

Rental Proposal for - New Orleans East Office

3/25/26

10555 Lake Forrest Blvd, Suite 5F and 5G, New Orleans, LA 70127

1,200 sq ft Office Area (see attachment)

1. **Rental Rate:** \$1,200.00 per month
2. **Secuirty Deposit:** \$1,200.00
3. **Rooms**
 - a. 3 Office Spaces
 - b. Reception Greeting & Seating Area
 - c. Reception Desk Area
 - d. Restroom
 - e. Conference Room
 - f. Storage and Electical Closet (Shared)
 - g. Coffee Area & Cabinets (Employee Area)
 - h. Copy Area
4. **Partial Furniture**
 - a. Conference Room: Table, Chairs, Large Screen TV
 - b. 3 Offices: Desk & Chairs – Southern Title to keep a desk & phone in one of the office spaces.
 - c. Reception Seating Area: Sofas
 - d. Receptionist Desk and Chairs
5. **Utilities paid by Southern Title**
 - a. Water paid by Deer Park Office Condominium Association
 - b. Electricity Only (NOT WiFi).
 - c. Electricity Overage: Southern Title provides a \$200.00 monthly allowance.
Tenants will be billed monthly for any usage exceeding the allowance.
6. **Insurance requirements:** Tenant must maintain commercial general liability insurance of at least \$1,000,000 per occurrence naming Southern Title as additional insured.
7. **Lease Term & Escalation:** Based on Southern Title's standard commercial lease agreement, subject to negotiation. Initial term negotiable; 10% annual escalations thereafter.
8. With advance Notice of 24 Hours, Southern Title will be allowed to use conference room for closings (up to 4 per month for maximum of 2 hours each closing)
9. Southern Title's Technology Servicer to be present at the time of Tenant's Technology Servicer installation.
10. No vehicles are to remain on premises over night.
11. **Parking:** No designated parking spaces.

Front Door



Front Door



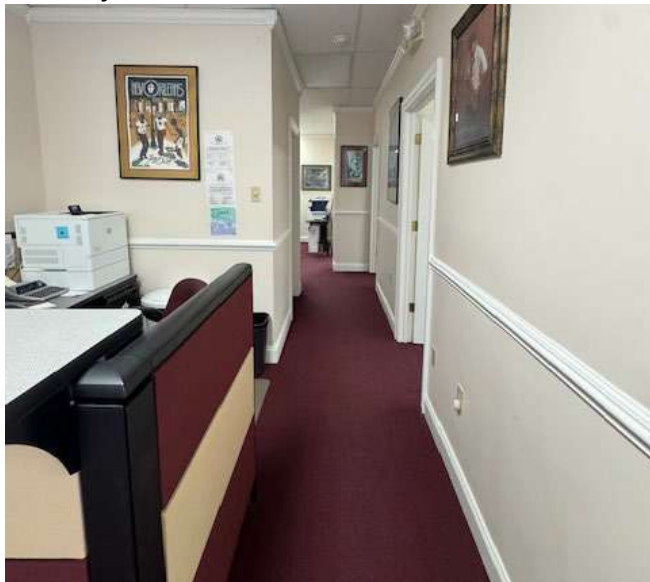
Reception Desk & Seating Area



Receptionist Desk



Hallway



Receptionist Desk



Conference Room



Conference Room



Employee Break Room



Employee Break Room & Back Door



Employee Break Room



Back Door



Restroom



Storage and Electrical Closet



Office Space #1



Office Space #2



Office Space #3



Office Space #3

