

Exhibit G.

Terre Haute Development Memorandum of Agreement



GREATER NEW ORLEANS
INC
REGIONAL ECONOMIC DEVELOPMENT

Terre Haute Development Memorandum of Agreement

This Memorandum of Agreement ("MOA") is entered into between the REGIONAL ECONOMIC DEVELOPMENT ORGANIZATION ("REDO") of Greater New Orleans, Inc. (GNO, Inc.), and the PROPERTY OWNER of Terre Haute Development (hereinafter collectively referred to as "Property Owner"), to pursue the Certification by Louisiana Economic Development ("LED") of the SUBJECT PROPERTY. SUBJECT PROPERTY consists of 182 acres, more or less, being that portion of land in St. John the Baptist Parish in the State of Louisiana. Exact certification acreage is subject to final determination by an ALTA survey and the results of certification due diligence and engineering studies required.

REDO 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. REDO 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 REDO, 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 REDO, LED and EDO.

PROPERTY OWNER represents that it is interested in selling the SUBJECT PROPERTY to prospective buyers represented by REDO, LED and EDO who may be interested in developing the site, and that PROPERTY OWNER hereby states that the sale price is: \$75,000 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 REDO, 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).

Throughout the period provided for herein, REDO, LED, and their representatives shall have the right to enter the SUBJECT PROPERTY to conduct Due Diligence. Eligible Due Diligence expenses include but are not limited to engineering studies to determine infrastructure cost estimates (utilities, roads, water/wastewater, etc.); environmental studies, site surveys and assessments; acquisition of aerial photos, quadrant maps, zoning maps; geotechnical analysis; threatened and endangered species studies; and archeological investigations. Proposals for eligible Due Diligence, including scope of work and cost estimates, are subject to preapproval by LED. Copies of service agreements, invoices, evidence of payment, and final work product will be available to PROPERTY OWNER, REDO, LED and EDO at the completion of the project. All parties to this MOA acknowledge that, prior to any work being undertaken, REDO, LED and its representatives shall review the SUBJECT PROPERTY for eligibility with the Program. REDO, LED and EDO must approve the SUBJECT PROPERTY prior to any work being undertaken. REDO and LED will provide PROPERTY OWNER with a NOTICE TO PROCEED prior to any eligible work being undertaken.

All parties to this MOA acknowledge that prior to any work being undertaken, that LED shall review the SUBJECT PROPERTY for eligibility with the program, and must approve the SUBJECT PROPERTY prior to any work being undertaken. REDO will issue PROPERTY OWNER with a Notice to Proceed prior to any eligible work being undertaken. Final certification acreage is subject to LED's approval based on the outcome of the aforementioned Due Diligence and engineering studies.


PROPERTY OWNER, has agreed to share costs of pursuing the Certified Site designation with LED, based on the following percentages.

Property Owner: 25 % LED: 75 %

Estimated Total Cost: \$63,500

LED: \$47,625

Property Owner: \$15,875

Initials: _____ / 
Property Owner / REDO

Certified Memorandum of Agreement

Signed on Behalf of:



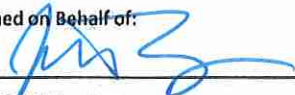
Date: 05/17/2021

Property Owner Signature

I. B. Thames III
Print Name

Managing partner
Print Title

Signed on Behalf of:



Date: 05/19/2021

For REDO Signature

Jefferson A. Trauco
Print Name

SE. V.P. OF Finance & Admin
Print Title

Initials: _____ / 
Property Owner / REDO