

ACT OF LEASE

BY: GRAMBLING STATE UNIVERSITY

STATE OF LOUISIANA

PARISH OF LINCOLN
PARISH OF EAST BATON
ROUGE

TO: STATE OF LOUISIANA,
DEPARTMENT OF STATE,
OFFICE OF THE SECRETARY
OF STATE

1.

The University of Louisiana Board of Supervisors on behalf of Grambling State University, hereinafter referred to as Lessor, hereby leases to the State of Louisiana, Department of State, Office of the Secretary of State, hereinafter referred to as Lessee, the premises known as the Women's Gymnasium, State ID Number 7891 located on the campus of Grambling State University for the purpose of establishing the Eddie G. Robinson Museum under the Louisiana Department of State in accordance with R.S. 25:1241 and R.S. 25:1242.

2.

This lease is for a term of ninety-nine years commencing on the date of final execution of the lease by all necessary parties, including but not limited to Lessor, Lessee, the Office of Risk Management, and the Office of State Leasing, at which time Lessee shall take custody and control of the premises.

3.

This lease is made for and in consideration of the covenants hereinafter contained and a yearly rental of one dollar per year, payable at any time during each fiscal year in which the lease is in effect.

4.

Lessor shall be responsible for maintaining liability and casualty insurance on the building itself.

5.

Lessee shall be responsible for the maintenance of liability and casualty insurance for the damage, theft or other loss as a result of any cause including but not limited to acts of God, fire, flood or structural failure of any type of the various exhibits, collections, objects of art, documents, archives, and other artifacts housed therein.

6.

Lessee may not sublease without the written consent of the Lessor.

7.

Lessee shall, at Lessee's own cost and expense, during the term of this agreement or any renewal or extension thereof make all repairs, improvements and renovations to the interior of the building that Lessee deems necessary and proper to carry out the purpose of this lease. All proposed changes must be reviewed and approved by the University to assure the structural integrity of the building is maintained. Lessee shall provide an interior security system for the building. Lessee shall pay for all the utilities for the premises. Lessee shall provide the necessary personnel to operate the Eddie G. Robinson Museum in a professional manner. Lessee shall provide for all necessary interior cleaning of the leased premises.

8.

Lessor shall provide outside security, outside grounds maintenance, telephone and internet connections to the building and two parking passes for the use of Lessee's employees in accordance with University parking regulations.

9.

The destruction in whole or in part of the leased premises by fire or other casualty will not terminate this lease, and Lessor shall rebuild or repair said leased premises as speedily as practicable, in substantially the same form as said leased premises were before such destruction and Lessee may resume occupancy immediately upon the completion of any rebuilding or repairing needed to remedy any destruction.

10.

This lease may be amended or terminated by mutual consent of the Lessor and Lessee. This lease can be terminated because of any action of the Louisiana State Legislature that abolishes the purpose of this lease or otherwise removes the Eddie G. Robinson Museum from the Department of State.

Signed before me this _____ day of _____, 2007

University of Louisiana Board of Supervisors

By: _____

Witness

Witness

Notary Public

Signed before me this 16 day of April, 2007

President, Grambling State University

By: *Abrae A. Jackson*

Judy H. Jackson
Witness

Jamie P. Blanford
Witness

Bonnie Crawford
Notary Public #064292

Signed before me this 12th day of April, 2007

Louisiana Department of State

By: *[Signature]*

Shirley Duvet
Witness

Charles R. Davis
Witness

William E. Crawford, Jr.
Notary Public
WILLIAM E. CRAWFORD, JR., #24061