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SCULPTRY LLC

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NON-DISTURBANCE AND ATTORNMENT AGREEMENT

THIS NON-DISTURBANCE AND ATTORNMENT AGREEMENT (the "Agreement") dated the 31 day of October, 2025, is made and entered into by and among MARCEL CONTRABAND POINTE, LLC, (the "Landlord"), THE SCULPTRY, LLC, (the "Tenant") and FIRST FEDERAL BANK OF LOUISIANA, (the "Lender").

WITNESSETH

WHEREAS, Landlord granted a mortgage in favor of Lender filed on August 23, 2022 recorded in Mortgage Book 5980, Page 702 bearing clerk's file number 3482343 records of Calcasieu Parish, Louisiana, (the "Mortgage"), which Mortgage encumbers the real property owned by Landlord as more particularly described in the Mortgage (the "Property").

WHEREAS, Landlord also granted a pledge of leases and rents in favor of Lender filed on August 23, 2022 recorded in Mortgage Book 5980, Page 718 bearing clerk's file number 3482344 records of Calcasieu Parish, Louisiana, (the "Pledge"), which Pledge affects the Property.

The Pledge and the Mortgage are together referred to herein as the "Security Instruments."

WHEREAS, Landlord and Tenant have entered into a lease effective February 16, 2024, the evidence of which is of public record by memorandum of lease filed June 12, 2024, recorded in Conveyance Book 4647 Page 637 bearing clerk's file number 3542427 records of Calcasieu Parish, Louisiana, as amended effective Oct. 20, 2025, (the lease and the memorandum, as amended and/or restated, collectively referred to as the "Lease"), by which Landlord leased certain premises on the Property more particularly described in the Lease (the "Premises").

WHEREAS, the parties desire to evidence the Lender's agreement not to disturb Tenant's lease rights under the Lease;

NOW, THEREFORE, in consideration of the mutual promises and covenants of the parties hereto, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto mutually covenant and agree as follows:

1. Non-Disturbance. So long as Tenant is not in default (after the expiration of all periods afforded to Tenant during which Tenant has the right to cure any default), in the payment of any monetary sums or charges required under the Lease, or in the performance of any of the terms, covenants or conditions of the Lease, Tenant shall not, by reason of foreclosure or execution of the Security Instruments, acceptance of a deed in lieu of foreclosure (e.g. dation en paiement), or the exercise of any remedy provided in the Security Instruments, be disturbed in Tenant's use,

possession, occupancy and quiet enjoyment of the Property during the term of the Lease, or any extension thereof set forth in the Lease, provided each amendment or modification of the Lease has been approved in writing by the Lender. Any amendment or modification of the Lease not approved in writing by the Lender shall terminate this Non-Disturbance and Attornment Agreement.

2. Attornment. In the event Lender takes actual or constructive possession of the Property, either as the result of appointment of a receiver, foreclosure or acceptance of a deed to the Property in lieu of foreclosure, or otherwise, or in the event the Property shall be purchased at a foreclosure sale by a third party, Tenant shall attorn to Lender or its designee, or such third party purchaser, as applicable, as the person with full ownership of and over the Property, that attornment to be effective and self-operative without the execution of any other instruments on the part of either party, whereupon the Lease shall continue in full force and effect as a direct agreement between Lender or its designee or such third party purchaser, as applicable, and Tenant for the full term thereof, together with any applicable extensions and renewals thereof. Lender or its designee or such third party purchaser, as applicable, shall thereafter assume, perform and be bound by all of Landlord's obligations, as if Lender or its designee or such third party purchaser were originally named therein as Landlord.

3. Governing Law. This Agreement shall be governed by, and construed in accordance with the laws of the state of Louisiana.

4. Amendment. This Agreement may not be changed, amended or modified in any manner other than by an agreement in writing specifically referring to this Agreement and executed by the parties hereto.

5. Successors and Assigns. This Agreement shall be binding upon and inure to the benefit of all the parties hereto and their respective successors and assigns; provided, however, that in the event of the assignment or transfer of the interest of Lender, all obligations and liabilities of Lender under this Agreement shall terminate, and thereupon all such obligations and liabilities shall be the responsibility of the party to whom Lender's interest is assigned or transferred.


6. Counterparts. This Agreement may be executed in counterparts, each being deemed an original and all being deemed one and the same.

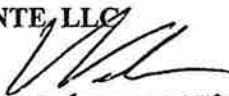
Landlord Signature Page to Non-Disturbance and Attornment Agreement


IN WITNESS WHEREOF, the parties hereto have executed this Non-Disturbance and Attornment Agreement as of the date last signed by a party hereto.

WITNESSES:

Landlord: MARCEL CONTRABAND
POINTE, LLC


Print Name: Austin Cook


Name: Vernon Verdelans
Title: President
Date: 10-21-25

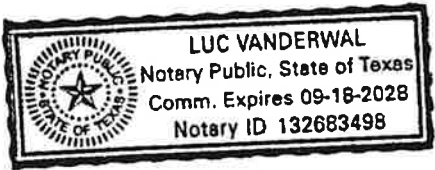

Print Name: Maria Coello

STATE OF TEXAS

COUNTY OF Montgomery

On this 21 day of Oct., 2025, before me personally appeared by Vernon Verdelans (signing party), the President (title) of Landlord to me known to be the person described herein in and who executed the foregoing instrument, and acknowledged that they executed it as their free act and deed.


Notary Public



Lender Signature Page to Non-Disturbance and Attornment Agreement

WITNESSES:

Lender: FIRST FEDERAL BANK OF LOUISIANA

Anna Breaux
Name: Anna Breaux

Jerika Fontenot
Name: Jerika Fontenot

By: Jeff M. Lee
Name: JEFF M. LEE
Title: EVP & C.L.O.
Date: 10/31/2025

STATE OF LOUISIANA

PARISH OF CALCASIEU

On this 31st day of November, 2025, before me personally appeared by Jeff M. Lee (signing party), the EVP & CLO (title) of Lender to me known to be the person described herein in and who executed the foregoing instrument, and acknowledged that they executed it as their free act and deed.

Christine M. Fontenot
Notary Public **CHRISTINE M. FONTENOT**
Notary ID #008514
Calcasieu Parish, LA
My Commission Expires at Death

Tenant Signature Page of Non-Disturbance and Attornment Agreement

WITNESSES:

Carey Blevins
Name: Carey Blevins

Teri Bailey
Name: Teri Bailey

Tenant: THE SCULPTRY, LLC
By: [Signature]
Name: Hannah Grogan
Title: President
Date: 10/31/25

STATE OF LOUISIANA

PARISH OF CALCASIEU

On this 31 day of October, 2025, before me personally appeared by Hannah Grogan (signing party), the President (title) of Tenant to me known to be the person described herein in and who executed the foregoing instrument, and acknowledged that they executed it as their free act and deed.

[Signature]
Notary Public

