

OPTION TO PURCHASE AGREEMENT

This Option to Purchase Agreement ("**Agreement**") is entered into as of the date of the last signature below ("**Effective Date**") by and between:

Espoir Ventures, LLC, a Louisiana limited liability company with a principal mailing address of P.O.Box 1269, Columbia, La. 71418 (hereinafter referred to as the "**Owner**"),
and

Columbia Port Commission, a political subdivision of the State of Louisiana, with a principal mailing address of P.O. Box 367, Columbia, Louisiana 71418 (hereinafter referred to as the "**Port**").

1. Grant of Option

For good and valuable consideration, the receipt of which is hereby acknowledged, the Owner hereby grants to the Port an exclusive option ("**Option**") to purchase the following described real estate:

Legal Description "3 acres located in the SE/4 of SW/4, Sec. 27, T14N, R3E, Caldwell Parish, Louisiana. Commence at the Southeast corner of the SE/4 of SW/4, run thence West 290.00 feet, thence run North 450.00 feet to the Point of Beginning; thence continue North 150.00 feet, thence run West 871.20 feet to the East right-of-way of US Highway 165, thence run South 150.00 feet along said right-of-way, thence run East 871.20 feet to the Point of Beginning, containing 3.00 acres, more or less." Land Area -- Total Land: 3.00 acres, Zoning: Unzoned (outside of municipal limits), Access: Direct frontage and access to U.S. Highway 165 and Riverton Campground Road. Primary Structures: House/Office Building: Size: 2,848 square feet; Construction: Wood frame, slab foundation; Use: Home and Former commercial office; Warehouse Building; Size: 1,200 square feet; Construction: Metal structure, roll-up doors, concrete slab, located in Caldwell Parish, Louisiana (hereinafter referred to as the "**Property**").

2. Purchase Price

The purchase price for the Property shall be **Two Hundred Seventy-Five Thousand Dollars (\$275,000.00)**, to be paid in full at closing. The Port shall also be responsible for **all associated closing costs**, including title, survey, and legal fees.

3. Term of Option

This Option shall become effective upon execution by both parties and shall remain in force contingent upon the Port of Columbia's successful receipt of funding through the **LED FastSite Program**.

The Option shall be exercised only if:

- The Port is awarded LED FastSite Program funding for the acquisition of the Property; and
- The closing occurs within **nine (9) months** of such award.

FastSite applications are due by December 15, 2025, with award announcements expected in or around March 2026. Therefore, the latest date for closing under this Option, if awarded, would be no later than December 31, 2026.

If the LED FastSite funding is not awarded or the closing does not occur within nine (9) months of the award date, this Option shall automatically terminate and be of no further force or effect.

4. Exercise of Option

Upon notice to Owner that the LED FastSite funds have been awarded and the Port is ready to proceed, the Port shall deliver written notice of intent to exercise this Option and shall proceed to closing within the 9-month window. The parties agree to cooperate in good faith to finalize all documents and complete the transaction in a timely manner.

5. Binding Effect

This Agreement shall be binding upon and inure to the benefit of the parties hereto, their successors, heirs, and assigns.

6. Governing Law

This Agreement shall be governed by and construed in accordance with the laws of the State of Louisiana.

IN WITNESS WHEREOF, the parties hereto have executed this Option to Purchase Agreement as of the dates indicated below.

OWNER:

Espoir Ventures, LLC

By: Monty Adams, Sr. Authorized Representative

Signature: 


Date: 12-12-25

PORT:

Columbia Port Commission

By: Greg Richardson

Title: Port Director

Signature: 

Date: 12/12/25