

# Exhibit F: Red River Parish Port Site Partial Title Abstract



# Red River Parish Port Site Partial Title Abstract

Instrument # 157287

THE M. J. BATH COMPANY  
SHREVEPORT-LOUISIANA-LAKE CHARLES  
BATHOGRAM  
REG. NO. 312-391 B. S. PAT. 417

Filed: 9-29, 1983, 4:00 M.

STATE OF LOUISIANA

Parish of RED RIVER:

*Judith N. Suckley*  
Dy. Clerk  
KNOW ALL MEN BY THESE PRESENTS:

That JAMES REX FAIR and SHIRLEY COX FAIR, husband & wife, SHIRLEY COX FAIR appearing herein through her Agent & Attorney in Fact, JAMES REX FAIR, duly authorized as per Power of Attorney of record in Conveyance Book 156, page 407, records of Red River Parish, La., of Natchitoches Parish, Louisiana, hereinafter styled Assignor (whether one or more), in consideration of the sum of One Hundred and No/100 and Other Valuable Consideration Dollars paid by DARLA RENEE FAIR, a feme sole over & above the age of 18 years complete, a resident of Natchitoches Parish, La. the receipt of which is hereby acknowledged, and the further consideration hereinafter mentioned have granted, bargained, sold and conveyed, and do by these presents grant, bargain, sell and convey unto DARLA RENEE FAIR hereinafter styled assignee her successors and assigns, ~~XXXXXX~~ and ~~XX~~ the described interest in the leases shown and described on Exhibit "A" attached hereto and made a part hereof,

of Red River Parish, Louisiana, ~~XXXXXXXX~~ on the 21st day of September 1983, ~~XX~~ covering the following described land situated in Red River Parish, Louisiana, (SEE Exhibit "A" attached hereto and made a part hereof for the filing information and the description of the property.

Instrument # 157287  
Book 308, Page 164  
*Judith N. Suckley*

The said assignee agrees to faithfully carry out all the provisions of the original lease ~~XX~~

It is understood between the parties to this agreement that all conditions between the parties hereto shall extend to their heirs, executors, administrators, successors and assigns  
IN WITNESS WHEREOF, this instrument is signed on this the 21st day of September A. D. 19 83

Witnesses: *Larry H. Sullivan*  
*Michelle Reynolds*  
*James Rex Fair*  
James Rex Fair, Individually and as  
Agent and Attorney in Fact for  
SHIRLEY COX FAIR



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STATE OF LOUISIANA

PARISH OF \_\_\_\_\_

BEFORE ME, \_\_\_\_\_ a Notary Public in and for \_\_\_\_\_ Parish, Louisiana, on this \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_, personally came and appeared \_\_\_\_\_, who in the presence of me, said authority, and \_\_\_\_\_ and \_\_\_\_\_ competent witnesses, declares and acknowledges that \_\_\_\_\_ he \_\_\_\_\_ the identical person \_\_\_\_\_ who executed the foregoing instrument in writing, that \_\_\_\_\_ signature \_\_\_\_\_ thereto \_\_\_\_\_ own true and genuine signature \_\_\_\_\_, and that \_\_\_\_\_ he \_\_\_\_\_ executed said instrument of \_\_\_\_\_ own free will \_\_\_\_\_, and for the purposes and considerations therein expressed.

Thus done and passed on the day and date hereinabove written, in the presence of the before named and undersigned competent witnesses, who have hereunto subscribed their names, together with said appearer \_\_\_\_\_, and me, said Notary, after reading the whole.

WITNESSES:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Notary Public.

STATE OF LOUISIANA

PARISH OF RED RIVER:

BEFORE ME, the undersigned authority, this day personally appeared Peggy H. Sullivan to me personally known to be the identical person whose name is subscribed to the foregoing instrument as an attesting witness, who being first duly sworn, on his oath, says: That he subscribed his name to the foregoing instrument as a witness, and that he knows James Rex Fair

the Grantor... named in said instrument, to be the identical person... described therein, and who executed the same, and saw him sign the same as his voluntary act and deed, and that he, the said Peggy H. Sullivan subscribed his name to the same at the same time as an attesting witness.

Sworn to and subscribed before me this 21st day of September 1983  
Notary Public in and for Red River Parish, Louisiana.

*Peggy H. Sullivan*  
Peggy H. Sullivan

No. _____	<b>ASSIGNMENT</b> Oil, Gas and Mineral Grant	FROM _____	TO _____	Parish of _____

THE N. L. BATH COMPANIES  
SINCE 1908—LONGER—LIVE CHANGES  
**BATH & GRAM**  
REG. NO. 312,321 U.S. PAT. OFF.



EXHIBIT "A"

Attached to Assignment Stock Form  
From James Rex Fair, et ux to Darla Lenee Fair  
Dated September 21, 1983

The overriding royalty of 1% of 8/8 (1% of the whole) reserved by Assignor in Assignment of Oil, Gas and Mineral Lease to Jack Grindstaff dated September 21, 1983, filed of record September 27, 1983 under Instrument Number 157,259, records of Red River Parish, Louisiana, covering and affecting the following described Oil, Gas and Mineral Leases:

1. Oil, Gas and Mineral lease dated July 21, 1982 from Evelyn Maples Evans, wife of S. B. Evans, Jr., to James Rex Fair, husband of Shirley Cox Fair, filed for record July 25, 1983 and of record under Registry Number 156,628 and in Conveyance Book 207, page 148, records of Red River Parish, Louisiana.
2. Oil, Gas and Mineral lease dated March 1, 1983 from Sidney A. Jones and Meroe Robinson Jones, husband and wife, to James Rex Fair, husband of Shirley Cox Fair, filed for record March 9, 1983 and of record under Instrument Number 155,364 records of Red River Parish, Louisiana.
3. Oil, Gas and Mineral lease dated March 7, 1983 from W. H. Franklin, Jr. and Esther Brewton Franklin, husband and wife, to James Rex Fair, husband of Shirley Cox Fair, filed for record March 9, 1983 and of record under Instrument Number 155,361 records of Red River Parish, Louisiana.

BUT LIMITED in that as for as the three (3) leases described hereinabove are concerned, this assignment only covers and affects the East four-tenths (East 40%) of the following described tract:

That certain piece or parcel or plot of ground, together with all buildings and improvements thereon situated and located and being described as 250.4 acres South of Red River and being a portion of Sections 5 and 6, Township 11 North, Range 9 West, Red River Parish, Louisiana, and being more particularly described on that certain plat of survey and outlined in red, prepared by A. J. Brouillette, R.S., dated September 4, 1974 and being attached to that Deed from Sidney A. Jones to Robert G. Martin dated September 6, 1974 and of record in Conveyance Book 145, page 417, records of Red River Parish, Louisiana, together with alluvian, accretions and sandbars formed or that may hereafter form by the change of the river.

The overriding royalty of 1% of 8/8 (1% of the whole) reserved by Assignor in Assignment of Oil, Gas and Mineral Lease to Post Oak Production Corporation dated September 21, 1983, filed of record September 23, 1983 under Instrument Number 157,233, records of Red River Parish, Louisiana, covering and affecting the following described Oil, Gas and Mineral Lease:

Oil, Gas and Mineral lease dated March 17, 1983 from J. W. Coats, a single man, to James Rex Fair, husband of Shirley Cox Fair, filed for record July 25, 1983 and of record under Registry #156,627 and in Conveyance Book 207, page 143, records of Red River Parish, Louisiana, which lease covers the following described tract of land situated in Red River Parish, Louisiana, to-wit:



The East Half, East Half of SW $\frac{1}{4}$ , East Half of SE $\frac{1}{4}$  of NW $\frac{1}{4}$  of Section 12, Township 11 North, Range 10 West, Red River Parish, Louisiana, containing 420 acres, more or less.

The overriding royalty of 1% of 8/8 (1% of the whole) reserved by Assignor in Assignment of Oil, Gas and Mineral Lease to Post Oak Production Corporation dated September 21, 1983, filed of record September 23, 1983 under Instrument Number 157,234, records of Red River Parish, Louisiana, covering and affecting the following described Oil, Gas and Mineral Lease:

1. Oil, Gas and Mineral lease dated July 21, 1982 from Evelyn Maples Evans, wife of S. B. Evans, Jr., to James Rex Fair, husband of Shirley Cox Fair, filed for record July 25, 1983 and of record under Registry Number 156,628 and in Conveyance Book 207, page 148, records of Red River Parish, Louisiana.
2. Oil, Gas and Mineral lease dated March 1, 1983 from Sidney A. Jones and Meroe Robinson Jones, husband and wife, to James Rex Fair, husband of Shirley Cox Fair, filed for record March 9, 1983 and of record under Instrument Number 155,364 records of Red River Parish, Louisiana.
3. Oil, Gas and Mineral lease dated March 7, 1983 from W. H. Franklin, Jr. and Esther Brewton Franklin, husband and wife, to James Rex Fair, husband of Shirley Cox Fair, filed for record March 9, 1983 and of record under Instrument Number 155,361 records of Red River Parish, Louisiana.

BUT LIMITED in that as for as the three (3) leases described hereinabove are concerned, this assignment only covers and affects the West six-tenths (West 60%) of the following described tract:

That certain piece or parcel or plot of ground, together with all buildings and improvements thereon situated and located and being described as 250.4 acres South of Red River and being a portion of Sections 5 and 6, Township 11 North, Range 9 West, Red River Parish, Louisiana, and being more particularly described on that certain plat of survey and outlined in red, prepared by A. J. Brouillette, R.S., dated September 4, 1974 and being attached to that Deed from Sidney A. Jones to Robert G. Martin dated September 6, 1974 and of record in Conveyance Book 145, page 417, records of Red River Parish, Louisiana, together with alluvian, accretions and sandbars formed or that may hereafter form by the change of the river.

INSTR5-DD



44

Instrument # 157,233

Filed: 9-23, 1983, 10 A.M.

Judith J. Huckaba  
By. Clerk

STATE OF LOUISIANA:

PARISH OF RED RIVER :

ASSIGNMENT OF OIL, GAS AND MINERAL LEASE

BE IT KNOWN that before the undersigned authority, a Notary Public within and for said Parish and State, duly commissioned and sworn, and the undersigned competent attesting witnesses, personally came and appeared:

JAMES REX FAIR, husband of Shirley Cox Fair, and SHIRLEY COX FAIR, wife of James Rex Fair, appearing herein through her Agent and Attorney in Fact, James Rex Fair, duly authorized as per Power of Attorney of record in Conveyance Book 156, page 407, records of Red River Parish, Louisiana, both residents of Natchitoches Parish, Louisiana, hereinafter referred to as ASSIGNOR;

who declared that for and in consideration of the sum of One Hundred and No/100 (\$100.00) Dollars and other good and valuable consideration paid by:

POST OAK PRODUCTION CORPORATION, a Louisiana corporation with its address as 550 Post Oak Boulevard, Suite 500, Houston, Texas 77027, hereinafter referred to as ASSIGNEE,

the receipt of which is hereby acknowledged, and the further consideration hereinafter mentioned, has GRANTED, BARGAINED, SOLD AND CONVEYED, and does by these presents, GRANT, BARGAIN, SELL AND CONVEY unto ASSIGNEE, its successors and assigns, all of ASSIGNOR'S right, title and interest in and to that certain Oil, Gas and Mineral Lease described as follows:

Oil, Gas and Mineral lease dated March 17, 1983 from J. W. Coats, a single man, to James Rex Fair, husband of Shirley Cox Fair, filed for record July 25, 1983 and of record under Registry #156,627 and in Conveyance Book 207, page 143, records of Red River Parish, Louisiana, which lease covers the following described tract of land situated in Red River Parish, Louisiana, to-wit:

The East Half, East Half of SW $\frac{1}{4}$ , East Half of SE $\frac{1}{4}$  of NW $\frac{1}{4}$  of Section 12, Township 11 North, Range 10 West, Red River Parish, Louisiana, containing 420 acres, more or less.

ASSIGNOR reserves unto themselves an overriding royalty of 1% of 8/8 (1% of the whole) which interest shall be free and clear of any cost of drilling or production but shall bear its proportionate share of all taxes of every nature whatsoever.

ASSIGNOR also conveys herein all of their right, title and interest in and to the oil wells and to all machinery, piping, tubing, equipment and appurtenances used in connection with the oil wells on the land covered by the above lease.

Instrument # 157,233  
Book 208, Page 94  
James Rex Fair, Notary Public



The said ASSIGNEE agrees to faithfully carry out all the provisions of the original lease.

It is understood between the parties to this agreement that all conditions between the parties hereunto shall extend to their heirs, executors, administrators, successors and assigns.

This assignment is made without warranty.

THUS DONE AND SIGNED in the presence of the undersigned Notary and competent attesting witnesses, on this the 21st day of September, 1983.

ATTEST:

Brenda W. Holley

Mechile Long

Brenda W. Holley

Mechile Long

James Rex Fair  
James Rex Fair, Individually

James Rex Fair  
James Rex Fair, Agent and Attorney in fact for SHIRLEY COX FAIR

James R. Richards  
NOTARY PUBLIC

INSTR 5-W



STATE OF LOUISIANA  
PARISH OF RED RIVER

AGRICULTURAL LEASE

THIS AGREEMENT made this 17<sup>th</sup> day of May, 2022, between **RED RIVER PARISH PORT COMMISSION**, created pursuant to R.S. 34:3166, et seq., which has a mailing address of P.O. Box 1270, Coushatta, Louisiana 71019, represented herein by its duly authorized President, Stuart R. Shaw, hereinafter "Lessor" and **JASON HENRY ANDERSON**, a single man, being of sound mind and the full age of majority, residing and domiciled in Red River Parish, Louisiana, who has mailing address of 858 Catfish Bend Rd., Coushatta, Louisiana 71019, hereinafter "Lessee"

WITNESSETH:

Lessor does hereby let unto Lessee, for the rental and term, and subject to the stipulations, reservations, terms, provisions, covenants and conditions hereinafter set forth, the right and privilege to use the following described property for farming, and only for farming:

All of that portion of the East Half (E ½) of Section 12, Township 11 North, Range 10 West, Red River Parish, Louisiana, being situated North and East of the Center line of Louisiana Highway 1.

This being the same property acquired by Lessor herein from the J.W. Coats Testamentary Trust by Cash Sale Deed dated April 25, 2022 and April 26, 2022, Records of Red River Parish, Louisiana.

(sometimes hereinafter referred to as the "Leased Premises" or "Land subject to this Lease")

Lessee assumes and agrees to comply with all the stipulations, reservations, terms, provisions, covenants and conditions of this Agricultural Lease as hereinafter recited:

1. This Lease shall be for a term of seven (7) years, commencing January 1, 2025 and ending December 31, 2031, unless terminated earlier as hereinafter provided.
2. Lessee shall pay to Lessor as consideration of this lease the sum of THREE THOUSAND THREE HUNDRED THIRTY NINE AND 90/100 (\$3,339.90) DOLLARS per year, being due and payable by November 1<sup>st</sup> of each calendar year covered by this lease.
3. This Lease shall not be assigned or sublet in whole or in part by Lessee whatsoever.
4. Lessee shall be entitled to enroll the Leased Premises in any farming program offered by the USDA or any other government entity; and shall receive all payments for those programs for which they enroll for any calendar year covered under this lease.
5. While on the Leased Premises, Lessee, its agents, employees, contractors, and representatives (and their respective agents, employees, contractors, and representatives) shall confine themselves to the operations and activities contemplated herein.
6. It is expressly agreed and understood that this Lease is executed by the undersigned fiduciaries, if any, solely in the capacities stated and not otherwise, and that they shall never have any individual, personal, or corporate liability or responsibility by reason of execution of this Lease, except in such fiduciary capacities.
7. Lessee shall abide by and obey all valid rules, regulations and laws of all local, parish, state and federal agencies, including but not limited to those relating to the use, application, storage, handling and disposal of herbicides, insecticides and other chemicals. Lessee shall be solely responsible for the conduct of Lessee's employees, agents, representatives, guests and invitees on the Leased Premises and shall be solely responsible for any violation of said laws or regulations by Lessee, his guests and invitees.





8. Lessee shall be responsible for all damages to property (including the Leased Premises) and injury to persons, including death, arising out of, resulting from or caused by Lessee's operations hereunder and Lessee does by these presents agree to protect, defend and indemnify Lessor, its successors and assigns from and against any and all claim(s) demand(s) and cause(s) of action, loss and expense of every nature and kind, by any person, firm, limited liability company, partnership, corporation, association or entity arising out of, resulting from or caused by Lessee's operations hereunder, provided, however, Lessor shall bear liability for any such property damages and injuries to persons (including death) arising out of, in connection with, or attributable to its own gross negligence, but only to the extent of said gross negligence. Provided further, Lessee agrees to reimburse Lessor any reasonable costs or expenses, including reasonable and documented attorney's fees, expert costs and court costs, which Lessor incurs in connection with any such claim(s), demand(s) or cause(s) of action. The indemnity provided hereunder includes, without limitation, any claims, demands or causes of action arising from the spillage, seepage, drainage, release or migration of hazardous or dangerous substances resulting from or caused by Lessee's operations hereunder.
9. Lessee, during the term hereof, shall protect the Leased Premises against trespassers and squatters, to the best of Lessee's ability, and shall keep the Leased Premises free and clear of debris and refuse and waste. Lessee shall advise Lessor of any unlawful or unusual activities or of any material change in property condition observed by the Lessee or of which the Lessee has or acquires knowledge.
10. Lessee shall farm the Leased Premises in a good and prudent manner so as to avoid unnecessary depletion of soil fertility or infestation with noxious weeds or grasses; shall keep the drains located upon the Leased Premises free of undergrowth and functioning properly at his own expense; shall not commit waste nor permit waste to occur to the Leased Premises; shall not permit or cause any nuisance to exist on said Leased Premises; and shall maintain control over said Leased Premises in such a manner that no fire hazard will be permitted to arise. Herbicide and insecticides shall be applied on crops planted or grown in accordance with recommendations made therefor by the manufacturers of such chemicals in a prudent manner so as to avoid waste or excessive crop damage.
11. Lessee shall be responsible for maintaining all pastures in a good and prudent manner and keep all improvements including but not limited to all buildings, gates, fences, etc. in as good repair as the same now are or may at any time be placed in by the Lessor.
12. Lessee shall not construct or install on said land any roads, bridges, fences, camps, buildings, lodges, shelters or other structures, permanent or temporary, without the prior written consent of the Lessor. Lessee shall not drive, attach, or nail any nails, spikes or wires to or in any tree, living or dead. All permanent improvements such as fences, culverts, bridges, etc., shall become the property of the Lessor when placed on the leased land. Any fences constructed shall be on the boundary lines of the leased land.
13. Any property of any kind or character which may be on the Leased Premises during the term of this lease, whether the same is the property of Lessor or Lessee, shall be located on the Leased Premises at the sole risk of the Lessee. Lessor shall not be liable to Lessee, or any person, for any injury, loss or damage, regardless of the nature thereof.
14. Lessee agrees that any and all vehicles used on the Leased Premises shall be used only as required for transportation in connection with ordinary farming activities and shall not be used for any competitive or recreational activities. Lessee, his members, guests and invitees, shall operate all vehicles in a thoroughly safe manner so as not to damage the Leased Premises or cause injury to others.
15. Lessor and the Lessor's employees, licensees, agents and contractors shall have the unrestricted right of ingress and egress to and from the Leased Premises during the term of



this lease at any time and for any reason which the Lessor or the Lessor's employees, licensees, agents and contractors shall deem necessary or desirable.

16. Lessee shall not possess or consume alcohol, illegal drugs, or any unlawful substances on any of the property that is covered by this Lease and agrees that it will prohibit any and all of its agents, employees, contractors, and representatives (and their respective agents, employees, contractors, and representatives) from possessing or consuming any alcohol, illegal drugs, or unlawful substances on any of the property covered by this Agreement at any time and under any circumstances.
17. Lessee agrees to carry adequate limits of general liability insurance, workman's compensation and property damage insurance, including coverage for damages resulting from bodily injury, contamination, seepage and pollution. Provided further, the general liability insurance provided for in this paragraph shall at a minimum contain limits of no less than \$500,000.00 per occurrence and \$1,000,000.00 in the aggregate. Said insurance will be obtained prior to commencement of operations and shall name the Lessor as an additional insured. Within thirty (30) days of written request by Lessor, Lessee must properly furnish Lessor with proper certification of all such insurance coverage. Such certification shall also specify that Lessor shall receive no less than thirty (30) days written notice in advance of cancellation or material alteration of the subject insurance policies.
18. The failure or refusal of Lessee to pay the rentals at the times and in the manner provided by this Lease, and the failure of Lessee to keep and perform his covenants hereunder, shall in either of these events, permit the Lessor at this option and without any liability on his part to terminate this Lease, re-enter and repossess the Leased Premises and any crops growing thereon and cultivate and sell said crops at the expense of the Lessee. The Lessor shall have the same right of entry and possession, and the right to expel Lessee without any liability or obligation in either law or equity, in the event the Lessee shall file or have filed against him a petition in bankruptcy, become insolvent, or have a receiver appointed for him.
19. Notwithstanding the reserved right of the Lessor to re-enter and take possession of the Leased Premises upon the occurrence of a default by the Lessee, the Lessor shall have the alternative right and privilege to recover from the Lessee all amounts which the Lessor would have received under the terms of this Lease had the Lessee fully and properly performed his agreements hereunder and may require the Lessee to specifically perform the same.
20. Lessee's breach of any of the terms herein shall constitute a default. Upon the occurrence of Lessee's default, which default is not cured within ten (10) days written notice thereof, Lessor may terminate this Lease, and/or seek damages or other suitable remedies in a court of competent jurisdiction. In the event Lessor prevails in such action, Lessee shall pay Lessor's attorney's fees incurred in connection with such action. Lessor's failure to exercise any rights under this paragraph shall not constitute a waiver of such rights.
21. This is a Lease and not a partnership. Lessor shall not be or become responsible for any debts contracted by Lessee.
22. The failure of Lessor to insist on the performance of any of the terms and conditions of this Lease, or the waiver of any breach of any of the terms and conditions of this Lease, shall not be construed as subsequently waiving any such terms and conditions, but such terms and conditions shall continue and remain in full force and effect as if no such forbearance or waiver had occurred.
23. This Lease shall not holdover or be reconducted and shall not be renewed without a written agreement between the parties.
24. Lessee hereby agrees that upon the termination of this lease for whatever reason, Lessee will peaceably deliver possession of the Leased Premises in at least as good order and



condition as the Leased Premises are at commencement thereof to Lessor. In the event it becomes necessary for Lessor to take legal action to recover possession at the time of termination, Lessee agrees to pay all costs and expenses of such action, including reasonable attorney's fees, incurred by Lessor.

25. LESSEE ACCEPTS SAID PROPERTY AND EXECUTES THIS LEASE WITHOUT ANY REPRESENTATIONS OR WARRANTIES BY THE LESSOR OF ANY KIND, EITHER EXPRESSED OR IMPLIED, AS TO THE TITLE TO SAID LAND, THE CONDITION OF SAID LAND, OR SUITABILITY OF SAID LAND FOR THE PURPOSES FOR WHICH SAID LAND IS LEASED. LESSEE ASSUMES RESPONSIBILITY FOR THE CONDITION OF SAID PREMISES AND ANY VICES OR DEFECTS THEREIN.

Lessee's Initials: \_\_\_\_\_

26. Lessee accepts said property subject to any and all existing servitudes, easements, mortgages, reservations, liens, right-of-ways, contracts, leases (except any valid Farming Lease(s) that is in full force and effect) or other encumbrances or matters now of record in Red River Parish, Louisiana or apparent on the Leased Premises affecting said land or any other such agreements that may hereafter be executed or granted by the Lessor to others.
27. Lessee understands and agrees that during the term of this Lease Lessor may be approached with opportunities to further the business of Lessor. Lessee consents to Lessor entering into Agreements ("Future Agreements") affecting the Leases Property in order to further the business of the Lessor, including but not limited to an agreement to have a rail spur installed across the Leased Premises. Lessee agrees that Lessor shall have the right to enter into Future Agreements to further the business of the port without Lessee's consent. However, if a Future Agreement is effectuated by Lessor, Lessor agrees to compensate Lessee for any damage to his crops. The determination of damages to be mutually agreed upon by Lessor and Lessee. Additionally, if any Future Agreement entered into by the Lessor reduces the amount of farmable acreage of Lessee, the rental payment of this lease shall be reduced proportionately. Furthermore, if any Future Agreement causes the Leased premises to no longer be fit for farming or such an inconvenience to conduct farming operations, Lessee and Lessor shall have the right to terminate this lease in its entirety upon such determination. Lessor and Lessee shall mutually determine that the Leased Premises is no longer fit for farming or such an inconvenience to conduct farming operations.
28. Lessor recognizes that Lessee leases lands from the J.W. Coats Trust for farming. Provided further, Lessor understands and agrees that in the event that Lessee's lease with the J.W. Coats Trust is terminated for any reason or the J.W. Coats Trust enters into an agreement to lease its lands to someone other than Lessee herein, Lessee shall have the right to terminate this lease in its sole discretion. If Lessee exercises the aforesaid right, the consideration for that calendar year in which this lease is terminated shall be prorated as of the date of termination of this lease by Lessee.
29. Any notice provided or permitted to be given in this agreement must be in writing and may be given by depositing the notice in the United States mail, postage prepaid, certified with return receipt requested, and addressed to the party to be notified; provided further and being only applicable to Lessee, Lessee may notice Lessor by attending a regularly scheduled Red River Parish Port Commission Meeting whereby a quorum is present. If notice is provided in writing by Lessee to Lessor, it must be received by Lessor at least 10 days prior to that month's regularly scheduled meeting in order for it to be provided for on that month's Agenda. If the notice in writing by Lessee to Lessor is not received 10 days prior to that month's regularly scheduled meeting, such notice will be provided for on the Agenda of the following meeting. Notice is deemed received on the date it is signed for by Lessor for the purposes of notice in writing by Lessee. For purposes of notice, the addresses of the parties shall be as follows until changed as herein provided:



LESSOR: Red River Parish Port Commission  
P.O. Box 1270  
Coushatta, LA 71019

LESSEE: Jason Henry Anderson  
858 Catfish Bend Rd  
Coushatta, LA 71019

Either party may designate a different address for receipt of subsequent notices by notifying the other as provided above.

30. The laws of the State of Louisiana shall govern the validity, interpretation, performance, and enforcement of this Agreement and both parties irrevocably consent to personal jurisdiction and venue in the Thirty-Ninth Judicial District Court (39<sup>th</sup> JDC.), Parish of Red River, State of Louisiana for any legal action, special proceeding, or other proceeding that may be brought in connection with, arising out of, or relating to this Agreement and any of the rights, obligations, responsibilities, and operations of the parties or either of them pursuant to this Agreement, the said 39<sup>th</sup> JDC, Parish of Red River, State of Louisiana being the exclusive jurisdiction and venue for any and all such actions and proceedings.
31. This Lease contains all of the agreements and understandings of the Lessor and the Lessee respecting the subject matter hereof and no implied covenants or obligations, or verbal representations or promises, have been made or relied upon by Lessor or Lessee supplementing or modifying this lease or as an inducement thereto.

**THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK. SIGNATURES ON THE FOLLOWING PAGES.**

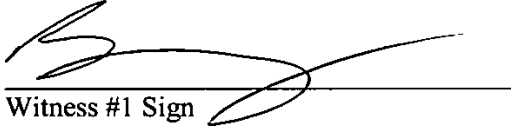
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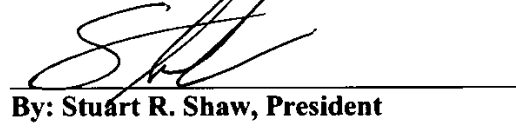


SWORN TO AND SUBSCRIBED before me, the undersigned Notary Public, and in the presence of the undersigned competent witnesses, after due reading of the whole, on this 17<sup>th</sup> day of May, 2022 at Coushatta, Red River Parish, Louisiana.

WITNESSES:

**RED RIVER PARISH PORT  
COMMISSION - LESSOR**

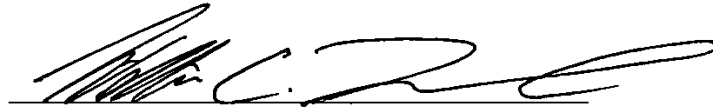
  
Witness #1 Sign

  
By: **Stuart R. Shaw, President**

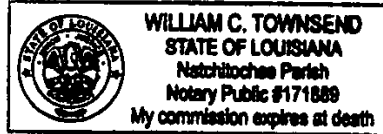
Beverly Gray  
Witness #1 Print

  
Witness #2 Sign

Judy Latiolais  
Witness #2 Print



**WILLIAM C. TOWNSEND  
NOTARY PUBLIC  
Bar Roll #39367**



SWORN TO and SUBSCRIBED before me, the undersigned Notary Public, and in the presence of the undersigned competent witnesses, after due reading of the whole, on this 17<sup>th</sup> day of May, 2022 at Coushatta, Red River Parish, Louisiana.

WITNESSES:

[Signature]

Witness #1 Sign

Austin Townsend

Witness #1 Print

Aranda D. Starnes

Witness #2 Sign

Aranda H. Starnes

Witness #2 Print

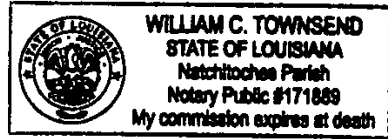
LESSEE:

[Signature]

JASON HENRY ANDERSON

[Signature]

WILLIAM C. TOWNSEND  
NOTARY PUBLIC  
Bar Roll #39367



STATE OF GEORGIA

COUNTY OF Newton

**CASH SALE DEED**

BE IT KNOWN, that on the dates hereinafter set forth, before us, the undersigned authorities, Notaries Public, duly commissioned and qualified, in and for our respective jurisdictions, therein residing, and in the presence of the undersigned competent attesting witnesses, personally came and appeared:

**J.W. COATS TESTAMENTARY TRUST**, represented herein by its duly authorized trustee, Brian Byars, having a mailing address of 6140 Hannah Street, Covington, Georgia 30014, hereinafter referred to as "Vendor";

who declares that she does by these presents, GRANT, BARGAIN, SELL, CONVEY AND DELIVER, with full warranty and guarantee of title, and with complete transfer and subrogation of all rights and actions of warranty, whether liberative or acquisitive, against all former owners and/or proprietors of the property herein conveyed unto:

**RED RIVER PARISH PORT COMMISSION**, created pursuant to R.S. 34:3166, et seq., which has a mailing address of P.O. Box 1270, Coushatta, Louisiana 71019, represented herein by its duly authorized President, Stuart R. Shaw, hereinafter referred to as "Vendee";

the following described property, to-wit

All of that portion of the East Half (E ½) of Section 12, Township 11 North, Range 10 West, Red River Parish, Louisiana, being situated North and East of the Center line of Louisiana Highway 1.

**MINERAL RESERVATION:** Vendor does not sell, but reserves unto themselves, its heirs, successors and assigns all of their right, title and interest in and to all of the oil, gas and other liquid or gaseous hydrocarbon minerals located in, on or under the above described property that may be produced through the bore of a well, excluding water (the "Reserved Mineral Right"). Prescription of the Mineral Right is interrupted as long as title to the Property Remains with Vendee or any successor that is an "acquiring authority" as defined by La. R.S. 31:149. However, Vendor expressly waives and relinquishes any right to use the surface for exploration, development, production or extraction of and any other activity or use associated with the without any right to enter upon the surface of the Property for the exploration, development and/or extraction of the Reserved Mineral Right.

In order to comply with Article 11 of the Louisiana Mineral Code and to address the extent, location, and nature of the mineral rights reserved herein, the parties agree that the Vendor shall not utilize the surface of the Property in the exercise of the mineral rights herein reserved, subject to existing rights outstanding in third parties. The exercise of the mineral rights shall be subject to the provisions of Article 11 and 22 of the Louisiana Mineral Code, and the Vendee recognizes by virtue of the mineral reservation herein that the mineral owner shall have rights as contemplated herein. However, Vendee, for themselves, and their heirs, legatees, successors, and assigns, hereby releases and forever discharges Vendor and all of their respective heirs, legatees, successors and assigns, from any obligations or liability that have arisen or may hereinafter arise under law, including but not limited to, Louisiana Mineral Code Article 22, under contract, tort, or otherwise.

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This Cash Sale Deed is subject to all predial servitudes, leases, personal servitudes of right of use, restrictions, dedications, outstanding mineral servitudes, and oil and gas leases of record in Red River Parish, Louisiana, but includes all rights with respect to the surface of the Property as may be provided for in such instruments.

No title opinion requested, and none rendered by the undersigned Notaries unless under separate cover.

TO HAVE AND TO HOLD said described property unto said purchaser, its heirs, successors and assigns forever.

This sale is made for the consideration of the sum of TWO HUNDRED THIRTY THOUSAND EIGHTY-TWO and NO/100 (\$230,082.00) DOLLARS, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged.

Taxes for the current year shall be prorated between the parties, as of the date of this deed. The tax notices are to be mailed to the address given for Vendee in this deed.

This Cash Sale Deed may be executed in multiple counterparts, each of which shall be deemed to be an original and all such counterparts taken together shall be deemed to constitute one and the same instrument.

Tax, Mortgage and Conveyance Certificates are waived by the parties hereto and they relieve and release the notaries of all responsibility and liability in connection therewith.

**THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK. SIGNATURES ON THE FOLLOWING PAGES.**

Page 2 of 4





THUS DONE AND SIGNED on this 26 day of April, 2022 in the presence of me, Notary, and the undersigned competent attesting witnesses after a reading of the whole.

WITNESSES:

JW COATES TRUST - VENDOR

Lelia H Raines  
Print name Lelia H Raines

Brian Byars TTEE  
By: Brian Byars - Trustee

Dennis Raines  
Print name Dennis Raines

Kingsley R Allen  
NOTARY PUBLIC  
Printed Name: Kingsley R Allen  
Notary/Bar #: \_\_\_\_\_  
My Commission Expires: 03-14-2025




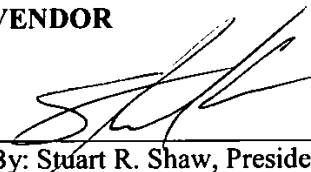
STATE OF LOUISIANA  
PARISH OF RED RIVER


THUS DONE AND SIGNED at Coushatta, Red River Parish, Louisiana, on this 25<sup>th</sup>  
day of April, 2022 in the presence of me, Notary, and the undersigned competent  
attesting witnesses after a reading of the whole.


WITNESSES:

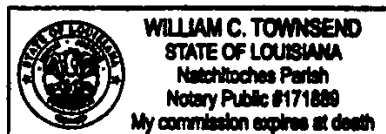
RED RIVER PARISH PORT COMMISSION -  
VENDOR

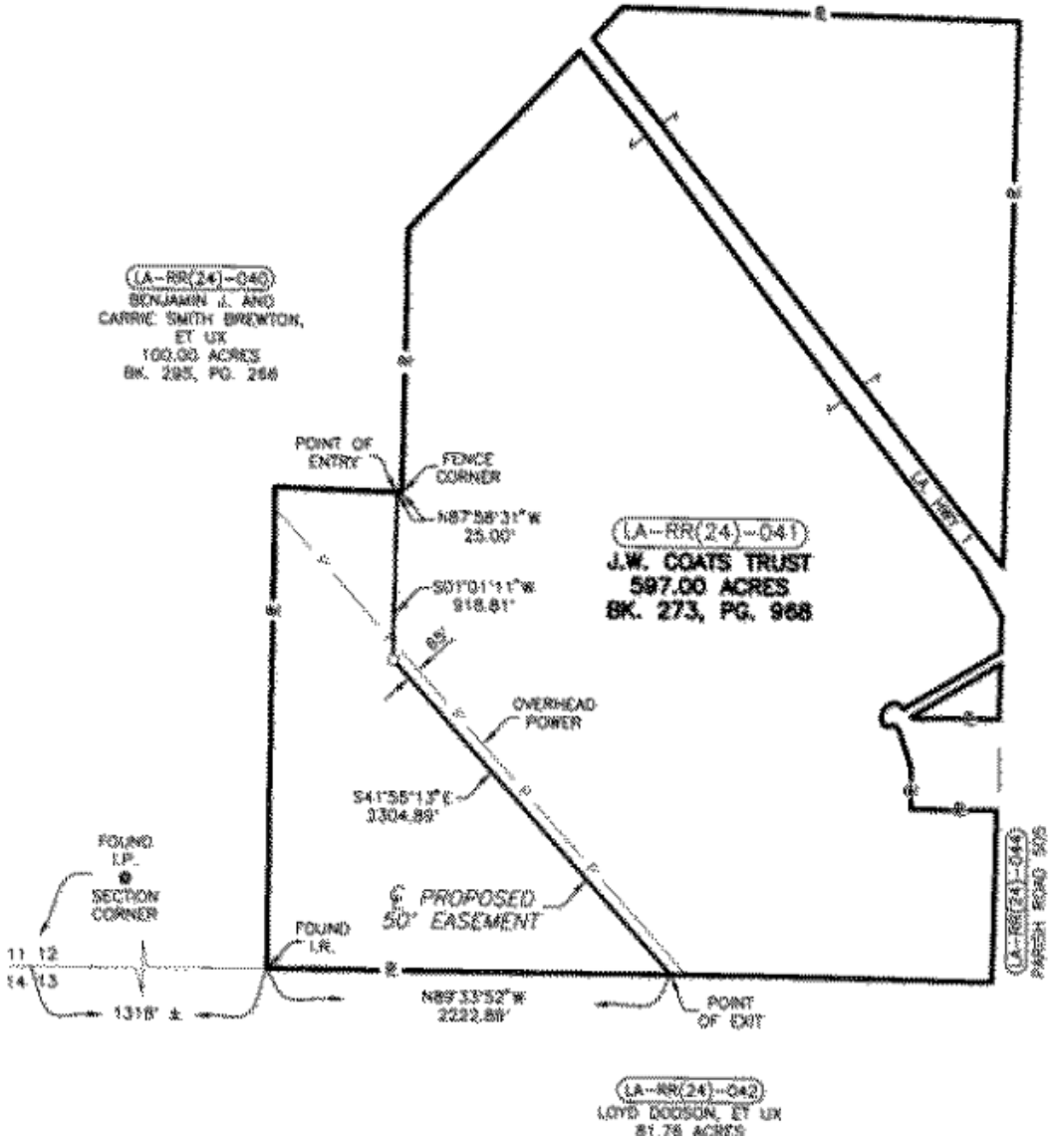
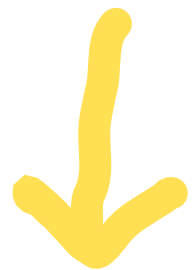
  
Print: Denise P. Upshaw

  
By: Stuart R. Shaw, President

  
Print: Robin Green

  
WILLIAM C. TOWNSEND  
Bar Roll Number: 39367  
Notary Public







STUART R. SHAW

39TH JUDICIAL DISTRICT COURT  
PARISH OF RED RIVER  
STATE OF LOUISIANA

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**TRANSACTION RECEIPT**

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CHRISTY LAPALCE

**240795**  
RECEIPT #

**4/23/2024**  
TRANSACTION DATE

Item	Description	Qty	Rate	Total
COPIES		3	\$2.00	\$6.00
SEARCH FEE		1	\$10.00	\$10.00

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**\$16.00**  
TRANSACTION TOTAL

PAYMENT METHOD	AMOUNT
CREDIT CARD	\$16.00
VISA CARD ENDING IN 8273	
*** CREDIT CARD PROCESSING FEE APPLIED 0.79	
*** CARD CHARGED TOTAL AMOUNT: \$16.79	

STATE OF LOUISIANA

PARISH OF ~~RED RIVER~~ *Natchitoches*

BE IT KNOWN that on this 27 day of May, 1958, before me, the undersigned Notary Public, duly qualified and commissioned within and for the above named Parish and State, personally came and appeared J. W. Coats, a single man, resident of Hanna, Louisiana, who declared that he does, by these presents, grant, bargain, sell, convey and deliver unto New Hope Baptist Church Number 3, an unincorporated association of persons, domiciled at Hanna in Red River Parish, Louisiana, the following described property, to wit:

That certain piece, parcel or plot of ground located in Red River Parish, Louisiana, described as beginning at the intersection of the right of way of the old Highway Number 20, and the Texas & Pacific Railway Right of way, on the East side of the railway right of way, which point is on the line dividing Sections 1 and 12 at Hanna, Louisiana, and from this point of beginning run thence South 86 degrees 17 minutes East a distance of 100 feet, run thence South 61 degrees 27 minutes East a distance of 182 feet, run thence South 35 degrees 45 minutes West a distance of 150 feet to the East edge of the right of way of the Texas & Pacific Railway Company, and run thence North 38 degrees 39 minutes West along said right of way a distance of 275.6 feet to the point of beginning, and containing 0.54 acres. Said plot of ground being fully described on a plat of survey made by A. J. Brouillette, Surveyor, dated April 30, 1958, which is attached hereto and made a part hereof.

Less the minerals in, on, under and pertaining to the land herein sold which the Vendor reserves unto himself, his heirs and assigns, with full rights of ingress and egress for the purpose of mining, exploring or developing same.

The consideration for which this sale and transfer is made is the price and sum of \$100.00 cash, and other good and valuable considerations.

And now come the Board of Deacons of New Hope Baptist Church  
Number 3, who accept this sale and transfer for the Vendee.

This sale is made without warranty of any kind.

This done and signed in the Parish of Red River and in presence  
of the undersigned competent witnesses on the day and date first in the  
beginning written as the date hereof, after due reading of the whole.

WITNESSES:

Burnell R. Webb

J. H. Coats

Bob Lucius

NEW HOPE BAPTIST CHURCH NO. 3

By Albert Hall  
B. Moore  
Thomas Moore

Willie Hobley

O. D. Hobley

John T. Williams

Charles Louis Tilmer

Board of Deacons

Russell E. Gahagan  
Notary Public

CERTIFICATE OF SURVEY

NATCHITOCHEs, LA., APRIL 30 1958

TO ALL PARTIES INTERESTED IN TITLE TO PREMISES SURVEYED:

I HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS THE SURVEY MADE BY ME OF THE FOLLOWING DESCRIBED PREMISES OR TRACT OF LAND TO WIT: A PORTION OF SEC. 12 TIN-RIDG LOCATED @ HANNA, LA AND SHOWN BY HEAVY LINES ON THIS PLAT. CONT. 0.54 ACRES

SCALE: 1" = 100'

FOR NEW HOPE BAPTIST CHURCH # 3  
AT REQUEST RUSSELL GAHAGEN ATTY

By A. J. Brouillette  
A. J. BROUILLETTE  
REGISTERED SURVEYOR

RED RIVER PARISH  
TIN-RIDG

