
MADISON COUNTY SCHOOLS

476 Highland Colony Parkway
Ridgeland, Mississippi 39157

Receptionist: (601) 879-3000
16th Section Dept.: (601) 879-3005

July 26, 2017

Madison County Board of Supervisors
ATTN: Ms. Cynthia Parker, Board Secretary
P.O. Box 404
Canton, MS 39046

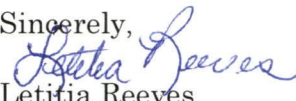
RE: Document for Board Approval

Dear Cynthia:

Enclosed please find Notice to Renew Residential Lease to James Warren Arnold regarding Lot 19, Madison Oaks, Part 1.

It is requested that the Board of Supervisors approve the enclosed document at the upcoming Board of Supervisors' meeting to be held August 7, 2017

Should you have any questions or need anything further in this regard, please let me know. Thank you.

Sincerely,

Letitia Reeves
16th Section Land Manager

/lr
Enclosure
cc: Ronnie L. McGehee, Ph.D., Superintendent

INDEXING:

Lot 19, Madison Oaks Subdivision, Part I
Per Plat Cabinet C at Slide 182, City of Madison, Section 16, Township 7 North,
Range 2 East, Madison County, Mississippi
Parcel #072E-16B-081/00.00

LESSOR:

Madison County Board of Education
476 Highland Colony Parkway
Ridgeland, MS 39157
Telephone: 601-499-0800

LESSEE:

James Warren Arnold
609 Boxwood Place
Madison, MS 39110
Telephone: _____

PREPARED BY:

Madison County School District
476 Highland Colony Parkway
Ridgeland, MS 39157
Telephone: 601-499-0800

**NOTICE TO RENEW
RESIDENTIAL LEASE CONTRACT**

This Notice to Renew is made and entered into on the _____ day of _____, 2017, by and between the Madison County, Mississippi, Board of Education Trustees of the Madison County School District 16th Section School Lands Trust (“Lessor”) and **James Warren Arnold** (“Lessee”) according to the following terms and provisions:

A. Lessor and Lessee executed that certain Residential Lease Contract (the “Lease”) for a term of forty years, beginning on the 20th day of September, 2006, and terminating on the 19th day of September, 2046, (the “Primary Term”), covering a parcel of 16th Section Land as described therein which is recorded in the office of the Chancery Clerk of Madison County, Mississippi in **Deed Book 2101 at Page 707**, being located in Section 16, Township 7 North, Range 2 East, Madison County, Mississippi, and being more particularly described as:

Lot 19 of Madison Oaks Subdivision, Part I, a subdivision which is on file and of record in the office of the Chancery Clerk of Madison County at Canton, Mississippi as now recorded in Plat Cabinet C at Slide 182, reference to which is hereby made in aid of and as a part of this description.

B. This Notice to Renew is executed pursuant to Paragraph (1) of the Lease whereby the Lease provided the Lessee with an option to renew the Lease for an additional term of twenty-five (25) years pursuant to Miss. Code Ann. § 29-3-69 (1972) as amended, commencing on the termination date of the Primary Term (the "Initial Termination Date").

C. NOW THEREFORE, the Lessor and Lessee do hereby agree to renew the Lease for an additional term of twenty-five (25) years commencing on the Initial Termination Date; and as a result, **the Lease shall now terminate on the 19th day of September, 2071** (the "Final Termination Date"). Said renewal shall be under the same terms, conditions, and stipulations set forth in the Lease, except the annual rental shall be based upon the fair market value of the subject property, as determined by a qualified appraiser selected by Lessor who performs his or her appraisal not more than twelve (12) months prior to the expiration of the Primary Term.

D. Except as amended by this Notice to Renew, the existing Lease shall stay in full force and effect and under the same terms conditions, annual rental, and stipulations set forth in the Lease until the Final Termination Date.

The Lease, as amended by this Notice to Renew, is ratified and confirmed as the valid and subsisting agreement of the parties but without waiver of remedies for any presently existing default.

In Witness Whereof, this Notice to Renew is executed by Lessor pursuant to an order entered upon its minutes and is executed by Lessee on the date first stated above.

LESSOR:

**MADISON COUNTY, MISSISSIPPI,
BOARD OF EDUCATION**

By: _____
William R. Grissett, Jr., President of
the Board Of Education

By _____
Ronnie L. McGehee, Superintendent Of
Education

LESSEE:

James Warren Arnold

Reviewed and approved by the Madison County Board of Supervisors, this the ____ day of _____, 2017.

By: _____
Trey Baxter, President
of the Board of Supervisors

ATTEST:

Ronny Lott, Clerk

STATE OF MISSISSIPPI
COUNTY OF MADISON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this ____ day of _____, 2017, within my jurisdiction, the within named **Trey Baxter**, who acknowledged to me that he is President of the **Madison County Board of Supervisors**, and that for and on behalf of the said Madison County Board of Supervisors, and as its act and deed, he executed the above and foregoing instrument, after first having been duly authorized so to do.

NOTARY PUBLIC

My Commission Expires:

[SEAL]

STATE OF MISSISSIPPI
COUNTY OF MADISON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this ____ day of _____, 2017, within my jurisdiction, the within named **William R. Grissett, Jr.** and **Ronnie L. McGehee** who acknowledged to me that they are President of the Madison County Board of Education and Superintendent of Education, respectively, of the **Madison County School District**, and that for and on behalf of the said Madison County School District, and as its act and deed, they executed the above and foregoing instrument, after first having been duly authorized so to do.

NOTARY PUBLIC

My Commission Expires:

[SEAL]

STATE OF MISSISSIPPI
COUNTY OF _____

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this ____ day of _____, 2017, within my jurisdiction, the within named **James Warren Arnold**, who acknowledged to me that he executed the above and foregoing instrument.

NOTARY PUBLIC

My Commission Expires:

[SEAL]

Extension/2017/#1046 Arnold

MADISON COUNTY SCHOOLS

476 Highland Colony Parkway
Ridgeland, Mississippi 39157

Receptionist: (601) 879-3000
16th Section Dept.: (601) 879-3005

July 18, 2017

Madison County Board of Supervisors
ATTN: Ms. Cynthia Parker, Board Secretary
P.O. Box 404
Canton, MS 39046

RE: Documents for Board Approval

Dear Cynthia:

Enclosed please find the following documents:

1. Amendment to 16th Section "Other" Classification Lease to the Trustees of the Flora United Methodist Church regarding Lot 3, Block 27; Lot 13, Block 23; Lot 12, Block 23; Lot 5, Block 27; and a parcel within lot 8, Block 27, Jones Addition, Town of Flora, Madison County, Mississippi. NOTE: This amendment incorporates the surveyed description of the parcel within Lot 8, Block 27, Jones Addition, that lies east of the library in the Town of Flora.

2. Surrender and Quitclaim of 16th Section Leasehold from the Town of Flora, Mississippi and Madison County, Mississippi to the Trustees of the Flora United Methodist Church regarding Lot 3, Block 27; Lot 13, Block 23; Lot 12, Block 23; Lot 5, Block 27; and parcel within Lot 8, Block 27, Jones Addition, Town of Flora, Madison County, Mississippi. NOTE: This document releases any interest that the Town of Flora and Madison County, Mississippi have in the surveyed description of the property located east of the library in the Town of Flora.

3. Amendment to 16th Section "Other" Classification Lease to the Town of Flora, Mississippi and Madison County, Mississippi regarding 1.21± acres in the Town of Flora, Madison County, Mississippi. NOTE: This is to incorporate the surveyed description of the library property in the Town of Flora, Mississippi. There is also a Surrender and Quitclaim Deed that will be recorded from the Trustees of the Flora United Methodist Church to the Town of Flora and Madison County regarding the new surveyed description for the library.

4. Notice to Renew Residential Lease Contract to Elizabeth W. Green regarding Lot 63, Madison Oaks Subdivision, Part 3.

5. Notice to Renew Residential Lease Contract to Ronald Williams and wife, Jacqueline Williams, regarding Lot 6, Livingston Subdivision, Part 1.

6. Amendment to 16th Section "Other" Classification Property Lease Contract to Calumet Homeowners Association, Inc. regarding 11.1± acres in SW1/4 SW1/4 and NW1/4 SW1/4 of Section 16, Township 7 North, Range 2 East, City of Madison, Madison County, Mississippi. NOTE: This amendment incorporates the new annual lease fee based on reappraisal.

It is requested that the Board of Supervisors approve the enclosed documents at the upcoming Board of Supervisors' meeting to be held August 7, 2017

Should you have any questions or need anything further in this regard, please let me know. Thank you.

Sincerely,


Letitia Reeves
16th Section Land Manager

/lr

Enclosures

cc: Ronnie L. McGehee, Ph.D., Superintendent

INDEXING: Lot 3, Block 27; Lot 13, Block 23; Lot 12, Block 23; Lot 5, Block 27; parcel within Lot 8, Block 27; all in Jones Addition, Town of Flora, Section 16, Township 8 North, Range 1 West, Madison County, Mississippi (Parcel #051E-16B-033; #051E-16B-037; #051E-16B-038; #051E-16B-030; and #051E-16B-209)

LESSOR:

Madison County, Mississippi Board
of Education Trustees of The Madison
County School District 16th Section
School Lands Trust
476 Highland Colony Parkway
Ridgeland, MS 39157
Telephone: 601-499-0800

LESSEE:

Trustees of the Flora United
Methodist Church
P.O. Box 289
Flora, MS 39071
Telephone: 601-879-8642

PREPARED BY:

Madison County School District
476 Highland Colony Parkway
Ridgeland, MS 39157
Telephone: 601-499-0800

**AMENDMENT TO 16TH SECTION "OTHER" CLASSIFICATION
LEASE CONTRACT**

WHEREAS, by instrument dated March 2, 2015, the **MADISON COUNTY, MISSISSIPPI, BOARD OF EDUCATION, TRUSTEES OF THE MADISON COUNTY SCHOOL DISTRICT 16TH SECTION SCHOOL LANDS TRUST** (hereinafter "Lessor") granted a Sixteenth Section "Other" Classification Lease

Contract to the **TRUSTEES OF THE FLORA UNITED METHODIST CHURCH** (hereinafter "Lessee") recorded in Book 3189 at Page 125 in the office of the Chancery Clerk of Madison County, Mississippi (hereinafter the "Lease Contract"), which describes the following property, to wit:

Lot 3, Block 27; Lot 13, Block 23; Lot 12, Block 23; Lot 5, Block 27, all located in Jones Addition, Town of Flora, Madison County, Mississippi; and a parcel described as follows, to wit: a parcel of property located to the west of Lot 5, Block 27, located within Lot 8, Block 27, Jones Addition, said parcel to encompass all property within Lot 8, Block 27 east of the property described in Book 496 at Page 220 in the office of the Chancery Clerk of Madison County, Mississippi.

WHEREAS, a portion of the above referenced property was recently surveyed to accurately reflect the property under lease; and

WHEREAS, the legal description of the subject property should be amended to incorporate the current survey description, as follows:

Lot 3, Block 27; Lot 13, Block 23; and Lot 12, Block 23, all in Jones Addition, the Town of Flora, Madison County, Mississippi per the 1909 Covington Map of the Town of Flora, Madison County, Mississippi; **and**

Lot 5, Block 27 and a parcel to the west of Lot 5, Block 27 located within Lot 8, Block 27, Jones Addition to the Town of Flora, Madison County, Mississippi per the 1909 Covington Map of the Town of Flora, Madison County, Mississippi, which property is more particularly described as follows, to wit:

The legal description of the property is attached hereto as Exhibit "A" and incorporated herein by reference. A plat of survey is attached hereto as Exhibit "B" for informational purposes.

THEREFORE, the Lease Contract should be amended to incorporate the following description:

Lot 3, Block 27; Lot 13, Block 23; and Lot 12, Block 23, all in Jones Addition, the Town of Flora, Madison County, Mississippi per the 1909 Covington Map of the Town of Flora, Madison County, Mississippi; **and**

Lot 5, Block 27 and a parcel to the west of Lot 5, Block 27 located within Lot 8, Block 27, Jones Addition to the Town of Flora, Madison County, Mississippi per the 1909 Covington Map of the Town of Flora, Madison County, Mississippi, which property is more particularly described as follows, to wit:

The legal description of the property is attached hereto as Exhibit "A" and incorporated herein by reference. A plat of survey is attached hereto as Exhibit "B" for informational purposes.

The Lease Contract will remain in full force and effect as to all other provisions contained therein.

WITNESS MY HAND this the 17 day of July, 2017.

LESSOR:

**MADISON COUNTY, MISSISSIPPI,
BOARD OF EDUCATION**

By: William R. Grissett, Jr.
William R. Grissett, Jr., President

ATTEST:

Ron L. McGehee
**Ronnie L. McGehee, Madison County
Superintendent Of Education**

LESSEE:

**TRUSTEES OF THE FLORA UNITED
METHODIST CHURCH**

By: Clifford K. Bailey, IV
Clifford K. Bailey, IV

By: Sammy Blossom
Sammy Blossom

Reviewed and approved by the Madison County Board of Supervisors, this the ___ day of _____, 2017.

Trey Baxter, President

ATTEST:

Ronny Lott, Chancery Clerk

STATE OF MISSISSIPPI
COUNTY OF MADISON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this ___ day of _____, 2017, within my jurisdiction, the within named **Trey Baxter**, who acknowledged to me that he is President of the **Madison County Board of Supervisors**, and that for and on behalf of the said Madison County Board of Supervisors, and as its act and deed, he executed the above and foregoing instrument, after first having been duly authorized so to do.

NOTARY PUBLIC

My Commission Expires:

[SEAL]

STATE OF MISSISSIPPI
COUNTY OF MADISON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this 17 day of July, 2017, within my jurisdiction, the within named **William R. Grissett, Jr.** and **Ronnie L. McGehee**, who acknowledged to me that they are President and Superintendent, respectively, of the **Madison County Board of Education**, and that for and on behalf of the said Madison County Board of Education, and as its act and deed, they executed the above and foregoing instrument, after first having been duly authorized so to do.

Letitia H. Lewis

NOTARY PUBLIC

My Commission Expires:

[SEAL]



STATE OF MISSISSIPPI
COUNTY OF MADISON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this 7 day of July, 2017, within my jurisdiction, the within named **Clifford K. Bailey, IV**, who acknowledged to me that he is a trustee of the **Trustees of the Flora United Methodist Church**, and that for and on behalf of the said Trustees of the Flora United Methodist Church, and as its act and deed, he executed the above and foregoing instrument, after first having been duly authorized so to do.


NOTARY PUBLIC

My Commission Expires:

[SEAL]



STATE OF MISSISSIPPI
COUNTY OF MADISON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this 7 day of July, 2017, within my jurisdiction, the within named **Sammy Blossom**, who acknowledged to me that he is a trustee of the **Trustees of the Flora United Methodist Church**, and that for and on behalf of the said Trustees of the Flora United Methodist Church, and as its act and deed, he executed the above and foregoing instrument, after first having been duly authorized so to do.


NOTARY PUBLIC

My Commission Expires:

[SEAL]



Anendment\2017\#653 Amendment to Flora United Methodist Church for Surveyed Descrip.

STATE OF MISSISSIPPI
COUNTY OF HINDS
CITY OF JACKSON

CERTIFICATE OF SURVEY

THIS IS TO CERTIFY THAT, H D Lang and Associates, Inc. of the City of Jackson, Mississippi, has this day completed a survey standing in the name of Flora United Methodist Church located at Clark Street, in the 1st Town of Flora aforesaid, being further described as follows, to-wit:

A certain parcel of land being Lot 5 and a part of Lot 8, Block 27, Jones Addition to the Town of Flora, situated in Section 16, T8N-R1W, Town of Flora, Madison County, Mississippi, and being more particularly described as follows:


Commence at an existing 1/2" iron pin at the Point of Intersection of the North right-of-way line Clark Street with the East right-of-way line of First Street marking the Southwest corner of the aforesaid Lot 8, Block 27, Jones Addition to the Town of Flora; run thence North 74 degrees 56 minutes 52 seconds East along said North right-of-way line of Clark Street and along the South line of said Lot 8 for a distance of 316.82 feet to a set 1/2" iron pin marking the POINT OF BEGINNING of the parcel of land herein described; from said POINT OF BEGINNING and leaving said North right-of-way line of Clark Street, run thence North 81 degrees 35 minutes 25 seconds West for a distance of 177.19 feet to an existing 1/2" iron pin; run thence North 70 degrees 30 minutes 41 seconds East for a distance of 71.74 feet to an existing 1/2" iron pin; run thence North 15 degrees 37 minutes 15 seconds West for a distance of 20.27 feet to an existing 1/2" iron pin on the North line of the aforesaid Lot 8; run thence North 75 degrees 26 minutes 26 seconds East along said North line of Lot 8 and along the North line of the aforesaid Lot 5 for a distance of 40.00 feet to an existing 1/2" iron pin; run thence North 75 degrees 18 minutes 25 seconds East along the North line of said Lot 5 for a distance of 95.86 feet to an existing 1/2" iron pin marking the Northeast corner thereof;

AND I ALSO CERTIFY, that there are no visible encroachments by the buildings of the adjacent property owners upon the surveyed premises.

AND I FURTHER CERTIFY that all the buildings and visible improvements located on the above described property are within the boundaries of said property, subject to the exceptions shown below, if any, and that the plat hereto attached is a correct representation of the conditions as they exist on this date.

Witness my signature this the 26th day of April, 2017

H D LANG AND ASSOCIATES, INC.



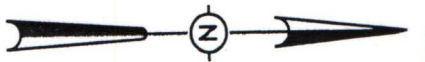


By: Don F. Garner, PS

EXHIBIT "A"

leaving said North line of Lot 5, run thence South 15 degrees 09 minutes 09 seconds East along the East line of said Lot 5 for a distance of 201.73 feet to an existing ½" iron pin on the aforesaid North right-of-way line of Clark Street marking the Southeast corner thereof; leaving said East line of Lot 5, run thence South 74 degrees 57 minutes 18 seconds West along the South line of Lot 5, along the South line of the aforesaid Lot 8 and along said North right-of-way line of Clark Street for a distance of 196.60 feet to the POINT OF BEGINNING, containing 39,347 square feet or 0.90 acres, more or less.

FIRST STREET



N00°03'06"W 369.44'

EAST R.O.W.

REFERENCE MERIDIAN

FOUND
GPS

PARCEL NO.
051E-168-210/02

DRILL
HOLE

PARCEL NO.
051E-168-210/01

FOUND 1/2"
IRON PIN

PARCEL NO.
051E-168-212/00.00

LOT 7

FOUND 1/2"
IRON PIN

LOT 7

FOUND 1/2"
IRON PIN

LOT 7

PARCEL NO.
051E-168-213

LOT 6

FOUND 1/2"
IRON PIN

LOT 6

LOT 5 & PART OF LOT 8

PARCEL NO.
051E-168-333
051E-168-209
0.90± ACRES
39,347± SQ. FT.

PART OF LOT 8

N18°35'25"W 177.19'

FOUND 1/2"
IRON PIN

FOUND 1/2"
IRON PIN

LOT 6

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LOT 6

FOUND 1/2"
IRON PIN

LOT 6

P.O.C.
SW CORNER LOT 8, BLK. 27,
JONES ADDITION TO THE TOWN OF FLORA
ALSO BEING THE INTERSECTION OF THE
NORTH R.O.W. OF CLARK ST. WITH THE
EAST R.O.W. OF FIRST ST.

P.O.B.
FOUND 1/2"
IRON PIN

FOUND 2"
SQ. ROD

CLARK STREET

N74°57'18"W 196.60'

NORTH R.O.W.

CLARK STREET

POWER
POLES



H D LANG AND ASSOCIATES, INC.

ENGINEERS / LAND SURVEYORS

POST OFFICE BOX 16085
JACKSON, MISSISSIPPI 39236-6085

(601) 362-4886

JOB NO. 15-012

SCALE: 1" = 40'

04-26-17



- THIS PARCEL OF LAND MAY BE SUBJECT TO THE FOLLOWING:
1. ANY RECORDED, UNRECORDED, OR MISINDEXED INSTRUMENTS WHICH WOULD BE DISCLOSED BY A COMPETENT TITLE EXAMINATION OF SUBJECT PROPERTY.
 2. NORTH DERIVED FROM RECORDED DEED AND PLATS REFERENCED TO THE EAST R.O.W. LINE OF FIRST STREET.
 3. SURVEY CLASSIFICATION "B"
 4. THIS PROPERTY LIES WITHIN THE LIMITS ESTABLISHED FOR ZONE "X" (NO SHADING) ACCORDING TO FIRM MAP NUMBERS 20889C0370F & 0365F EFFECTIVE MARCH 17, 2010.

PLAT OF SURVEY
FOR
**FLORA UNITED
METHODIST CHURCH**
LOT 5 & PART OF LOT 8, BLOCK 27
JONES ADDITION TO THE TOWN OF FLORA,
SITUATED IN SECTION 16, T8N-R1W
IN THE TOWN OF FLORA
MADISON COUNTY, MISSISSIPPI

INDEXING: Lot 3, Block 27; Lot 13, Block 23; Lot 12, Block 23; Lot 5, Block 27; parcel within Lot 8, Block 27; all in Jones Addition, Town of Flora, Section 16, Township 8 North, Range 1 West, Madison County, Mississippi (Parcel #051E-16B-033; #051E-16B-037; #051E-16B-038; #051E-16B-030; and #051E-16B-209)

GRANTORS:

Town of Flora, Mississippi
ATTN: Mayor Leslie Childress
P.O. Box 218
Flora, MS 39071
Telephone: 601-879-8686

Madison County, Mississippi
ATTN: County Administrator
P.O. Box 404
Canton, MS 39046
Telephone: 601-859-1171

PREPARED BY:

Madison County School District
476 Highland Colony Parkway
Ridgeland, MS 39157
Telephone: 601-499-0800

GRANTEE:

Trustees of the Flora United
Methodist Church
P.O. Box 289
Flora, MS 39071
Telephone: 601-879-8642

SURRENDER AND QUITCLAIM OF 16TH SECTION LEASEHOLD

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the **TOWN OF FLORA, MISSISSIPPI** and

MADISON COUNTY, MISSISSIPPI, ("Grantors"), do hereby release, convey and forever quitclaim unto the TRUSTEES OF THE FLORA UNITED METHODIST CHURCH ("Grantee") all of its right, and title and interest in and to the following described real property lying and being situated in the Town of Flora, Madison County, Mississippi, to wit:

Lot 3, Block 27; Lot 13, Block 23; and Lot 12, Block 23, all in Jones Addition, the Town of Flora, Madison County, Mississippi per the 1909 Covington Map of the Town of Flora, Madison County, Mississippi; and

Lot 5, Block 27 and a parcel to the west of Lot 5, Block 27 located within Lot 8, Block 27, Jones Addition to the Town of Flora, Madison County, Mississippi per the 1909 Covington Map of the Town of Flora, Madison County, Mississippi, which property is more particularly described as follows, to wit:

The legal description of the property is attached hereto as Exhibit "A" and incorporated herein by reference. A plat of survey is attached hereto as Exhibit "B" for informational purposes.

WITNESS OUR SIGNATURES this the 13 day of July, 2017.

GRANTORS:

TOWN OF FLORA, MISSISSIPPI

By: Ray Allard
~~Leslie Childress, Mayor~~

Ray Allard, Mayor pro tem

ATTEST:

April Dunlap
April Dunlap, Clerk

MADISON COUNTY, MISSISSIPPI

By: _____
Trey Baxter, President
Madison County Board of Supervisors

ATTEST:

Ronny Lott, Clerk

STATE OF MISSISSIPPI
COUNTY OF MADISON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this 13 day of July, 2017, within my jurisdiction, the within named ~~Leslie Childress~~ who acknowledged to me that he is Mayor of the **Town of Flora, Mississippi**, and that for and on behalf of the said Town of Flora, Mississippi, and as its act and deed, he executed the above and foregoing instrument, after first having been duly authorized so to do.

Ray Award

*PRR
Pro
Tem*

April Dunlap

NOTARY PUBLIC

My Commission Expires:

6/18/2021
[SEAL]



STATE OF MISSISSIPPI
COUNTY OF MADISON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this ____ day of _____, 2017, within my jurisdiction, the within named **Trey Baxter** who acknowledged to me that he is President of the **Madison County Board of Supervisors**, and that for and on behalf of the said Madison County Board of Supervisors, and as its act and deed, he executed the above and foregoing instrument, after first having been duly authorized so to do.

NOTARY PUBLIC

My Commission Expires:

[SEAL]

STATE OF MISSISSIPPI
COUNTY OF HINDS
CITY OF JACKSON

CERTIFICATE OF SURVEY

THIS IS TO CERTIFY THAT, H D Lang and Associates, Inc. of the City of Jackson, Mississippi, has this day completed a survey standing in the name of Flora United Methodist Church located at Clark Street, in the 1st Town of Flora aforesaid, being further described as follows, to-wit:

A certain parcel of land being Lot 5 and a part of Lot 8, Block 27, Jones Addition to the Town of Flora, situated in Section 16, T8N-R1W, Town of Flora, Madison County, Mississippi, and being more particularly described as follows:

Commence at an existing 1/2" iron pin at the Point of Intersection of the North right-of-way line Clark Street with the East right-of-way line of First Street marking the Southwest corner of the aforesaid Lot 8, Block 27, Jones Addition to the Town of Flora; run thence North 74 degrees 56 minutes 52 seconds East along said North right-of-way line of Clark Street and along the South line of said Lot 8 for a distance of 316.82 feet to a set 1/2" iron pin marking the POINT OF BEGINNING of the parcel of land herein described; from said POINT OF BEGINNING and leaving said North right-of-way line of Clark Street, run thence North 81 degrees 35 minutes 25 seconds West for a distance of 177.19 feet to an existing 1/2" iron pin; run thence North 70 degrees 30 minutes 41 seconds East for a distance of 71.74 feet to an existing 1/2" iron pin; run thence North 15 degrees 37 minutes 15 seconds West for a distance of 20.27 feet to an existing 1/2" iron pin on the North line of the aforesaid Lot 8; run thence North 75 degrees 26 minutes 26 seconds East along said North line of Lot 8 and along the North line of the aforesaid Lot 5 for a distance of 40.00 feet to an existing 1/2" iron pin; run thence North 75 degrees 18 minutes 25 seconds East along the North line of said Lot 5 for a distance of 95.86 feet to an existing 1/2" iron pin marking the Northeast corner thereof;

AND I ALSO CERTIFY, that there are no visible encroachments by the buildings of the adjacent property owners upon the surveyed premises.

AND I FURTHER CERTIFY that all the buildings and visible improvements located on the above described property are within the boundaries of said property, subject to the exceptions shown below, if any, and that the plat hereto attached is a correct representation of the conditions as they exist on this date.

Witness my signature this the 26th day of April, 2017

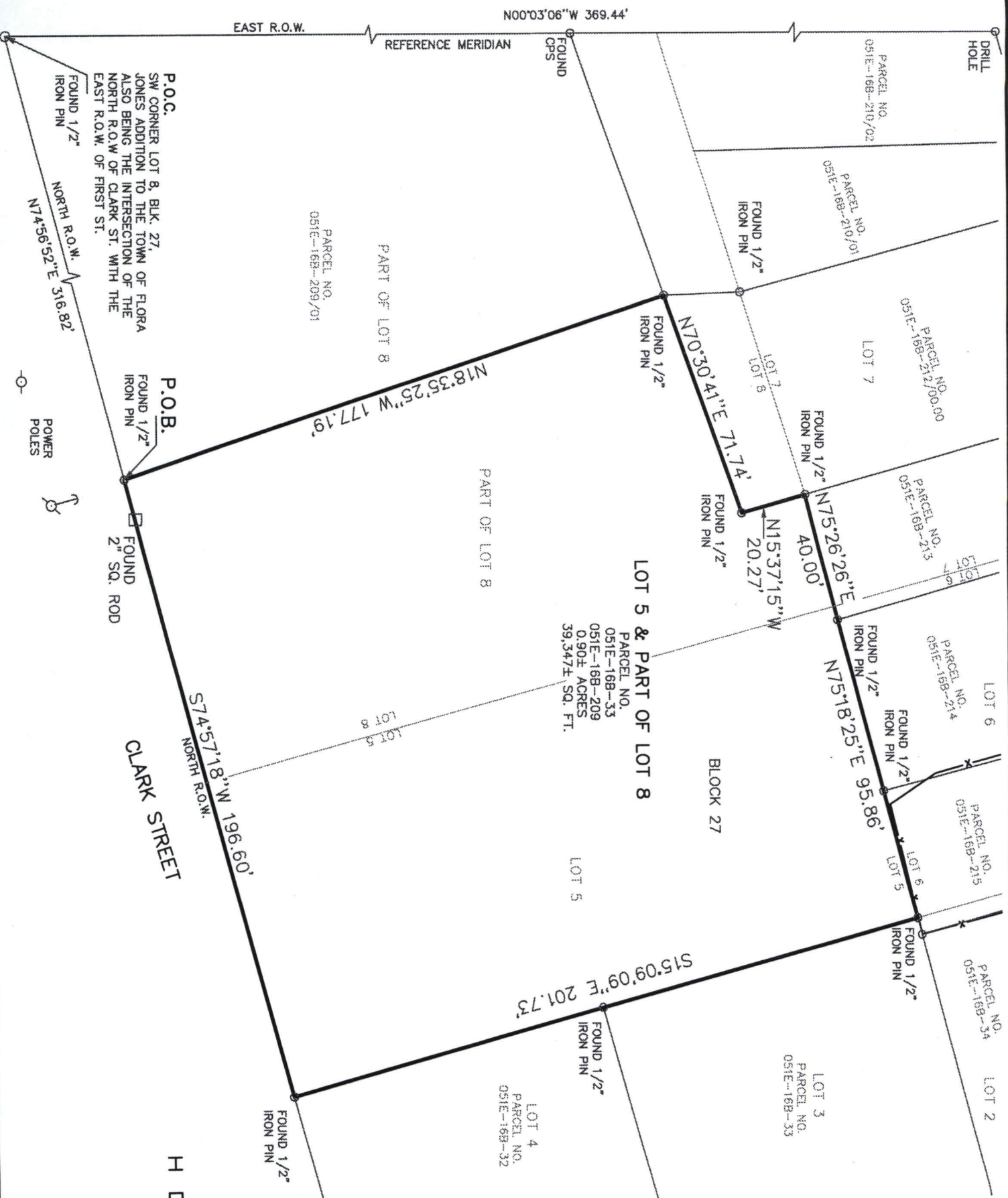

H D LANG AND ASSOCIATES, INC.



By: Don F. Garner, PS

leaving said North line of Lot 5, run thence South 15 degrees 09 minutes 09 seconds East along the East line of said Lot 5 for a distance of 201.73 feet to an existing 1/2" iron pin on the aforesaid North right-of-way line of Clark Street marking the Southeast corner thereof; leaving said East line of Lot 5, run thence South 74 degrees 57 minutes 18 seconds West along the South line of Lot 5, along the South line of the aforesaid Lot 8 and along said North right-of-way line of Clark Street for a distance of 196.60 feet to the POINT OF BEGINNING, containing 39,347 square feet or 0.90 acres, more or less.

FIRST STREET



PLAT OF SURVEY
 FOR
**FLORA UNITED
 METHODIST CHURCH**
 LOT 5 & PART OF LOT 8, BLOCK 27
 JONES ADDITION TO THE TOWN OF FLORA,
 SITUATED IN SECTION 16, T8N-R1W
 IN THE TOWN OF FLORA
 MADISON COUNTY, MISSISSIPPI

- THIS PARCEL OF LAND MAY BE SUBJECT TO THE FOLLOWING:
1. ANY RECORDED, UNRECORDED, OR MISINDEXED INSTRUMENTS WHICH WOULD BE DISCLOSED BY A COMPETENT TITLE EXAMINATION OF SUBJECT PROPERTY.
 2. NORTH DERIVED FROM RECORDED DEED AND PLATS, REFERENCED TO THE EAST R.O.W. LINE OF FIRST STREET.
 3. SURVEY CLASSIFICATION "B"
 4. THIS PROPERTY LIES WITHIN THE LIMITS ESTABLISHED FOR ZONE "X" (NO SHADING) ACCORDING TO FIRM MAP NUMBERS 208890370F & 0365F EFFECTIVE MARCH 17, 2010.



H D LANG AND ASSOCIATES, INC.
 ENGINEERS / LAND SURVEYORS
 POST OFFICE BOX 16085
 JACKSON, MISSISSIPPI 39236-6085
 (601) 362-4886

JOB NO. 15-012
 SCALE: 1" = 40'
 04-26-17

INDEXING INSTRUCTIONS: 1.21± acres consisting of part of Lots 7 and 8, Block 27, Jones Addition, in SW1/4 NW1/4 and NW1/4 NW1/4 Section 16, Township 8 North, Range 1 West, Town of Flora, Madison County, Mississippi (Tax Parcel #072E-16B-209/01.00).

LESSOR:

Madison County, Mississippi Board
of Education Trustees of The Madison
County School District 16th Section
School Lands Trust
476 Highland Colony Parkway
Ridgeland, MS 39157
Telephone: 601-499-8000

Prepared by:
Madison County School District
476 Highland Colony Parkway
Ridgeland, MS 39157
Telephone: 601-499-0800

LESSEES:

Town of Flora, Mississippi
ATTN: Mayor Leslie Childress
P.O. Box 218
Flora, MS 39071
Telephone: 601-879-8686

Madison County, Mississippi
ATTN: County Administrator
P.O. Box 404
Canton, MS 39046
Telephone: 601-859-1171

**AMENDMENT TO 16TH SECTION "OTHER" CLASSIFICATION
LEASE CONTRACT**

WHEREAS, by instrument dated January 16, 2001, the **MADISON COUNTY, MISSISSIPPI, BOARD OF EDUCATION, TRUSTEES OF THE MADISON COUNTY SCHOOL DISTRICT 16TH SECTION SCHOOL LANDS TRUST** (hereinafter called "Lessor"), granted a Sixteenth Section "Other"

Classification Lease Contract to the **TOWN OF FLORA, MISSISSIPPI** and **MADISON COUNTY, MISSISSIPPI** (hereinafter "Lessees") by document recorded in Book 482 at Page 345, and amended in Book 496 at Page 220 and Book 2609 at Page 210, in records in the office of the Chancery Clerk of Madison County, Mississippi (hereinafter the "Lease Contract"), which describes the following property, to wit:

Commencing at the point of intersection of Clark Street and First Street, Town of Flora, Madison County, Mississippi, being the POINT OF BEGINNING of the property herein described; thence run Northerly along the eastern boundary of First Street for a distance of 223.47 feet to a point on the south boundary of the property described in Book 352 at Page 250 and recorded in the office of the Chancery Clerk of Madison County, Mississippi and depicted as Part A on the attached Exhibit "A"; thence run Easterly approximately 107.17 feet to the point marking the southeastern boundary line of Part A referenced hereinbefore; thence run South parallel to First Street for a distance of 23.5 feet to a point; thence run East parallel with Clark Street for a distance of 222.24 feet to a point; thence run Southwesterly for a distance of 170 feet to a point on the north boundary of Clark Street; thence run Westerly for a distance of 329.41 feet along the north boundary of Clark Street to the POINT OF BEGINNING, containing 1.386 acres, more or less, and being part of Lot 7 and 8, Block 27, Jones Addition, Town of Flora, Madison County, Mississippi, and being a part of those parcels identified as Part C, Part B and Part E as shown on Exhibit "A", attached hereto, and all of which is situated in NW1/4 NW1/4 and SW1/4 NW1/4 Section 16, Township 8 North, Range 1 West, Madison County, Mississippi; and

WHEREAS, the above described property was recently surveyed to accurately reflect the property under lease; and

WHEREAS, the description of the subject property should be amended to incorporate the surveyed description attached hereto as follows, to wit:

The legal description is attached hereto as Exhibit "A" and incorporated herein by reference. A plat of survey is attached hereto as Exhibit "B" for informational purposes.

THEREFORE, the Lease Contract should be amended to incorporate the surveyed description attached hereto as follows, to wit:

The legal description is attached hereto as Exhibit "A" and incorporated herein by reference. A plat of survey is attached hereto as Exhibit "B" for informational purposes.

The Lease Contract will remain in full force and effect as to all other provisions contained therein.

WITNESS OUR SIGNATURES this the 17 day of July, 2017.

LESSOR:

**MADISON COUNTY, MISSISSIPPI,
BOARD OF EDUCATION**

By: William R. Grissett, Jr.
William R. Grissett, Jr., President

ATTEST:

Ronnie L. McGehee
Ronnie L. McGehee, Madison County
Superintendent Of Education

LESSEES:

TOWN OF FLORA, MISSISSIPPI

By: Ray Allard
~~Leslie Childress, Mayor~~ ^{zc}
Ray Allard, Mayor ^{Pro Tem}

ATTEST:

April Dunlap
April Dunlap, Clerk

MADISON COUNTY, MISSISSIPPI

By: _____
Trey Baxter, President
Madison County Board of Supervisors

ATTEST:

Ronny Lott, Clerk

Reviewed and approved by the Madison County Board of Supervisors, this the
__ day of _____, 2017.

Trey Baxter, President

ATTEST:

Ronny Lott, Clerk

STATE OF MISSISSIPPI
COUNTY OF MADISON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this __ day of _____, 2017, within my jurisdiction, the within named **Trey Baxter** who acknowledged to me that he is President of the **Madison County Board of Supervisors**, and that for and on behalf of the said Madison County Board of Supervisors, and as its act and deed, he executed the above and foregoing instrument, after first having been duly authorized so to do.

NOTARY PUBLIC

My Commission Expires:

[SEAL]

STATE OF MISSISSIPPI
COUNTY OF MADISON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this 13 day of July, 2017, within my jurisdiction, the within named **Leslie Childress**, who acknowledged to me that he is Mayor of the **Town of Flora, Mississippi**, and that for and on behalf of the said Town of Flora, Mississippi, and as its act and deed, he executed the above and foregoing instrument, after first having been duly authorized so to do.

Ray Allard

April Dunlap
NOTARY PUBLIC

My Commission Expires:

6/19/2021
[SEAL]



STATE OF MISSISSIPPI
COUNTY OF MADISON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this 17 day of July, 2017, within my jurisdiction, the within named **William R. Grissett, Jr.** and **Ronnie L. McGehee**, who acknowledged to me that they are President and Superintendent, respectively, of the **Madison County Board of Education**, and that for and on behalf of the said Madison County Board of Education, and as its act and deed, they executed the above and foregoing instrument, after first having been duly authorized so to do.

Letitia H. Reeves
NOTARY PUBLIC

My Commission Expires:

[SEAL]



Anendments\2017\#1253 Amendment to Library Lease for Surveyed Description

STATE OF MISSISSIPPI
COUNTY OF HINDS
CITY OF JACKSON

CERTIFICATE OF SURVEY

THIS IS TO CERTIFY THAT, H D Lang and Associates, Inc. of the City of Jackson, Mississippi, has this day completed a survey standing in the name of Town of Flora located at the intersection of First Street and Clark Street, in the Town of Flora aforesaid, being further described as follows, to-wit:

A certain parcel of land being a part of Lots 7 and 8, Block 27, Jones Addition to the Town of Flora, situated in Section 16, T8N-R1W, Town of Flora, Madison County, Mississippi, and being more particularly described as follows:

Begin at an existing 1/2" iron pin at the Point of Intersection of the North right-of-way line Clark Street with the East right-of-way line of First Street marking the Southwest corner of the aforesaid Lot 8, Block 27, Jones Addition to the Town of Flora; from said POINT OF BEGINNING, run thence North 00 degrees 03 minutes 06 seconds West along said East right-of-way line of First Street and along the West line of said Lots 8 and 7 for a distance of 223.40 feet to an existing cotton picker spindle; leaving said East right-of-way line of First Street and said West line of Lot 7, run thence North 89 degrees 58 minutes 48 seconds East for a distance of 107.14 feet to an existing 1/2" iron pin; run thence South 01 degrees 29 minutes 09 seconds East for a distance of 23.50 feet to an existing 1/2" iron pin; run thence North 70 degrees 30 minutes 41 seconds East for a distance of 150.50 feet to an existing 1/2" iron pin; run thence South 18 degrees 35 minutes 25 seconds East for a distance of 177.21 feet to a set 1/2" iron pin on the aforesaid North right-of-way line of Clark Street; said point also being on the South line of the aforesaid Lot 8; run thence South 74 degrees 56 minutes 52 seconds West along said North right-of-way line of Clark Street and along said South line of Lot 8 for a distance of 316.82 feet to the POINT OF BEGINNING, containing 52,812 square feet or 1.21 acres, more or less.

AND I ALSO CERTIFY, that there are no visible encroachments by the buildings of the adjacent property owners upon the surveyed premises.

AND I FURTHER CERTIFY that all the buildings and visible improvements located on the above described property are within the boundaries of said property, subject to the exceptions shown below, if any, and that the plat hereto attached is a correct representation of the conditions as they exist on this date.

Witness my signature this the 26th day of April, 2017.

H D LANG AND ASSOCIATES, INC.



By: Don F. Garner, PS

EXHIBIT "A"

FIRST STREET



N00°03'06"W 369.44'

N00°03'06"W 223.40'

EAST R.O.W.

REFERENCE MERIDIAN

DRILL HOLE SOUTH R.O.W.

PARCEL NO. 051E-168-210/02

N89°58'48"E 107.14'

FOUND OPS

LOT 7
LOT 8

S01°29'09"E 23.50'

FOUND 1/2" IRON PIN

LOT 7

PARCEL NO. 051E-168-210/01

N70°30'41"E 150.50'

LOT 7
LOT 8

FOUND 1/2" IRON PIN

PARCEL NO. 051E-168-212/00/00

FOUND 1/2" IRON PIN

FOUND 1/2" IRON PIN

BLOCK 27

PARCEL NO. 051E-168-33 051E-168-209

PART OF LOTS 7 & 8

1.21± ACRES
52,812± SQ. FT.
PARCEL NO. 051E-168-209/01

P.O.B.

SW CORNER LOT 8, BLK. 27,
JONES ADDITION TO THE TOWN OF FLORA
ALSO BEING THE INTERSECTION OF THE
NORTH R.O.W. OF CLARK ST. WITH THE
EAST R.O.W. OF FIRST ST.

FOUND 1/2" IRON PIN

S74°56'52"N 316.82'

NORTH R.O.W.

CLARK STREET

S18°35'25"E 177.21'

SET 1/2" IRON PIN

FOUND 2" SQ. ROD



POWER POLES



PLAT OF SURVEY
FOR
TOWN OF FLORA

PART OF LOTS 7 & 8, BLOCK 27
JONES ADDITION TO THE TOWN OF FLORA,
SITUATED IN SECTION 16, T8N-R1W
IN THE TOWN OF FLORA
MADISON COUNTY, MISSISSIPPI

- THIS PARCEL OF LAND MAY BE SUBJECT TO THE FOLLOWING:
1. ANY RECORDED, UNRECORDED, OR MISINDEXED INSTRUMENTS WHICH WOULD BE DISCLOSED BY A COMPETENT TITLE EXAMINATION OF SUBJECT PROPERTY.
 2. NORTH DERIVED FROM RECORDED DEED AND PLATS REFERENCED TO THE EAST R.O.W. LINE OF FIRST STREET.
 3. SURVEY CLASSIFICATION "B"
 4. THIS PROPERTY LIES WITHIN THE LIMITS ESTABLISHED FOR ZONE "X" (NO SHADING) ACCORDING TO FIRM MAP NUMBERS Z0889C0370F & 0365F EFFECTIVE MARCH 17, 2010.
 5. PERIMETER SURVEY ONLY NO INTERIOR IMPROVEMENTS LOCATED AT TIME OF THIS SURVEY.

H D LANG AND ASSOCIATES, INC.

ENGINEERS / LAND SURVEYORS

POST OFFICE BOX 16085
JACKSON, MISSISSIPPI 39235-6085
(601) 362-4886

JOB NO. 15-012

SCALE: 1" = 40'

04-26-17



INDEXING:

Lot 63, Madison Oaks Subdivision, Part 3
Per Plat Cabinet D at Slide 138, City of Madison, Section 16, Township 7 North,
Range 2 East, Madison County, Mississippi
Parcel #072E-16B-226/00.00

LESSOR:

Madison County Board of Education
476 Highland Colony Parkway
Ridgeland, MS 39157
Telephone: 601-499-0800

LESSEE:

Elizabeth W. Green
637 Boxwood Place
Madison, MS 39110
Telephone: _____

PREPARED BY:

Madison County School District
476 Highland Colony Parkway
Ridgeland, MS 39157
Telephone: 601-499-0800

**NOTICE TO RENEW
RESIDENTIAL LEASE CONTRACT**

This Notice to Renew is made and entered into on the 17 day of July, 2017, by and between the Madison County, Mississippi, Board of Education Trustees of the Madison County School District 16th Section School Lands Trust ("Lessor") and **Elizabeth W. Green** ("Lessee") according to the following terms and provisions:

A. Lessor and Lessee executed that certain Residential Lease Contract (the "Lease") for a term of forty years, beginning on the 17th day of June, 2004, and terminating on the 16th day of June, 2044, (the "Primary Term"), covering a parcel of 16th Section Land as described therein which is recorded in the office of the Chancery Clerk of Madison County, Mississippi in **Deed Book 1796 at Page 313**, being located in Section 16, Township 7 North, Range 2 East, Madison County, Mississippi, and being more particularly described as:

Lot 63 of Madison Oaks Subdivision, Part 3, a subdivision which is on file and of record in the office of the Chancery Clerk of Madison County at Canton, Mississippi in Plat Cabinet D at Slide 138, reference to which is hereby made in aid of and as a part of this description.

B. This Notice to Renew is executed pursuant to Paragraph (1) of the Lease whereby the Lease provided the Lessee with an option to renew the Lease for an additional term of twenty-five (25) years pursuant to Miss. Code Ann. § 29-3-69 (1972) as amended, commencing on the termination date of the Primary Term (the "Initial Termination Date").

C. NOW THEREFORE, the Lessor and Lessee do hereby agree to renew the Lease for an additional term of twenty-five (25) years commencing on the Initial Termination Date; and as a result, **the Lease shall now terminate on the 16th day of June, 2069** (the "Final Termination Date"). Said renewal shall be under the same terms, conditions, and stipulations set forth in the Lease, except the annual rental shall be based upon the fair market value of the subject property, as determined by a qualified appraiser selected by Lessor who performs his or her appraisal not more than twelve (12) months prior to the expiration of the Primary Term.

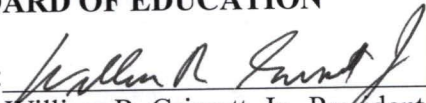
D. Except as amended by this Notice to Renew, the existing Lease shall stay in full force and effect and under the same terms conditions, annual rental, and stipulations set forth in the Lease until the Final Termination Date.

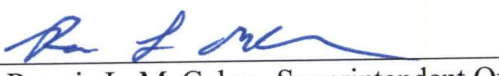
The Lease, as amended by this Notice to Renew, is ratified and confirmed as the valid and subsisting agreement of the parties but without waiver of remedies for any presently existing default.

In Witness Whereof, this Notice to Renew is executed by Lessor pursuant to an order entered upon its minutes and is executed by Lessee on the date first stated above.

LESSOR:

**MADISON COUNTY, MISSISSIPPI,
BOARD OF EDUCATION**

By: 
William R. Grissett, Jr., President of
the Board Of Education

By: 
Ronnie L. McGehee, Superintendent Of
Education

LESSEE:

Elizabeth W. Green

Reviewed and approved by the Madison County Board of Supervisors, this the ____ day of _____, 2017.

By: _____
Trey Baxter, President
of the Board of Supervisors

ATTEST:

Ronny Lott, Clerk

STATE OF MISSISSIPPI
COUNTY OF MADISON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this ____ day of _____, 2017, within my jurisdiction, the within named **Trey Baxter**, who acknowledged to me that he is President of the **Madison County Board of Supervisors**, and that for and on behalf of the said Madison County Board of Supervisors, and as its act and deed, he executed the above and foregoing instrument, after first having been duly authorized so to do.

NOTARY PUBLIC

My Commission Expires:

[SEAL]

STATE OF MISSISSIPPI
COUNTY OF MADISON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this 17 day of July, 2017, within my jurisdiction, the within named **William R. Grissett, Jr.** and **Ronnie L. McGehee** who acknowledged to me that they are President of the Madison County Board of Education and Superintendent of Education, respectively, of the **Madison County School District**, and that for and on behalf of the said Madison County School District, and as its act and deed, they executed the above and foregoing instrument, after first having been duly authorized so to do.

My Commission Expires

[SEAL]



Letitia H. Reeves
NOTARY PUBLIC

STATE OF MISSISSIPPI
COUNTY OF _____

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this ____ day of _____, 2017, within my jurisdiction, the within named **Elizabeth W. Green**, who acknowledged to me that she executed the above and foregoing instrument.

NOTARY PUBLIC

My Commission Expires:

[SEAL]

Extension/2017/#903 Green

INDEXING:

Lot 6, Livingston Subdivision, Part 1
Per Plat Cabinet D at Slide 69-72, City of Madison, Section 16, Township 8 North,
Range 1 East, Madison County, Mississippi
Parcel #081E-16-001/02.05

LESSOR:

Madison County Board of Education
476 Highland Colony Parkway
Ridgeland, MS 39157
Telephone: 601-499-0800

LESSEE:

Ronald Williams and
Jacqueline Williams
382 Mannsdale Road
Madison, MS 39110
Telephone: _____

PREPARED BY:

Madison County School District
476 Highland Colony Parkway
Ridgeland, MS 39157
Telephone: 601-499-0800

**NOTICE TO RENEW
RESIDENTIAL LEASE CONTRACT**

This Notice to Renew is made and entered into on the 17 day of July, 2017, by and between the Madison County, Mississippi, Board of Education Trustees of the Madison County School District 16th Section School Lands Trust ("Lessor") and **Ronald Williams** and wife, **Jacqueline Williams** ("Lessee") according to the following terms and provisions:

A. Lessor and Lessee executed that certain Residential Lease Contract (the "Lease") for a term of forty years, beginning on the 3rd day of July, 2007, and terminating on the 2nd day of July, 2047, (the "Primary Term"), covering a parcel of 16th Section Land as described therein which is recorded in the office of the Chancery Clerk of Madison County, Mississippi in **Deed Book 2214 at Page 297**, being located in Section 16, Township 8 North, Range 1 East, Madison County, Mississippi, and being more particularly described as:

Lot 6 of Livingston Subdivision, Part 1, a subdivision which is on file and of record in the office of the Chancery Clerk of Madison County at Canton, Mississippi in Plat Cabinet D at Slide 69-72, reference to which is hereby made in aid of and as a part of this description, which plat is corrected and ratified by document recorded in Book 1360 at Page 106 in the office of the Chancery Clerk of Madison County, Mississippi.

B. This Notice to Renew is executed pursuant to Paragraph (1) of the Lease whereby the Lease provided the Lessee with an option to renew the Lease for an additional term of twenty-five (25) years pursuant to Miss. Code Ann. § 29-3-69 (1972) as amended, commencing on the termination date of the Primary Term (the "Initial Termination Date").

C. NOW THEREFORE, the Lessor and Lessee do hereby agree to renew the Lease for an additional term of twenty-five (25) years commencing on the Initial Termination Date; and as a result, **the Lease shall now terminate on the 2nd day of July, 2072** (the "Final Termination Date"). Said renewal shall be under the same terms, conditions, and stipulations set forth in the Lease, except the annual rental shall be based upon the fair market value of the subject property, as determined by a qualified appraiser selected by Lessor who performs his or her appraisal not more than twelve (12) months prior to the expiration of the Primary Term.

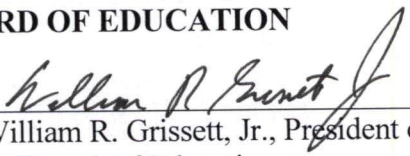
D. Except as amended by this Notice to Renew, the existing Lease shall stay in full force and effect and under the same terms conditions, annual rental, and stipulations set forth in the Lease until the Final Termination Date.


The Lease, as amended by this Notice to Renew, is ratified and confirmed as the valid and subsisting agreement of the parties but without waiver of remedies for any presently existing default.

In Witness Whereof, this Notice to Renew is executed by Lessor pursuant to an order entered upon its minutes and is executed by Lessee on the date first stated above.

LESSOR:

**MADISON COUNTY, MISSISSIPPI,
BOARD OF EDUCATION**

By: 
William R. Grissett, Jr., President of the
Board Of Education

By: 
Ronnie L. McGehee, Superintendent Of
Education

LESSEE:

Ronald Williams

Jacqueline Williams

Reviewed and approved by the Madison County Board of Supervisors, this the ____ day of _____, 2017.

By: _____
Trey Baxter, President of the
Board of Supervisors

ATTEST:

Ronny Lott, Clerk

STATE OF MISSISSIPPI
COUNTY OF MADISON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this ____ day of _____, 2017, within my jurisdiction, the within named **Trey Baxter**, who acknowledged to me that he is President of the **Madison County Board of Supervisors**, and that for and on behalf of the said Madison County Board of Supervisors, and as its act and deed, he executed the above and foregoing instrument, after first having been duly authorized so to do.

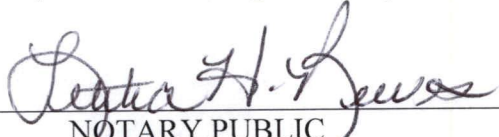
NOTARY PUBLIC

My Commission Expires:

[SEAL]

STATE OF MISSISSIPPI
COUNTY OF MADISON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this 17 day of July, 2017, within my jurisdiction, the within named **William R. Grissett, Jr.** and **Ronnie L. McGehee** who acknowledged to me that they are President of the Madison County Board of Education and Superintendent of Education, respectively, of the **Madison County School District**, and that for and on behalf of the said Madison County School District, and as its act and deed, they executed the above and foregoing instrument, after first having been duly authorized so to do.



NOTARY PUBLIC



STATE OF MISSISSIPPI
COUNTY OF _____

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this ____ day of _____, 2017, within my jurisdiction, the within named **Ronald Williams** and wife, **Jacqueline Williams**, who acknowledged to me that they executed the above and foregoing instrument.

NOTARY PUBLIC

My Commission Expires:

[SEAL]

Extension/2017/#1262 Williams

INDEXING: 11.1± acres in SW1/4 SW1/4 and NW1/4 SW1/4 of Section 16, Township 7 North, Range 2 East, City of Madison, Madison County, MS (#072E-16C-002/01.00)

LESSOR:

Madison County, Mississippi Board
of Education, Trustee of The Madison
County School District 16th Section
School Lands Trust
476 Highland Colony Parkway
Ridgeland, MS 39157
Telephone: (601) 879-3000

LESSEE:

Calumet Homeowners Association, Inc.
P.O. Box 632
Madison, MS 39130
Telephone: (601) 937-1283

PREPARED BY:

Madison County School District
476 Highland Colony Parkway
Ridgeland, MS 39157
Telephone: (601) 499-0800

**AMENDMENT TO 16TH SECTION "OTHER" CLASSIFICATION
PROPERTY LEASE CONTRACT**

WHEREAS, by instrument dated July 9, 2007, the **MADISON COUNTY, MISSISSIPPI, BOARD OF EDUCATION TRUSTEES** of the **MADISON COUNTY SCHOOL DISTRICT 16TH SECTION SCHOOL LANDS TRUST** (hereinafter called "Lessor"), granted a Sixteenth Section "Other" Classification Property Lease to **CALUMET HOMEOWNERS ASSOCIATION, INC.**, by document recorded in Book 2228 at Page 733 (hereinafter the "Lease Contract") in the

office of the Chancery Clerk of Madison County, Mississippi, which describes the following property, to-wit:

The legal description is attached hereto as Exhibit "A," and incorporated herein by reference.

WHEREAS, the Lease Contract has a lease term beginning on the 23rd day of July, 2007 and ending on the 22nd day of July, 2047; and,

WHEREAS, said Lease Contract requires annual rental payments in the amount of Three Hundred Eleven and no/100 dollars (\$311.00) for the first five years, and annual rental payments in the amount of Three Hundred Forty Two and 10/100 dollars (\$342.10), beginning with the July 23, 2012 payment, on or before July 23rd each year; and

WHEREAS, lease payments have been received by Lessor in said amounts for each year through 2016; and

WHEREAS, said Lease Contract, pursuant to paragraph (3), subparagraph A, states that the subject property should be reappraised prior to the tenth and twentieth and thirtieth anniversary dates of the commencement of the Lease Contract; and,

WHEREAS, the tenth anniversary date is July 23, 2017; and

WHEREAS, the subject property has been reappraised setting a new annual lease payment pursuant to paragraph (3), subparagraph A, of the Lease Contract.

THEREFORE, paragraph (2) of the Lease Contract should be amended to read as follows:

(2) Lessee covenants and agrees to pay or cause to be paid to Lessor annually, on or before July 23rd of each year during the term

hereof, beginning with July 23rd, 2017 payment, annual rentals in advance as set forth hereinbelow, subject to the rent adjustment clause included herein.

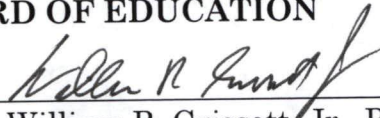
Years 2017 to 2021 - \$444.00
Years 2022 to 2016 - \$488.40

The Lease Contract will remain in full force and effect as to all other provisions contained therein.


WITNESS MY HAND this the 17 day of July, 2017.

LESSOR:

**MADISON COUNTY, MISSISSIPPI,
BOARD OF EDUCATION**

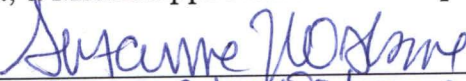
By: 
William R. Grissett, Jr., President

ATTEST:


Ronnie L. McGehee, Madison County
Superintendent Of Education

LESSEE:

**CALUMET HOMEOWNERS ASSOCIATION,
INC., a Mississippi Non-Profit Corporation**

By:  (Signature)
Suzanne W Osborne (Printed Name)
President of HOA (Title)

Reviewed and approved by the Madison County Board of Supervisors, this the ___ day of _____, 2017.

Trey Baxter, President

ATTEST:

Ronny Lott, Clerk

STATE OF MISSISSIPPI
COUNTY OF MADISON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this 15 day of June, 2017, within my jurisdiction, the within named SUZANNE OSBORNE of the **Calumet Homeowners Association, Inc., a Mississippi Non-Profit Corporation**, who acknowledged to me that he/she is President of the Calumet Homeowners Association, Inc., and that for and on behalf of the said corporation, and as its act and deed, he/she executed the above and foregoing instrument, after first having been duly authorized so to do.

My Commission Expires:

09/16/17

[SEAL]

Janice Kay
NOTARY PUBLIC
ID # 64040
JANICE F. KAY
Commission Expires
Sept. 16, 2017
RANKIN COUNTY

STATE OF MISSISSIPPI
COUNTY OF MADISON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this 17 day of July, 2017, within my jurisdiction, the within named **William R. Grissett, Jr. and Ronnie L. McGehee**, who acknowledged to me that they are President and Superintendent, respectively, of the **Madison County Board of Education**, and that for and on behalf of the said Madison County Board of Education, and as its act and deed, they executed the above and foregoing instrument, after first having been duly authorized so to do.

My Commission Expires:

[SEAL]

STATE OF MISSISSIPPI
DEITIA H REEVE
NOTARY PUBLIC
ID No. 20779
Commission Expires
January 1, 2021
MADISON COUNTY

Deitia H. Reeves
NOTARY PUBLIC

STATE OF MISSISSIPPI
COUNTY OF MADISON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this ____ day of _____, 2017, within my jurisdiction, the within named **Trey Baxter**, who acknowledged to me that he is President of the **Madison County Board of Supervisors**, and that for and on behalf of the said Madison County Board of Supervisors, and as its act and deed, he executed the above and foregoing instrument, after first having been duly authorized so to do.

NOTARY PUBLIC

My Commission Expires:

[SEAL]

Amendment/2017/File#39 Amendment to Calumet Homeowners Lease

Legal Description

Runway Protection Zone Not Within Calumet Part One and Not Within Calumet Professional Park

Commence at the corner common to Sections 16, 17, 20 and 21, Township 7 North, Range 2 East, Madison County, Mississippi. and run thence North 89° 28' 43" East along the south line of said Section 16 for a distance of 31.14 to southwest corner of Calumet Professional Park, a subdivision according to the map or plat thereof which is filed for record in the office of the Chancery Clerk of Madison County, Mississippi, at Canton, Mississippi, in Plat Cabinet D in Slot 59, reference to which is hereby made for all purposes; run thence along the boundary of said Calumet Professional Park as follows: continue thence North 89° 28' 43" East along the south line of said Section 16 for a distance of 501.48' to southeast corner of Calumet Professional Park; run thence North 04° 47' 14" West for a distance of 532.66' to a point; run thence North 85° 12' 46" East for a distance of 100.00' to a point; run thence North 04° 47' 14" West for a distance of 190.00' to a point to the point of beginning of the parcel of land that is more particularly described as follows, to-wit:

Leaving the boundary of said Calumet Professional Park, run thence North 85° 12' 46" East for a distance of 500.00' to a point on the west boundary of Calumet Part One, a subdivision according to the map or plat thereof which is filed for record in the office of said Chancery Clerk in Plat Cabinet D in Slide 57, reference to which is hereby made for all purposes; run thence along the boundary of said Calumet Part One as follows: run thence North 03° 35' 52" East for a distance of 643.56' to a point; run thence South 64° 38' 57" West for a distance of 20.02' to a point on a curve to the right subtending a central angle of 02° 29' 19" and a radius of 1,050.00 feet; run thence along this curve clockwise for an arc distance of 45.61' (chord bearing and distance: North 24° 06' 23" West, 45.60 feet) to the point of curvature of a curve to the left having a central angle of 91° 22' 38" and a radius of 300.00 feet; run thence along this curve counterclockwise for an arc distance of 478.45' (chord bearing and distance: North 68° 33' 03" West, 429.33 feet) to the point of tangency of this curve; run thence South 65° 45' 38" West for a distance of 216.11' to a point; run thence South 10° 30' 07" East for a distance of 235.75' to a point; run thence South 89° 25' 28" West for a distance of 80.79' to the northeast corner of said Calumet Professional Park; leaving the boundary of said Calumet Part One, run thence South 13° 29' 05" East for a distance of 568.41' to the point of beginning.

The above described parcel land contains 11.196 acres, is a part of and wholly within that certain 14.92 acre parcel of land subject to the 16th Section Land Runway Protection Zone Easement And Right-Of-Way filed for record in the office of said Chancery Clerk in Book 534 beginning at Page 963. and is situated in the Southwest Quarter of the Southwest Quarter (SW1/4 SW1/4) and in the Northwest Quarter of the Southwest Quarter (NW1/4 SW1/4) of Section 16, Township 7 North, Range 2 East, Madison County, Mississippi.

EXHIBIT "A"