

UNCONDITIONAL PARTIAL LIEN WAIVER

[Subcontractor]

STATE OF _____)
PARISH/COUNTY OF _____)

DATE: _____

TO CONTRACTOR AND INTEREST HOLDERS:

WHEREAS, the undersigned Contractor has furnished work, labor, materials and equipment at the request of and pursuant to a contract with _____ (“Owner”) for the construction of _____ (describe improvements) located at or on the building and property known as **Regions Center** in the City of Shreveport, Parish of Caddo, State of Louisiana (the “Property”).

NOW, THEREFORE, Subcontractor hereby certifies that it has been paid the sum of \$_____ for work or services performed and/or labor or materials furnished to the Property by or through Subcontractor, and Subcontractor does hereby unconditionally waive, relinquish and release, to the extent of this amount only, any and all liens, mechanics’ liens, and privileges, and any and all claims or rights to any and all liens, mechanics’ liens, and privileges which Subcontractor may have on or against the Property under the laws of the State of Louisiana, including, without limitation, La. R.S. Sections 9:4801-4855, against Contractor or against the owner that contracted with Contractor, its property manager, or any and all other persons or entities with an ownership, leasehold, mortgage, or other interest in the Property (collectively, “Interest Holders”) or Contractor, on account of work, services, labor and/or materials furnished by or through Subcontractor (and its laborers, workers, employees, subcontractors and material suppliers) for or with respect to the Property up to and including the date set forth above.

Subcontractor shall fully and promptly pay all its laborers, workers, employees, subcontractors, materialmen, suppliers, and other persons or entities who have provided or will provide any of the services, labor or materials for the Property, and Subcontractor shall indemnify, defend and hold harmless Owner, Contractor, all Interest Holders, and their respective affiliates, successors and assigns from all demands, claims, causes of action, damages, losses, amounts, settlements, judgments and expenses, including, but not limited to, attorneys’ fees and court costs, arising out of or related to any and all mechanics’ and materialmen’s liens and privileges and other liens, privileges, and stop-payment notices or demands, and all actions, suits, liens or privileges arising therefrom, asserted against the Property, the Owner, the Contractor, or any of the other Interest Holders by any of Subcontractor’s laborers, workers, employees, subcontractors, materialmen, suppliers, or by anyone who has provided work, services, labor or materials for the Property at the request of Subcontractor at any time up to and including the date set forth above.

SUBCONTRACTOR:

By: _____
Name: _____
Title: _____

Sworn to before me and subscribed in my presence this _____ day of _____, 20__.

Notary Public Name: _____
Notary Public No.: _____
My Commission Expires: _____

FINAL LIEN WAIVER AND RELEASE

[Subcontractor]

STATE OF _____)
PARISH/COUNTY OF _____)

DATE: _____

TO CONTRACTOR AND INTEREST HOLDERS:

WHEREAS, the undersigned Contractor has furnished work, labor, materials and equipment at the request of and pursuant to a contract with _____ ("Owner") for the construction of _____ (describe improvements) located at or on the building and property known as **Regions Center** in the City of Shreveport, Parish of Caddo, State of Louisiana (the "Property").

NOW, THEREFORE, Subcontractor hereby certifies that it has been paid the sum of \$_____, in full and final payment for all work or services performed and/or labor or materials furnished to the Property by or through Subcontractor, and Subcontractor does hereby unconditionally, fully, finally and completely waive, relinquish and release any and all liens, mechanics' liens, and privileges, and any and all claims or rights to liens, mechanics' liens, and privileges which Subcontractor may have on or against the Property under the laws of the State of Louisiana, including, without limitation, La. R.S. Sections 9:4801-4855, against Contractor, or against the owner of the Property that contracted with Contractor, its property manager, or any and all other persons or entities with an ownership, leasehold, mortgage, or other interest in the Property (collectively, the "Interest Holders") or Contractor, on account of work, services, labor and/or materials furnished by or through Subcontractor (and its laborers, workers, employees, subcontractors and material suppliers) for or with respect to the Property. **This is a final lien waiver and release.**

Subcontractor shall fully and promptly pay all its laborers, workers, employees, subcontractors, materialmen, suppliers, and other persons or entities who have provided any of the services, labor or materials for the Property, and Subcontractor shall indemnify, defend and hold harmless Owner, Contractor, all Interest Holders, and their respective affiliates, successors and assigns from all demands, claims, causes of action, damages, losses, amounts, settlements, judgments and expenses, including, but not limited to, attorney's fees and court costs, arising out of or related to any and all mechanics' and materialmen's liens and privileges and other liens, privileges, and stop-payment notices or demands, and all actions, suits, liens or privileges arising therefrom, asserted against the Property, the Owner, the Contractor, or any of the other Interest Holders by any of Subcontractor's laborers, workers, employees, subcontractors, materialmen, suppliers, or by anyone who has provided work, services, labor or materials for the Property at the request of Subcontractor at any time.

SUBCONTRACTOR:

By: _____
Name: _____
Title: _____

Sworn to before me and subscribed in my presence this ____ day of _____, 20__.

Notary Public Name: _____
Notary Public No.: _____
My Commission Expires: _____