

c. **General Rent Provisions.** All Lease payments shall be made payable to and mailed, as follows:

City of Lafayette/ Lafayette City-Parish Consolidated Government
Attn: Accounting Division
P.O. Box 4017-C
Lafayette, LA 70502-4017

unless Central Park is notified, in writing by the City, of any change in payee or address at least sixty (60) days before the effective date of the change.

d. **Additional Consideration.** As additional consideration for this Lease, Central Park agrees to develop and construct a Park and Phase One Improvements as provided in Section 7. Furthermore, Central Park agrees to maintain the Park and such Phase One Improvements as provided in Section 8, hereof and maintain insurance as provided in Section 25 and 26.

7. OBLIGATION OF CENTRAL PARK TO DEVELOP AND CONSTRUCT THE PARK AND PHASE ONE IMPROVEMENTS.

a. **Construction of Phase One Improvements.** Subject to the terms and conditions contained herein, including, but not limited to, those contained in Section 9 and Force Majeure, Central Park hereby agrees at its sole cost and expense that it shall develop, construct and erect or cause to be developed, constructed and erected the Phase One Improvements, at a cost of not less than Six Million Eight Hundred Thousand and No/100 (\$6,800,000.00) Dollars, all of which development, construction and erection of such shall be completed on or prior to the second (2nd) anniversary of the Lease Effective Date.

b. **Future Phases.**

(1) Central Park shall have the right to construct additional improvements in the future which are in substantial compliance with the Master Plan ("Future Phase Improvements").

(2) The Lafayette City-Parish Council or the successor governing authority of the City ("Council") shall consent to any material change to the Master Plan.

(3) The City-Parish President shall make the final determination as to whether a change in the Master Plan is of not a material change to require the consent of the Council.

c. **Consent.**

(1) Unless and to the extent otherwise provided in this Lease, any consent, determination, election or approval required to be obtained, or permitted