

Exhibit A

PROPOSED LEASE

A SURFACE LEASE, situated in Square 791 of the First Municipal District of the City of New Orleans, State of Louisiana and being on a portion of property acquired by the State of Louisiana recorded at COB 724 folio 465 of the records of Orleans Parish and being more fully described as follows:

BEGINNING at the corner of Square 791 of the First Municipal District of the City of New Orleans at the intersection of the easterly line of the Pontchartrain Expressway (formerly the New Basin Canal) with the easterly line of South Hennessey Street thence North 38 degrees 43 minutes 50 seconds East, along the easterly line of South Hennessey Street, a distance of 55.87 feet to the southerly line of Tulane Avenue;

Thence South 61 degrees 30 minutes 00 seconds East, along the southerly line of Tulane Avenue, a distance of 205.57 feet to the point of intersection with a chain link fence;

Thence South 21 degrees 32 minutes 15 seconds East, along a chain link fence, a distance of 40.40 feet to a corner on said chain link fence;

Thence North 76 degrees 34 minutes 28 seconds West a distance of 20.63 feet to a stainless steel P.K. nail situated on the southerly line of that tract acquired by the State of Louisiana at COB 724 folio 465;

Thence North 70 degrees 46 minutes 00 seconds West, along the southerly line of said tract acquired by the State of Louisiana, a distance of 183.07 feet to the point of intersection with the easterly line of the Pontchartrain Expressway (formerly the New Basin Canal);

Thence North 17 degrees 06 minutes 30 seconds West, along the easterly line of the Pontchartrain Expressway, a distance of 28.30 feet to the POINT OF BEGINNING.

The above described lease contains 12,630 square feet and is all and more fully show on the attached Map of Survey bearing drawing number 502-01-1 by Wink Incorporated dated November 1, 2001. Bearings are based upon a survey by J.J. Krebs and Sons attached to the acquisition by the State of Louisiana recorded at COB 724 folio 465 in the records of Orleans Parish, Louisiana.

