

**NOTICE OF INTENT TO LEASE PROPERTY
PURSUANT TO LA. R.S. 33:4717.2**

The Central Louisiana Regional Port ("Port Authority") (formerly Alexandria Regional Port) hereby gives notice of its intention, pursuant to La. R.S. 33:4717.2, to enter into an amended lease with COOL PLANET LOUISIANA, LLC ("COOL PLANET"), a limited liability company organized and existing under the laws of the State of Louisiana. In accordance with the requirements of La. R.S. 33:4717.2, the Port Authority offers the following information regarding the proposed amendments to the present existing lease ("Lease"), effective March 26, 2014, and available for public inspection at the offices of the Port Authority, 600 Port Road, Alexandria, LA 71303-4544:

(1) The proposed amendment to the subject Lease will not transfer or lease any additional land, buildings, or other property. The proposed amendments include (a) an increase in the annual Improvement Rent for the remainder of the Lease Term, (b) deferral of a portion of the annual Improvement Rent between January 1, 2016 and December 31, 2018, (c) a twelve month deferral in the allocation Throughput Fees, and (d) repayment of all Deferred Rent commencing on January 15, 2019, and continuing quarterly on a pro rata basis through the last day of the Initial Term or until paid in full.

(2) As set forth above, the proposed amendment to the subject Lease will not transfer or lease any additional property. The Lease Premises are set forth in Section 1.1 of the Lease.

(3) As consideration for the proposed amended lease, COOL PLANET will continue operations and shall pay the Port Authority an additional Improvement Rent of Twenty Five Thousand and NO/100 (\$25,000.00) Dollars per annum commencing January 1, 2016, and continuing on a quarterly basis and in equal installments until the end of the Lease Term. Commencing on January 1, 2016 and ending on December 31, 2018 ("Deferral Period"), Improvement Rent shall be accrued but a portion thereof deferred. That portion of Improvement Rent paid quarterly by COOL PLANET during the Deferral Period shall be Sixty Thousand and NO/100 (\$60,000.00) Dollars and that portion deemed accrued but deferred shall equal One Hundred Twenty One Thousand Five Hundred and NO/100 (\$121,500.00) Dollars. At the conclusion of the Deferral Period, COOL PLANET shall pay the Port Authority, in addition to the annual Improvement Rent and Throughput Fees, all Deferred Rent on a pro rata basis based on the remaining number of quarterly payments due until the last day of the Initial Term.

(4) A copy of the original Lease and above-referenced proposed amended lease are on file for public inspection during regular business hours in the office of the Port Authority, 600 Port Road, Alexandria, LA 71303-4544; Telephone (318) 473-1848.

(5) The appraised value of the amended lease should be less than or equal to the present value of total rent and other in-kind contributions and economic benefits to

the Port Authority. A copy of the real estate appraisal will be available at the Port Authority office.

(6) Any objection to the foregoing proposed transfer will be received by Blake Cooper, Executive Director of the Alexandria Regional Port Authority on the 4th day of November 2015 at 8:00 a.m. at the offices of the Port Authority, 600 Port Road, Alexandria, LA 71303-4544.

Publish October 18, 25 and November 1, 2015.