

Exhibit "L"
(Map of Park Property Lease)

EXHIBIT "L"



**CYPRESS FOREST PUD LAND FOR LEASE BACK TO
THE RAVENEAUX GOLF CLUB
(APPROX. 205.93 ACRES)**

Exhibit "M"
(Lease Agreement by and between Landlord and Tenant)

LEASE AGREEMENT

by and between

**CYPRESS FOREST PUBLIC UTILITY DISTRICT
(Landlord)**

and

(Tenant)

Dated as of _____, 200__

TABLE OF CONTENTS

ARTICLE I LEASE OF PROPERTY 2
 Section 1.01. Premises Leased 2
 Section 1.02. Habendum 2
ARTICLE II TERM OF LEASE 2
 Section 2.01. Term 2
ARTICLE III RENT 2
 Section 3.01. Base Rent 2
 Section 3.02. Payment of Rent 2
 Section 3.03. No Abatement 2
ARTICLE IV IMPOSITIONS, UTILITIES, NET LEASE 2
 Section 4.01. Impositions Defined 2
 Section 4.02. Tenant’s Obligation 2
 Section 4.03. Evidence Concerning Impositions 2
 Section 4.04. Rendition 2
 Section 4.05. Concerning Landlord as a Governmental Authority 2
 Section 4.06. Utilities 2
 Section 4.07. Net Lease 2
ARTICLE V IMPROVEMENTS 2
 Section 5.01. Existing Improvements 2
 Section 5.02. New Improvements; Alterations; Removal 2
 Section 5.03. Construction Standards; No Liens. 2
 Section 5.04. Ownership of Improvements 2
ARTICLE VI USE 2
 Section 6.01. Use in General 2
 Section 6.02. Cessation of Golf Course Use 2
 Section 6.03. Signage 2
ARTICLE VII MAINTENANCE AND REPAIRS; NO WARRANTIES OR
 REPRESENTATIONS BY LANDLORD 2
 Section 7.01. Maintenance and Repairs 2
 Section 7.02. Landscape Maintenance 2
 Section 7.03. No Warranties or Representation by Landlord 2
ARTICLE VIII INSURANCE AND INDEMNITY 2
 Section 8.01. Insurance 2
 Section 8.02. Liability Insurance 2
 Section 8.03. Policies 2
 Section 8.04. Tenant’s Indemnity 2
 Section 8.05. Subrogation 2
ARTICLE IX CASUALTY LOSS 2
 Section 9.01. Tenant’s Obligation to Restore 2
 Section 9.02. Notice of Damage 2
ARTICLE X CONDEMNATION 2