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ACT OF RESTRICTIONS

STATE OF LOUISIANA

PARISH OF ASCENSION

BEFORE ME, the undersigned authority, a Notary Public, in and for the Parish of Ascension, State of Louisiana, and in the presence of the undersigned competent witnesses, PERSONALLY CAME AND APPEARED:

ASCENSION COMMERCE CENTER, L.L.C., a Louisiana Limited Liability Company domiciled in the Parish of Pointe Coupee, herein represented by L.J. Grezaffi, its manager, mailing address: P.O. Box 692, New Roads, LA 70760.

(a) Who declared that it is the owner of the following property, viz:

Ascension Industrial Park Fifth Filing, Lots 9 through 42 located in Section 50, T9S-R2E, Southeast Land District, East of the Mississippi River, Ascension Parish, Louisiana. Plat prepared by Quality Engineering & Surveying, 18320 Highway 42 Port Vincent, LA 70726, December 15, 2016, filed and recorded under Entry # 913010 of Conveyance Book, records of Ascension Parish Louisiana.

Ascension Commerce Center, L.L.C. does hereby establish the following building restrictions and conditions for the benefit of the above mentioned lot of land; it being the intention to establish these restrictions as servitudes and covenants running with the land, said restrictions being set out as follows, to-wit:

1. All of said lots described above are hereby designated as "Industrial" pursuant to the zoning laws and ordinances of Ascension Parish, Louisiana, as same presently exist with the exception of the following uses that are prohibited:

   (a) Scrap or junk yards or demolition yards
   (b) Car wrecking, salvage yards, or automotive scrap or vehicular junk yards
   (c) Abattoir and/or slaughterhouse
   (d) Temporary storage of flooded vehicles or permanent storage of flooded vehicles or any vehicles damaged in any way.

2. No building shall be erected, placed or altered on any lot until two (2) sets of construction plans and specifications and a plot plan showing the location of the planned structure have been submitted to the Architectural Control Committee (hereinbelow created) for its approval as to quality of materials and harmony of external design with existing structures. One (1) complete set of plans, specifications and plot plans shall be retained by the Architectural Control Committee. The front of any building so erected, place or altered shall be constructed exteriorly of brick, brick veneer, glass, stone, stucco or any combinations thereof acceptable to the said committee; it being specifically understood that the outside construction of the rear and two sides of said building may be of wood, baked pre-colored metal or other materials acceptable to the committee, but may not be of asbestos siding, imitation brick siding, permastone, galvanized iron or other metals not acceptable to the committee. These materials are also prohibited on the front of the buildings. The minimum square feet for any building shall be 5000. For any building over one story, the first floor shall be a minimum of 5000 sq. feet. The exterior of any story above the first floor may be of wood or any material acceptable to the Architectural Control Committee.

3. No building shall be located on the following lots nearer than 140 feet from the front property line and no nearer than 15 feet from the side property lines of Lots 28,29,30,31,32,38,39,40,41,and 42.

4. No building shall be located on the following lots nearer than 110 feet from the front property line and no nearer than 15 feet from the side property lines of Lots 33,34,35,36 and 37.

5. No building shall be located on the following lots nearer than 75 feet from the front property line and no nearer than 15 feet from the side property lines of Lots 9,10,11,12,13,14,15,16,17,18,19,20,21,22,23,24,25,26,27 with the exception of Lot 25 which shall be no nearer than 25 feet from the side property line bordering St. Jude Street.

6. All parking area in the front of the building must be of concrete or asphalt surfacing. Any other parking areas where asphalt or concrete is not used must be fenced and screened from the adjoining lots. Any fence must be built to a height of 8 feet and screened from the adjoining lots on both sides and back and front from Industrial Drive or St. Jude Street or any other street within the development of Ascension Commerce Center (Industrial Park).

7. Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat.

8. No fence shall be erected on any lots beyond the front building setback line on that lot, nor shall a fence be erected on a lot that does not have a building constructed on it unless this lot is to be used in conjunction with a building on contiguous property. Any fence that is built shall be built to a height of 8 ft. and screened from the adjoining lots on both sides and back and front facing Industrial Drive.

9. No building shall be occupied until the exterior is completely finished and at least One Thousand Dollars ($1,000.00) of shrubbery per lot has been planted in the front thereof, value based on retail prices at time of planting.

10. No structure of a temporary character, trailer, manufactured housing, basement, tent, shack, barn or other outbuilding shall be used on any lot at any time as a place of business, either temporary or permanently, except as movable construction shacks during construction period. No structure, in addition to the main building, either permanently or temporary, may be constructed without having been approved by the Architectural Control Committee, and any such building or buildings must conform in every respect, including materials, with the exterior construction of the main building.

11. All lots must be maintained free of debris, high grass and weeds. Should same not be so maintained, The Architectural Control Committee has the right to expend up to Six Hundred Dollars ($600.00) per acre per year to cut grass and maintain lot, and to charge the owner and occupant thereof with the cost of the work involved , and to file a lien against the said lot after a registered notice shall have been sent to the owner, and a period of thirty (30) days shall have lapsed without payment for said work so performed.

12. No person shall provide or install a method of sewerage treatment other than the connection to a sanitary sewer system approved by the Ascension Parish Health Authorities.

13. No lots shall be re-subdivided without the written consent of the Architectural Control Committee. No borrow pits shall be maintained on any lots.

14. No noxious activity shall be allowed what so ever in particular animal activity.

15. An Architectural Control Committee composed of L. J. Grezaffi, Chairman, and Jude R. Grezaffi is hereby created. Said committee may designate a representative to act for it. In the event of death or resignation of any member of the committee, the remaining member shall have full authority to designate a successor. Neither the

members of the committee nor its designated representative shall be entitled to any compensation for services performed pursuant to this covenant. In addition, the decision of the Architectural Control Committee, in the event of any dispute or controversy involving the interpretation of these restrictions, or the applicable use of said lots, shall be final and unappealable. The committee's approval or disapproval as required in these covenants shall be in writing. In the event the committee or its designated representative fails to approve or disapprove within thirty (30) days after the plans and specifications have been submitted to it in writing, approval will not be required and the relative covenants shall be deemed to have been fully complied with.

16. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of fifty (50) years from the date these covenants shall be recorded, after which time said covenants shall be automatically extended for successive periods of ten (10) years unless an instrument signed by a majority of the then owners of the lots has been recorded, agreeing to change the covenants in whole or in part.

17. The Architectural Control Committee shall have the right to grant a variance to these covenants/restrictions as it may see fit.

18. Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenants in whole or in part, either to restrain violation or to recover damages and attorney fees for enforcement.

19. Invalidation of any one of these restrictions shall in no way effect any of the other restrictions, which shall remain in full force and effect.

THUS DONE AND SIGNED in my office in New Roads, Louisiana, in the presence of the Undersigned competent witnesses, this 5th day of January, 2017, in duplicate originals.

Ascension Commerce Center, L.L.C.

L. J. Grezaffi, Manager

WITNESSES:

Matthea L. Rabalais

Jill Beauvais

Notary Public

JOHN WAYNE JEWELL

LA. BAR ROLL NO. 7265