MS	A	3	267	
0043	115A	MS	A	3	30	30
0043	128A	MS	A	3	46	
0043	131A	MS	A	3	36	
0043	145A	MS	A	3	33	
0043	A1-2	MS	A	3	127	127
0043	A301	MS	A	3	306	306
0043	A302	MS	A	3	695	695
0043	A303	MS	A	3	193	193
0043	A304	MS	A	3	411	411
0043	A305	MS	A	3	174	174
0043	A306	MS	A	3	436	436
0043	A307	MS	A	3	277	277
0043	A308	MS	A	3	356	
0043	A309	MS	A	3	166	
0043	A310	MS	A	3	360	
0043	A311	MS	A	3	180	180
0043	ST A1	MS	A	3	198	198
0043	ST A2	MS	A	3	130	130
		<b>Total Net Sq. Ft. =</b>			<b>9,693</b>	<b>5,454</b>

BLDG NO	RM	COMPLEX	WING	FLR	NETSQFT	UH Leased SqFt
0043	101	MS	A	4	272	272
0043	102	MS	A	4	67	67
0043	103	MS	A	4	99	99
0043	104	MS	A	4	67	67
0043	105	MS	A	4	98	98
0043	106	MS	A	4	24	
0043	107	MS	A	4	99	99
0043	108	MS	A	4	157	
0043	109	MS	A	4	95	95
0043	110	MS	A	4	46	46
0043	111	MS	A	4	171	
0043	112	MS	A	4	105	105
0043	113	MS	A	4	36	36
0043	114	MS	A	4	93	93
0043	115	MS	A	4	92	
0043	116	MS	A	4	101	101
0043	117	MS	A	4	98	98
0043	118	MS	A	4	93	93

BLDG NO	RM	COMPLEX	WING	FLR	NETSQFT	UH Leased SqFt
0043	119	MS	A	4	97	97
0043	120	MS	A	4	93	93
0043	121	MS	A	4	98	98
0043	122	MS	A	4	101	101
0043	123	MS	A	4	97	97
0043	124	MS	A	4	93	93
0043	125	MS	A	4	102	102
0043	126	MS	A	4	105	105
0043	127	MS	A	4	155	155
0043	128	MS	A	4	102	102
0043	129	MS	A	4	245	245
0043	130	MS	A	4	98	98
0043	131	MS	A	4	93	93
0043	132	MS	A	4	93	93
0043	133	MS	A	4	68	68
0043	134	MS	A	4	99	99
0043	135	MS	A	4	91	91
0043	136	MS	A	4	90	90
0043	137	MS	A	4	99	99
0043	138	MS	A	4	90	90
0043	139	MS	A	4	91	91
0043	140	MS	A	4	99	99
0043	141	MS	A	4	94	94
0043	142	MS	A	4	82	82
0043	143	MS	A	4	95	95
0043	144	MS	A	4	101	101
0043	145	MS	A	4	97	
0043	146	MS	A	4	199	
0043	147	MS	A	4	36	36
0043	149	MS	A	4	81	81
0043	151	MS	A	4	101	101
0043	153	MS	A	4	98	98
0043	155	MS	A	4	92	92
0043	157	MS	A	4	102	102
0043	159	MS	A	4	101	101
0043	161	MS	A	4	20	
0043	163	MS	A	4	268	
0043	145A	MS	A	4	35	
0043	A1A2	MS	A	4	127	127
0043	A401	MS	A	4	304	304
0043	A402	MS	A	4	698	698
0043	A403	MS	A	4	185	185
0043	A404	MS	A	4	453	453
0043	A405	MS	A	4	175	175
0043	A406	MS	A	4	453	453
0043	A407	MS	A	4	268	268

BLDG NO	RM	COMPLEX	WING	FLR	NETSQFT	UH Leased SqFt
0043	A408	MS	A	4	378	378
0043	A409	MS	A	4	165	165
0043	A410	MS	A	4	363	363
0043	A411	MS	A	4	177	177
0043	ST A1	MS	A	4	192	192
0043	ST A2	MS	A	4	131	131
<b>Total Net</b>					<b>9,780</b>	<b>8,586</b>
<b>Bldg Net Sq. Ft. =</b>					<b>42,103</b>	<b>-</b>
<b>Bldg Gross Sq. Ft. =</b>					<b>49,162</b>	<b>23,347</b>