## Exhibit B. West Feliciana Industrial Park Site Memorandum of Agreement





# West Feliciana Industrial Park Site Memorandum of Agreement



Leading Economic Development in the Baton Rouge Area

#### CERTIFIED SITE MEMORANDUM OF AGREEMENT

This Memorandum of Agreement ("MOA") is entered into between the BATON ROUGE AREA CHAMBER ("BRAC"),
LOCAL PARISH ECONOMIC DEVELOPMENT ORGANIZATION ("EDO"), and the PROPERTY OWNER of West
Feliciana Parish Industrial Park ("PROPERTY OWNER") in reference to a joint project to pursue the Certification by
Louisiana Economic Development ("LED") of the SUBJECT PROPERTY. SUBJECT PROPERTY consists of
acres in West Feliciana Parish in the State of Louisiana, and is generally identified as parcel number(s)
("SUBJECT PROPERTY"). Exact acreage is subject to final determination by an
ALTA survey.

BRAC and LED have identified that a strong portfolio of development-ready sites is a critical component of the Region's and State's overall economic development resource inventory. BRAC has created a partnership program with Property Owners and Local EDO's to pursue and secure certification of development-ready sites through the LED Certified Site Program, in order to identify, secure and market development ready sites.

Participation in this program is voluntary, and PROPERTY OWNER acknowledges that BRAC, LED and the EDO intend to pursue Certification of the SUBJECT PROPERTY through LED, with a goal of marketing SUBJECT PROPERTY to potential companies who may be interested in purchasing and developing the site, thus resulting in economic development activity (jobs, capital investments, creation of tax revenues, etc.) that will benefit the region. PROPERTY OWNER retains the right to market SUBJECT PROPERTY, at a price per acre specified by PROPERTY OWNER, to potential buyers not represented by BRAC, LED and EDO.

PROPERTY OWNER represents that it is interested in selling the SUBJECT PROPERTY to prospective buyers represented by BRAC, LED and EDO who may be interested in developing the site, and that PROPERTY OWNER hereby states that the sale price is: \$\frac{1.070,000.00}{1.070,000.00}\$, max \$\frac{\$10,000.00}{10,000.00}\$ per acre) which shall be effective for a period of one year following date of certification. PROPERTY OWNER further agrees to enter into good faith negotiations with prospective purchasers, based on this sale price, with further terms to be defined in a PURCHASE AND SALE AGREEMENT, documented and agreed to between the BUYER and SELLER. PROPERTY OWNER agrees to entertain in good faith, and diligently pursue negotiations from potential purchasers, which shall not be unreasonably rejected, in order to facilitate such sale of SUBJECT PROPERTY.

PROPERTY OWNER represents, and BRAC, LED and EDO acknowledge, that SUBJECT PROPERTY is not intended for sale or development as a residential or retail use. This Certified Site Program is intended only for uses compatible with economic development goals, namely industrial, office, warehouse/distribution, manufacturing or other similar uses that promote economic development activities (i.e. specifically not residential or retail uses).

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Initials: // / Property Owner / BRAC / EDO



Leading Economic Development in the Baton Rouge Area

BRAC, PROPERTY OWNER, and EDO have agreed to share costs of pursuing the Certified Site designation, based on the following percentages. It is understood that BRAC's expenditure cannot exceed \$10,000.00 per site. PROPERTY OWNER/ EDO:  $\underline{66\ 2/3}\%$  BRAC:  $\underline{33\ 1/3}\%$ . In the event that PROPERTY OWNER does not entertain purchase offers and actively pursue negotiations in good faith for one year from the date of certification, BRAC and EDO shall be entitled

to recover from PROPERTY OWNER their contributions towards Site Certification

Agreed and accepted, this day	of, 2016:	
Signed on behalf of:		
For PROPERTY OWNER(S)	For BRAC	For (Local EDO)
Kesio Counia Print Name	Print Name	Print Name



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Signed on behalf of:		
and s. Philip		
For PROPERTY OWNER(S)	For BRAC	For (Local EDO)
Arhle J. Phillips Print Name	Print Name	Print Name
Tine Name	Timeramo	Timervane
Ronnie L. Phillips For PROPERTY OWNER(8)	For PROPERTY OWNER(S)	For PROPERTY OWNER(S)
Ronnie L. Phillips Print Name	Print Name	Print Name
For PROPERTY OWNER(S)	For PROPERTY OWNER(S)	For PROPERTY OWNER(S)
Kevin J. Phillips Print Name	Print Name	Print Name
FOR PROPERTY OWNER(S)	For PROPERTY OWNER(S)	For PROPERTY OWNER(S)
Print Name	Print Name	Print Name







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For (Local EDO)

Page 1 of 3



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PROPERTY OWNER:				
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Agreed and accepted, this	day of Sept	72016	2016	
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Signed on behalf of:	$\cap$	<b>Q Q</b>		
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9/1/2016

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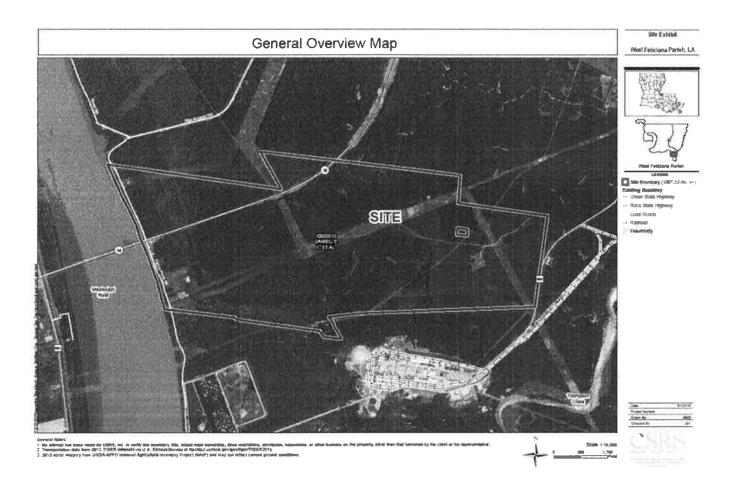
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Property Owner / BRAC / EDO



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Signed on behalf of:	<b>f</b> *	
Grenda Daniel Klosa	-	
For PROPERTY OWNER(S)	For BRAC	For (Local EDO)
Print Name	Print Name	Print Name
For PROPERTY OWNER(S)	For PROPERTY OWNER(S)	For PROPERTY OWNER(E)
Print Name	Print Name	Print Name
For PROPERTY OWNER(S)	For PROPERTY OWNER(S)	For PROPERTY OWNER(S)
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Agreed and accepted, this _O / day of	Apr-1, 2018	
Signed on behalf of:		
For PROPERTY OWNER(S)	For BRAC	For (Local EDO)
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Print Name	Print Name	Print Name







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Property Owner / BRAC / EDO

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Signed on behalf of:		
Agreed and accepted, this day o	6f 2015:	
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For PROPERTY OWNER(S)	For BRAC	For (Local EDO)
Kathleen B Daniel Print Name	Print Name	Print Name
For PROPERTY OWNER(S)	For PROPERTY OWNER(S)	For PROPERTY OWNER(S)
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