

MADISON COUNTY SCHOOLS

476 Highland Colony Parkway
Ridgeland, Mississippi 39157

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

November 6, 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 of Sixteenth Section Development Lease to Correct Legal Description regarding the lease to Gluckstadt School Properties, LLC in Section 16, Township 8 North, Range 2 East (Gluckstadt section), Madison County, Mississippi.
2. Fifth Amendment to 16th Section "Other" Classification Lease Contract to the City of Madison regarding the 8.4± acres that encompasses Strawberry Park in the City of Madison, Section 16, Township 7 North, Range 2 East, Madison County, Mississippi. NOTE: This amendment incorporates the new annual lease fee based on the required 10-year reappraisal.
3. Notice to Renew Long Term Residential Lease to Vicki C. Wilson regarding Lot 100, Sherbourne Subdivision, Part 3.

It is requested that the Board of Supervisors approve the enclosed documents at the upcoming Board of Supervisors' meeting to be held November 20, 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 INSTRUCTIONS: 102.911± acres located in the NW1/4, the N1/2 of NE1/4, N1/2 of SW1/4, SE1/4 of SW1/4 and W1/2 of SE1/4, Section 16, Township 8 North, Range 2 East, Madison County, Mississippi (#082E-16-006/01.00)

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: 601-499-0800

LESSEE:

Gluckstadt School Properties, LLC
ATTN: Tim Weaver
P.O. Box 1666
Ridgeland, MS 39158-1666
Telephone: 601-957-0302

Prepared by:

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

**AMENDMENT TO SIXTEENTH SECTION DEVELOPMENT
LEASE TO CORRECT LEGAL DESCRIPTION**

WHEREAS by instrument dated October 31, 2005, the **MADISON COUNTY, MISSISSIPPI BOARD OF EDUCATION AS TRUSTEES OF THE MADISON COUNTY SCHOOL DISTRICT 16th SECTION SCHOOL LANDS TRUST**, granted a Sixteenth Section Commercial Development Lease to **GLUCKSTADT SCHOOL PROPERTIES, LLC, A MISSISSIPPI LIMITED LIABILITY COMPANY** (hereinafter "Lessee") by document recorded in Book 1990 at Page 299 and re-recorded in Book 1996 at

Page 481; amended by documents recorded in Book 2064 at Page 596 and Book 2436 at Page 620; and as further amended by documents in Book 2663 at Page 493 and in Book 3355 at Page 461, which documents also extend and renew the 16th Section Commercial Development Lease, all of which are recorded in the records in the office of the Chancery Clerk of Madison County, Mississippi, (hereinafter the "Development Lease Contract"), insofar as, and only insofar as, same pertains to the following described property located within the City of Canton, Madison County, Mississippi, to wit:

The legal description of the subject property is attached hereto as Exhibit "A" and incorporated herein by reference; and

WHEREAS, the legal description of Tract 6, identified as having 31.22± acres, more or less, contains a scrivner's error; and

WHEREAS, the property was resurveyed to correct the legal description of Tract 6, and the legal description for Tract 6 should be amended to reflect the current survey description as follows, to wit:

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

WHEREAS, due to the correction of Tract 6, the overall acreage contained within the Development Lease Contract changes from 102.981± acres to 102.911± acres; and

WHEREAS, the change in acreage will effect a slight reduction in the annual lease fee from Seventy Eight Thousand Five Hundred Forty Three and 61/100 Dollars (\$78,543.61) to Seventy Eight Thousand Four Hundred Ninety and 22/100 Dollars (\$78,490.22); and

WHEREAS, subsequent to the Development Lease Contract renewal, a parcel containing 7± acres was placed into a Long Term Commercial Lease to NAV JASH, LLC as recorded in Book 3511 at Page 701 in the records in the office of the Chancery Clerk of Madison County, Mississippi describing the following property:

The legal description is attached hereto as Exhibit "D" and incorporated herein by reference; and

WHEREAS, the above described 7± acre parcel shall be less and excepted from this Correction Document so that the Development Lease Contract shall not apply to, nor in any way affect, the 7± acres described in the Long Term Commercial Lease recorded in Book 3511 at Page 701, which legal description is attached hereto as Exhibit "D"

THEREFORE, the property description for Tract 6, which is part of the overall legal description in the Development Lease Contract, shall be corrected to incorporate the legal description for Tract 6 attached hereto as Exhibit "B."

FURTHER, the overall acreage contained within the Development Lease Contract is corrected to 102.911± acres.

FURTHER, the annual lease fee for the Development Lease Contract shall be corrected from Seventy Eight Thousand Five Hundred Forty Three and 61/100 Dollars (\$78,543.61) to Seventy Eight Thousand Four Hundred Ninety and 22/100 Dollars (\$78,490.22).

FURTHER, this Correction to Development Contract Lease will in no way apply to, nor affect, the 7± acres that was removed from the overall

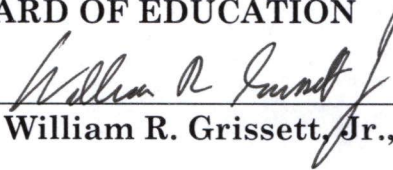
Development Lease Contract and placed into a Long Term Commercial Lease to NAV JASH, LLC, and recorded in Book 3511 at Page 701 in the office of the Chancery Clerk of Madison County, Mississippi, which legal description is less and excepted herefrom, and attached hereto as Exhibit "D," and incorporated herein by reference.

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


IN WITNESS WHEREOF, this the ____ day of _____, 2017.

LESSOR:

MADISON COUNTY, MISSISSIPPI,
BOARD OF EDUCATION

By: 
William R. Grissett, Jr., President

ATTEST:


Ronnie L. McGehee, Superintendent
Of Madison County School District

LESSEE:

GLUCKSTADT SCHOOL PROPERTIES, LLC,
a Mississippi Limited Liability Company

By: Mississippi Investment Properties, Inc.,
A Mississippi Corporation, Member of
Gluckstadt School Properties, LLC

By: _____
James T. Weaver, President

By: Hudson Investment Co, LLC, A
Mississippi Limited Liability Company,
Member of Gluckstadt School
Properties, LLC

By: _____
Rayford R. Hudson, III, Managing
Member

By: Community First Development, Inc.,
Mississippi Corporation, Member of
Gluckstadt School Properties, LLC

By: _____
John B. Jordan, President

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

David Bishop, 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 **David Bishop**, 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 _____

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 T. Weaver**, who acknowledged to me that he is President of **Mississippi Investment Properties, Inc., a Mississippi corporation**, and that for and on behalf of the said corporation and as its act and deed, while said corporation was acting in its capacity as Managing Member of , for, and on behalf of, Gluckstadt School Properties, LLC, a Mississippi limited liability company, and as its act and deed, he executed the above and foregoing instrument, for the purposes mentioned, on the date and year therein mentioned, 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 **Rayford R. Hudson, III**, who acknowledged to me that he is Managing Member of **Hudson Investment Co., LLC, a Mississippi Limited Liability Company**, and that for and on behalf of the said Hudson Investment Co., LLC, and as its act and deed while said Hudson Investment Co., LLC, was acting in its capacity as Member of, for, and on behalf of, Gluckstadt School Properties, LLC, a Mississippi limited liability company, and as its act and deed, he executed the above and foregoing instrument, for the purposes mentioned, on the date and year therein mentioned, 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 **John B. Jordan**, who acknowledged to me that he is Managing Member of **Community First Development, Inc. a Mississippi corporation**, , and that for and on behalf of the said corporation, and as its act and deed, while said corporation was acting in its capacity as Member of , for, and on behalf of, Gluckstadt School Properties, LLC, a Mississippi limited liability company, and as its act and deed, he executed the above and foregoing instrument, for the purposes mentioned, on the date and year therein mentioned, 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 6th day of November, 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]



LEGAL DESCRIPTIONS

NEUMARKT TRACT ONE (AREA EAST OF CALHOUN STATION PARKWAY) 82.389 ACRES IN SECTION 16, T8N-R2E, MADISON COUNTY

Commence at the corner common to Sections 16, 17, 20 and 21, Township 8 North, Range 2 East, Madison County, Mississippi, as said corner is marked by a #6 iron pin, and run thence North $00^{\circ} 05' 47''$ East along the west line of said Section 16 for a distance of 55.00' to a point on the north right-of-way line of Church Road, as said north right-of-way line is now laid out on the north side of Church Road, as said road runs east and west along the south side of said Section 16, said north right-of-way line being established by that certain Road Right-of-Way Easement filed for record in the office of the Chancery Clerk of Madison County, Mississippi, at Canton, Mississippi, in Book 523 beginning at Page 169 thereof, reference to which is hereby made for all purposes; run thence North $89^{\circ} 57' 22''$ East along said north right-of-way line of Church Road for a distance of 2,422.52' to a point on the east right-of-way line of Calhoun Station Parkway, as said right-of-way line is now laid out and established and is described by that certain Road Right-of-Way Easement filed for record in the office of said Chancery Clerk in Book 1912 beginning at Page 729 thereof, as said Road Right-of-Way is corrected but is not yet of record, reference to which is hereby made for all purposes, said point is also the point of beginning of the parcel of land that is hereinafter described, to-wit:

Run thence along the east right-of-way of said Calhoun Station Parkway as follows: run thence North $46^{\circ} 35' 16''$ West for a distance of 245.06' to a point; run thence North $00^{\circ} 20' 55''$ East for a distance 82.68' to the point of curvature of a curve to the left subtending a central angle of $33^{\circ} 55' 53''$ and having a radius of 1,870.00 feet; run thence along this curve counterclockwise for an arc distance of 1,107.44' (chord bearing and distance: North $16^{\circ} 37' 01''$ West, 1091.33 feet) to a point; run thence North $33^{\circ} 34' 58''$ West for a distance of 365.46' to the point of curvature of a curve to the right subtending a central angle of $48^{\circ} 01' 29''$ and having a radius of 1,730.00 feet; run thence along this curve clockwise for an arc distance of 1,450.07' (chord bearing and distance: North $09^{\circ} 34' 13''$ West, 1,407.99 feet) to the point of tangency of said curve; run thence North $14^{\circ} 26' 32''$ East for a distance of 143.01' to a point; run thence North $82^{\circ} 26' 50''$ West for a distance of 5.62' to a point on the west boundary of that certain 56.813 acre parcel of land conveyed as a permanent easement for highway purposes by the Madison County School District to the Mississippi Transportation Commission by the instrument filed for record in the office of said Chancery Clerk in Book 532 beginning at Page 299 thereof, said 56.813 acre parcel of land being identified and described in said instrument as Parcel #1, a part of said west boundary establishes the west right-of-way line of Interstate Highway 55 and a part of said west boundary establishes the right-of-way for Sowell Road between said Interstate Highway 55 and Calhoun Station Parkway, reference to all of which is hereby made for all purposes; run thence along the west boundary of said 56.813 acre parcel of land and along so much of same as defines the right-of-way line of Sowell Road as follows: run thence

North 10° 45' 34" East for a distance of 156.05' to a point; run thence North 43° 58' 01" East for a distance of 208.86' to a point; run thence South 75° 41' 44" East for a distance of 650.00' to a point on the west right-of-way line of said Interstate Highway 55; leaving the right-of-way line of Sowell Road, continue thence along the west boundary of said 56.813 acre parcel of land and run thence along so much of same as defines the west right-of-way line of Interstate Highway 55 as follows: run thence South 20° 48' 53" East for a distance of 633.37' to a point; run thence South 28° 06' 40" East for a distance of 1,110.54' to a point; run thence South 00° 23' 11" East for a distance of 934.93' to a point; run thence South 89° 36' 49" West for a distance of 35.00' to a point; run thence South 00° 23' 02" East for a distance of 10.00' to a point; run thence North 89° 36' 51" East for a distance of 15.00' to a point; run thence South 00° 23' 12" East for a distance of 754.88' to a point on the north right-of-way line of said Church Road; leaving said west right-of-way line of Interstate Highway 55 and the west boundary of said 56.813 acre parcel of land, run thence South 89° 57' 22" West along said north right-of-way line of Church Road for a distance of 648.03' to the point of beginning.

The above described parcel of land is situated in the Northwest Quarter of the Southeast Quarter (NW 1/4 SE 1/4), in the Southwest Quarter of the Southeast Quarter (SW 1/4 SE 1/4), in the Northeast Quarter of the Southwest Quarter (NE 1/4 SW 1/4), in the Southeast Quarter of the Southwest Quarter (SE 1/4 SW 1/4) and in the Southeast Quarter of the Northwest Quarter (SE 1/4 NW 1/4), all in Section 16, Township 8 North, Range 2 East, Madison County, Mississippi, and contains 82.389 acres, more or less. Bearings used in the above description are grid and are referenced to the Mississippi State Plane Coordinate System West Zone (NAD 83/93).

AND:

**LEGAL DESCRIPTION
TRACT 6**

A parcel of land containing 31.22 acres, more or less lying and being situated in the Northeast 1/4 of the Northwest 1/4, the Northwest 1/4 of the Northeast 1/4, and the Northeast 1/4 of the Northeast 1/4 of Section 16, T8N-R2E, Madison County, Mississippi and being more particularly described as follows:

Commence at the corner common to Sections 8, 9, 16 and 17, T8N-R2E, Madison County, Mississippi and run thence N 89° 29' 57" E a distance of 1,960.32' along the North line of said Section 16 to a point, said point being located on

a curve to the right subtending a central angle of 09° 35' 32" and having a radius of 1,620.00 feet; run thence along this curve clockwise an arc distance of 271.21' (chord bearing and distance: S 04° 20' 39" W, 270.90 feet) to the point of tangency of said curve; thence S 80° 51' 35" E a distance of 5.00' to a point located on a curve to the right subtending a central angle of 05° 07' 48" and having a radius of 1,625.00 feet; run thence along this curve clockwise an arc distance of 145.49 feet (chord bearing and distance: S 11° 42' 19" W 145.45 feet) to the point of tangency of said curve; thence S 14° 16' 13" W a distance of 247.15 feet to the POINT OF BEGINNING of the parcel herein described; from said POINT OF BEGINNING run thence N 89° 17' 13" E a distance of 1,914.66 feet to the Western right-of-way of Highway I-55; thence N 37° 02' 55" E a distance of 574.93 feet; thence S 69° 48' 35" W a distance of 767.82 feet; thence run S 42° 53' 18" W a distance of 449.09 feet; thence leaving the said Western right-of-way run along the Northern right-of-way of Sowell Road N 75° 41' 44" W a distance of 559.72 feet; thence N

LESS AND EXCEPT:

LEGAL DESCRIPTION OF 2.175 ACRES AT NEUMARKT
FOR NEUMARKT INVESTMENTS, LLC (Now Uttam, LLC)

At the Northeast Corner of Church Road and Calhoun Parkway

Commence at the corner common to Sections 16, 17, 20 and 21, Township 8 North, Range 2 East, Madison County, Mississippi, as said corner is marked by a #6 iron pin, and run thence North 00° 05' 47" East along the west line of said Section 16 for a distance of 55.00' to a point on the north right-of-way line of Church Road, a public street, as said north right-of-way line is now laid out on the north side of Church Road, as said road runs east and west along the south side of said Section 16, said north right-of-way line being established by that certain Road Right-of-Way Easement filed for record in the office of the Chancery

Clerk of Madison County, Mississippi, at Canton, Mississippi, in Book 523 beginning at Page 169 thereof, reference to which is hereby made for all purposes; run thence North 89° 57' 22" East along said north right-of-way line of Church Road for a distance of 2,422.52' to the intersection of said north right-of-way line of Church Road and the flare in the east right-of-way line of Calhoun Parkway, a public street, said point being the westernmost corner on the south boundary of that certain 2.000 acre parcel of land that was leased to NeuMarkt Investments, LLC, by that certain instrument entitled "16th Section Public School Trust Lands Commercial Property Lease Contract" filed for record in the office of said Chancery Clerk in Book 2753 beginning at Page 570 thereof, reference to which is hereby made for all purposes, said point being also the point of beginning of the parcel of land that is hereinafter described, to-wit:

From said point of beginning, run thence along the east right-of-way line of Calhoun Parkway as follows: run thence North 46° 35' 16" West for a distance of 245.06' to a point; run thence North 00° 20' 55" East for a distance of 82.68' to the point of curvature of a curve to the left subtending a central angle of 04° 56' 09" and having a radius of 1,870.00 feet; run thence northwesterly along this curve to the left counterclockwise for an arc distance of 161.09' (chord bearing and distance: North 02° 07' 09" West, 161.04') to the northwest corner of said 2.000 acre parcel of land; leaving the east right-of-way line of Calhoun Parkway, run thence North 89° 36' 48" East for a distance of 203.70' to the northeast corner of said 2.000 acre parcel of land; run thence North 89° 57' 22" East for a distance of 66.95' to a point; run thence South 00° 02' 38" East for a distance of 413.38' to a point on said north right-of-way line of Church Road; run thence South 89° 57' 22" West along said north right-of-way line of Church Road for a distance of 87.49' to the point of beginning.

The above described parcel of land contains 94,763 square feet, more or less, or 2.175 acres, more or less, and is situated in the Southeast Quarter of the Southwest Quarter (SE1/4 SW1/4) of Section 16, Township 8 North, Range 2 East, Madison County, Mississippi.

ALSO, LESS AND EXCEPT:

Legal Description

Siverd Parcel (Calhoun Investments, LLC)

3.145 Acres Along East Side of Calhoun Parkway

Commence at the corner common to Sections 16, 17, 20 and 21, Township 8 North, Range 2 East, Madison County, Mississippi, as said corner is marked by a #6 iron pin, and thence run North 00° 05' 47" East along the west line of said Section 16 for a distance of 55.00' to a point on the north right-of-way line of Church Road, as said north right-of-way line is now laid out on the north side of Church Road, as said road runs east and west along the south side of said Section 16, said north right-of-way line being established by that certain Road Right-of-Way Easement filed for record in the office of the Chancery Clerk of Madison County, Mississippi, at Canton, Mississippi, in Book 523 beginning at Page 169 thereof, reference to which is hereby made for all purposes; thence run North 89° 57' 22" East along said north right-of-way line of Church Road for a distance of 2,422.52' to the intersection of said north right-of-way line of Church Road and the flare in the east right-of-way line of Calhoun Parkway; thence run along the east right-of-way line of Calhoun Parkway, a public street, as follows: thence run North 46° 35' 16" West for a distance of 245.06' to a point; thence run North 00° 20' 55" East for a distance of 82.68' to the point of curvature of a curve to the left subtending a central angle of 17° 28' 34" and having a radius of 1,870.00 feet; thence run northwesterly along this curve to the left counterclockwise for an arc distance of 570.38 feet (chord bearing and distance: North 08° 23' 22" West, 568.17 feet) to a point from which this curve continues, said point being the point of beginning of this legal description of the parcel of land that is described by linear and curvilinear metes and referenced bounds as follows, to-wit:

EXHIBIT "A"

Subtending an additional $11^{\circ} 38' 36''$ rotating counterclockwise on this curve, thence run along this curve northwesterly for an arc distance of 380.01 feet (chord bearing and distance: North $22^{\circ} 56' 57''$ West, 379.36 feet) to a point; leaving the east right-of-way line of Calhoun Parkway, thence run North $61^{\circ} 16' 24''$ East for a distance of 308.96' to a point; thence run South $22^{\circ} 11' 46''$ East for a distance of 537.40' to a point; thence run South $89^{\circ} 57' 22''$ West for a distance of 326.03' to the point of beginning.

The above described parcel of land contains 3.145 acres, more or less, or 137,003 square feet, more or less, and is situated in the Northeast Quarter of the Southwest Quarter (NE1/4 SW1/4) and the Southeast Quarter of the Southwest Quarter (SE1/4 SW1/4), both in Section 16 in Township 8 North, Range 2 East, Madison County, Mississippi. Bearings used in the above description are grid and are referenced to the Mississippi State Plane Coordinate System West Zone (NAD 83/93).

ALSO LESS AND EXCEPT:

LEGAL DESCRIPTION OF 5.308 ACRES AT NEUMARKT
(Sj and Sj, LLC)

At the Northwest Corner of Church Road and Interstate Highway 55

Commence at the corner common to Sections 16, 17, 20 and 21, Township 8 North, Range 2 East, Madison County, Mississippi, as said corner is marked by a #6 iron pin, and run thence North $00^{\circ} 05' 47''$ East along the west line of said Section 16 for a distance of 55.00' to a point on the north right-of-way line of Church Road, as said north right-of-way line is now laid out on the north side of Church Road, as said road runs east and west along the south side of said Section 16, said north right-of-way line being established by that certain Road Right-of-Way Easement filed for record in the office of the Chancery Clerk of Madison County, Mississippi, at Canton, Mississippi, in Book 523 beginning at Page 169 thereof, reference to which is hereby made for all purposes; run thence North $89^{\circ} 57' 22''$ East along said north right-of-way line of Church Road for a distance of 2.422.52' to the intersection of said north right-of-way line of Church Road and the flare in the east right-of-way line of Calhoun Parkway; continue thence North $89^{\circ} 57' 22''$ East along said north right-of-way line of Church Road for a distance of 87.49' to the point of beginning of the parcel of land that is hereinafter described, to-wit:

From said point of beginning, run thence North $00^{\circ} 02' 38''$ West for a distance of 413.38' to a point; run thence North $89^{\circ} 57' 22''$ East for a distance of 558.07' to a point on the west right-of-way line of Interstate Highway 55, said right-of-way line being the same as the west boundary of that certain 56.813 acre parcel of land conveyed as a permanent easement for highway purposes by the Madison County School District to the Mississippi Transportation Commission by the instrument filed for record in the office of said Chancery Clerk in Book 532 beginning at Page 299 thereof, said 56.813 acre parcel of land being identified and described in said instrument as Parcel #1, [a part of said west boundary establishes the west right-of-way line of Interstate Highway 55 and a part of said west boundary establishes the right-of-way for Sowell Road between said Interstate Highway 55 and Calhoun Parkway], reference to all of which is hereby made for all purposes; run thence South $00^{\circ} 23' 12''$ East along the west right-of-way line of said Interstate Highway 55 for a distance of 413.39' to a point on the north right-of-way line of said Church Road; run thence South $89^{\circ} 57' 22''$ West along said north right-of-way line of Church Road for a distance of 560.54' to the point of beginning.

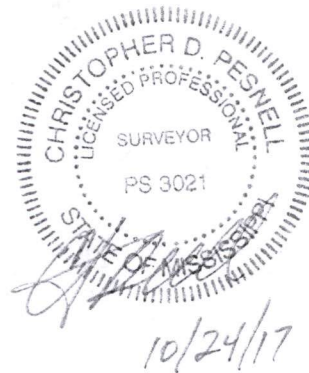
The above described parcel of land contains 231,205 square feet, more or less, or 5.308 acres, more or less, and is situated in the Southwest Quarter of the Southeast Quarter (SW1/4 SE1/4) and in the Southeast Quarter of the Southwest Quarter (SW1/4) of Section 16, Township 8 North, Range 2 East, Madison County, Mississippi.

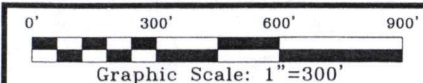
PROPERTY DESCRIPTION

A description of a tract or parcel of land containing 31.15 acres (1,356,850 square feet), more or less, situated in the Northeast Quarter of the Northwest Quarter, the Northwest Quarter of the Northeast Quarter, and the Northeast Quarter of the Northeast Quarter of Section 16, Township 8 North, Range 2 East, Madison County, Mississippi. The below description is based on the Mississippi State Plane Coordinate System, West Zone, NAD 83, grid values, U.S. Feet, using a Scale Factor of 0.999955610, a Convergence Angle of 0° 07' 19.90355", developed at the below described **POINT OF COMMENCEMENT** and being more particular described as follows, to wit:

COMMENCING at common corner to Sections 8, 9, 16, and 17, Township 8 North, Range 2 East, Madison County, Mississippi, thence along the North line of said Section 16 run, North 89 degrees 29 minutes 33 seconds East for a distance of 1959.70 feet to a found concrete right of way marker located on the East right-of-way line of Calhoun Station Parkway; thence leaving said North line and along said East right of way line run the following 4 courses; run, along a curve to the right having an arc length of 271.45 feet, a radius of 1620.00 feet, a chord bearing of South 04 degrees 29 minutes 26 seconds West for a distance of 271.45 feet to a found concrete right of way monument; thence run South 79 degrees 42 minutes 26 seconds West for a distance of 5.05 feet to a found concrete right of way monument; thence run, along a curve to the right having an arc length of 144.60 feet, a radius of 1625.00 feet, a chord bearing of South 11 degrees 54 minutes 11 seconds West for a distance of 144.55 feet to a found #5 rebar; thence run, South 63 degrees 11 minutes 36 seconds West for a distance of 207.78 feet to a set #5 rebar with plastic cap having a coordinate value of N1107378.35 E2368427.30, on the above reference coordinate system, and being referred to hereinafter as the **POINT OF BEGINNING**;

From the **POINT OF BEGINNING** thence run North 89 degrees 15 minutes 58 seconds East for a distance of 1917.60 feet to a set #5 rebar with plastic cap located on the existing West right of way line of Interstate 55; thence along said existing West right of way line run the following 3 courses; run, South 37 degrees 02 minutes 55 seconds West for a distance of 574.93 feet to a found concrete right of way monument; thence run, South 69 degrees 49 minutes 12 seconds West for a distance of 767.71 feet to a found concrete right of way monument; thence run, South 42 degrees 51 minutes 36 seconds West for a distance of 449.24 feet to a found concrete right of way monument located on the North right of way line of Sowell Road; thence along said North right of way line run, North 75 degrees 41 minutes 47 seconds West for a distance of 565.06 feet to a found #5 rebar; thence run, North 41 degrees 51 minutes 28 seconds West for a distance of 66.41 feet to a found #5 rebar; thence run, North 14 degrees 14 minutes 06 seconds West for a distance of 278.96 feet to a found concrete right of way monument locate on said East right of way line of Calhoun Station Parkway; thence along said existing East right of way line run the following 4 courses; run, North 75 degrees 41 minutes 47 seconds West for a distance of 34.49 feet to a found #5 rebar; thence run, North 14 degrees 23 minutes 27 seconds East for a distance of 565.84 feet to a found concrete right of way monument; thence run, South 75 degrees 35 minutes 13 seconds East for a distance of 5.00 feet to a found concrete right of way monument; thence run, North 14 degrees 27 minutes 38 seconds East for a distance of 14.07 feet back to the **POINT OF BEGINNING**, containing 31.15 acres (1,356,850 square feet), more or less.





Curve Table					
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1(S)	09°36'02"	1620.00'	271.45'	S04°29'26"W	271.45'
C1(R)	09°35'32"	1620.00'	271.21'	S04°20'39"W	270.90'
C2(S)	05°05'54"	1625.00'	144.60'	S11°54'11"W	144.55'
C2(R)	05°07'48"	1625.00'	145.49'	S11°42'19"W	145.45'

Property Description

A description of a tract or parcel of land containing 31.15 acres (1,356,850 square feet), more or less, situated in the Northeast Quarter of the Northwest Quarter, the Northwest Quarter of the Northeast Quarter, and the Northeast Quarter of the Northeast Quarter of Section 16, Township 8 North, Range 2 East, Madison County, Mississippi. The below description is based on the Mississippi State Plane Coordinate System, West Zone, NAD 83, grid values, U.S. Feet, using a Scale Factor of 0.999955610, a Convergence Angle of 0° 07' 19.90355", developed at the below described POINT OF COMMENCEMENT and being more particular described as follows, to wit:

COMMENCING at common corner to Sections 8, 9, 16, and 17, Township 8 North, Range 2 East, Madison County, Mississippi, thence along the North line of said Section 16, run, North 89 degrees 29 minutes 33 seconds East for a distance of 1959.70 feet to a found concrete right of way marker located on the East right-of-way line of Calhoun Station Parkway; thence leaving said North line and along said East right of way line run the following 4 courses; run, along a curve to the right having an arc length of 271.45 feet, a radius of 1620.00 feet, a chord bearing of South 04 degrees 29 minutes 26 seconds West for a distance of 271.45 feet to a found concrete right of way monument; thence run South 79 degrees 42 minutes 26 seconds West for a distance of 5.05 feet to a found concrete right of way monument; thence run, along a curve to the right having an arc length of 144.60 feet, a radius of 1625.00 feet, a chord bearing of South 11 degrees 54 minutes 11 seconds West for a distance of 144.55 feet to a found #5 rebar; thence run, South 63 degrees 11 minutes 36 seconds West for a distance of 207.78 feet to a set #5 rebar with plastic cap having a coordinate value of N1107378.35 E2368427.30, on the above reference coordinate system, and being referred to hereinafter as the POINT OF BEGINNING;

From the POINT OF BEGINNING thence run North 89 degrees 15 minutes 58 seconds East for a distance of 1917.60 feet to a set #5 rebar with plastic cap located on the existing West right of way line of Interstate 55; thence along said existing West right of way line run the following 3 courses; run, South 37 degrees 02 minutes 55 seconds West for a distance of 574.93 feet to a found concrete right of way monument; thence run, South 69 degrees 49 minutes 12 seconds West for a distance of 767.71 feet to a found concrete right of way monument; thence run, South 42 degrees 51 minutes 36 seconds West for a distance of 449.24 feet to a found concrete right of way monument located on the North right of way line of Sowell Road; thence along said North right of way line run, North 75 degrees 41 minutes 47 seconds West for a distance of 565.06 feet to a found #5 rebar; thence run, North 41 degrees 51 minutes 28 seconds West for a distance of 66.41 feet to a found #5 rebar; thence run, North 14 degrees 14 minutes 06 seconds West for a distance of 278.96 feet to a found concrete right of way monument located on said East right of way line of Calhoun Station Parkway; thence along said existing East right of way line run the following 4 courses; run, North 75 degrees 41 minutes 47 seconds West for a distance of 34.49 feet to a found #5 rebar; thence run, North 14 degrees 23 minutes 27 seconds East for a distance of 565.84 feet to a found concrete right of way monument; thence run, South 75 degrees 35 minutes 13 seconds East for a distance of 5.00 feet to a found concrete right of way monument; thence run, North 14 degrees 27 minutes 38 seconds East for a distance of 14.07 feet back to the POINT OF BEGINNING, containing 31.15 acres (1,356,850 square feet), more or less.

General Notes

Horizontal datum shown hereon is based on the Mississippi State Plane Coordinate System, West Zone (NAD 83/93), established during a previous survey performed by Maptech, Inc recorded at Plat Slides E-166B "Boundary Survey of the Lands of the Madison County School Districts Located in Section 16, T8N-R2E, Madison County, Mississippi" dated September 14, 2012.

No attempt has been made as a part of this boundary survey to obtain or show data concerning the existence, size, depth, condition, capacity or location of any utility or municipal/public service facility. For information regarding these utilities or facilities, please contact the appropriate agencies.

This property may be subject to recorded or unrecorded easements, rights of way, or other encumbrances which are not evident to the surveyor, but which would be revealed by a Title Search performed by a competent attorney.

As of the Date on Plat there are no improvements situated on subject property.

Point of Commencement

Found 6" Round Concrete Monument
Stamped "16-30"
N:1108014.03 E:2366575.75
Scale Factor: 0.999955610
Convergence: 0°07'19.90355"
Located at Common Corner of Sections 8, 9, 16, and 17, T8N-R2E, Madison County, Miss.
N89°29'33"E-1959.70(S)
N89°19'57"E 1960.32(R)

MARTIN WADOWLANDS, LLC
BOOK 2586, PAGE 159

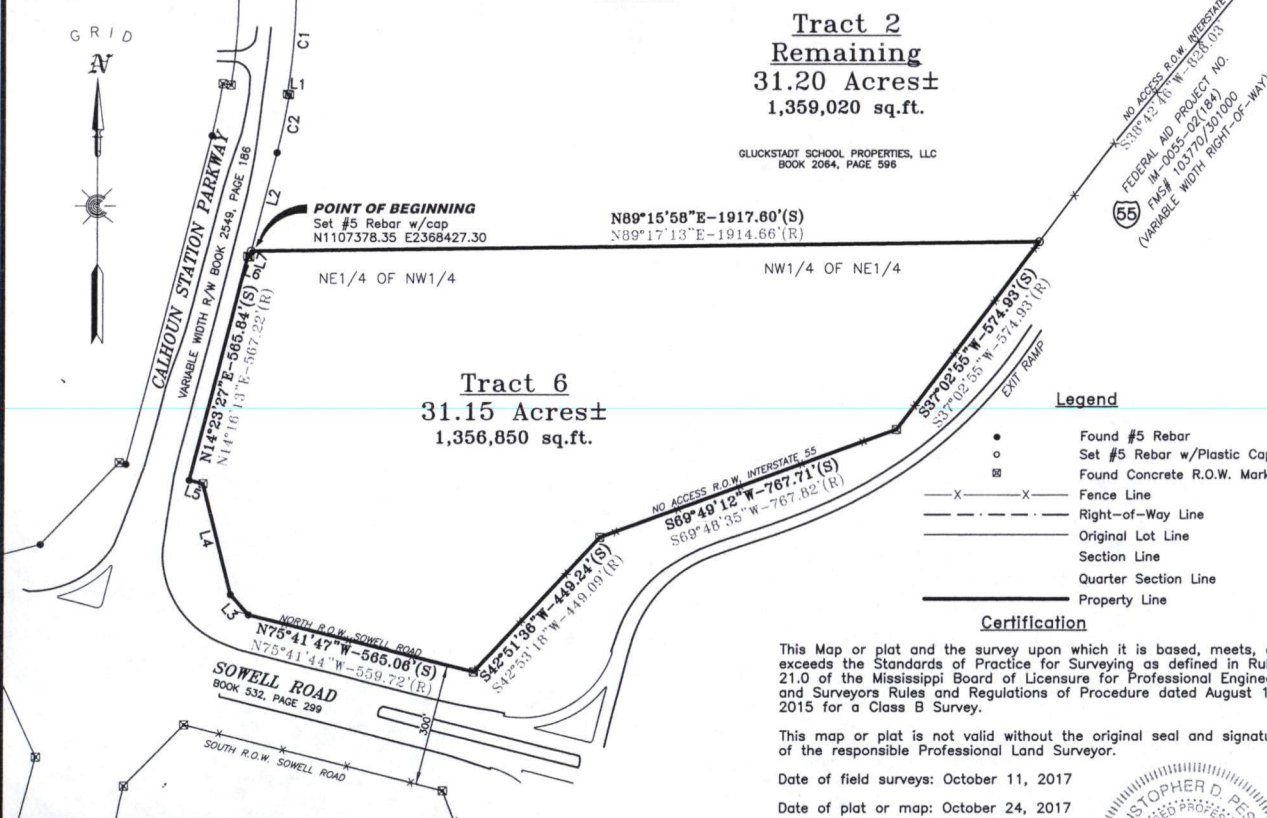
MONROE ADAMS JOHNSON
BOOK 2686, PAGE 387

MILLER BANKS LANDS, LLC
BOOK 1872, PAGE 214

Tract 2
Remaining
31.20 Acres±
1,359,020 sq.ft.

GLUCKSTADT SCHOOL PROPERTIES, LLC
BOOK 2064, PAGE 598

Tract 6
31.15 Acres±
1,356,850 sq.ft.



Legend

- Found #5 Rebar
- Set #5 Rebar w/Plastic Cap
- ⊗ Found Concrete R.O.W. Marker
- X-X- Fence Line
- - - - - Right-of-Way Line
- Original Lot Line
- Section Line
- Quarter Section Line
- Property Line

Certification

This Map or plat and the survey upon which it is based, meets, or exceeds the Standards of Practice for Surveying as defined in Rule 21.0 of the Mississippi Board of Licensure for Professional Engineers and Surveyors Rules and Regulations of Procedure dated August 1, 2015 for a Class B Survey.

This map or plat is not valid without the original seal and signature of the responsible Professional Land Surveyor.

Date of field surveys: October 11, 2017

Date of plat or map: October 24, 2017



Christopher D. Pesnell, PS
Professional Surveyor
State Of Mississippi No.: PS3021

Line Table(S)			Line Table(R)		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S79°42'26"E	5.05'	L1	S80°51'35"E	5.00'
L2	S63°11'36"W	207.78'	L2	S14°16'13"W	247.15'
L3	N41°51'28"W	66.41'	L3	N42°26'04"W	77.28'
L4	N14°14'06"W	278.96'	L4	N13°59'42"W	272.14'
L5	N75°41'47"W	34.49'	L5	N75°41'44"W	30.60'
L6	S75°35'13"E	5.00'	L6	S75°43'47"E	5.00'
L7	N14°27'38"E	14.07'	L7	N14°16'13"E	14.07'

MAPTECH, INC.
Surveying • Mapping • Remote Sensing
3181 GREENFIELD ROAD JACKSON, MISSISSIPPI 39208-8706
PHONE (801) 864-1666 MAPTECH-SURVEY.COM

Lease Boundary Survey
of
31.15 Acres±
situated in the NE ¼ of the NW ¼, the NW ¼ of the NE ¼,
and the NE ¼ of the NE ¼ of Sec. 16, T 8 N - R 2 E,
Madison County, Mississippi

DRAWING No.: MT17031dw	JOB No.: MT.17031.000
DRAWN BY: D Woodard	CHECKED BY: C Pesnell
SCALE: 1"=300'	DATE: 24 Oct 2017 SHEET 1 of 1

Dewey Knight and Associates, Inc.
Registered Professional Land Surveyors
2425 Florence – Byram Road
Florence, MS 39073

Phone 601-373-3989

June 2, 2017

Legal Description

A parcel of land lying in the SE ¼ of the SW ¼ and in the SW ¼ of the SE ¼ of Section 16, T8N, R2E, Madison County, Mississippi and being more particularly described as follows:

Commencing at a P. K. Nail set marking the SW corner of Section 16, T8N, R2E, Madison County, Mississippi and run thence N 00° 05' 47" E for 55' to a point on the North Right of Way of Church Road, a Madison County, Mississippi public Road; run thence N 89° 57' 22" E for 2422.52' along the North Right of Way of Church Road to a recovered iron pin on the East Right of Way of Calhoun Parkway a Madison County, Mississippi public Road; run thence N 46° 35' 16" W for 245.06' along the East Right of Way of Calhoun Parkway; run thence N 00° 20' 55" E for 82.68' along the East Right of Way of Calhoun Parkway to the point of curvature of a 3° 03' 50" curve to the left in said East Right of Way, said curve having a length of 161.09', a central angle of 4° 56' 09" and a radius of 1,870.00'; run thence along the arc of said curve for a chord bearing and distance of N 02° 07' 09" W for 161.04' and the POINT OF BEGINNING; continue thence for 409.29' along the arc of said curve in the East Right of Way of Calhoun Parkway(central angle of 12° 32' 25") for a chord bearing distance of N 10° 51' 26" W for 408.47' to a recovered iron pin marking the SW corner of that tract of land described in Deed Book 3710 at Page 801 of the records of the Chancery Clerk at Canton, Madison County, Mississippi; thence leaving the East Right of Way of Calhoun Parkway, run N 89° 57' 20" E for 326.03' to a recovered iron pin marking the SE corner thereof; run thence S 00° 02' 38" E for 66.78' to an iron pin set; run thence N 89° 57' 22" E for 577.32' to an iron pin set on the West Right of Way of Interstate Highway 55; run thence S 00° 23' 12" EW along the West Right of Way of Interstate Highway 55 to a recovered iron pin marking the NE corner of Deed Book 2943 at Page 430 of the aforementioned Chancery Records; thence leaving the West Right of Way of Interstate Highway 55, run S 89° 57' 22" W for 625.02' along the North line of said Deed Book 2943 at Page 430 and along the North line of Deed Book 3162 at page 387 to an iron pin set; run thence S 89° 36' 48" W for 203.70' along the North line of said Deed Book 3162 at Page 387 to the POINT OF BEGINNING.

Containing 7.000 acres more or less.

Subject to:

A 20' Sanitary Sewer Easement lying in the SE ¼ of the SW ¼ of Section 16, T8N, R2E, Madison County, Mississippi being more particularly described as follows:

Commencing at a P. K. Nail set marking the SW corner of Section 16, T8N, R2E, Madison

County, Mississippi and run thence N 00° 05' 47" E for 55' to a point on the North Right of Way of Church Road; run thence N 89° 57' 22" E for 2422.52' to a recovered iron pin on the East Right of Way of Calhoun Parkway; run thence N 46° 35' 16" W for 245.06' along the East Right of Way of Calhoun Parkway; run thence N 00° 20' 55" E for 82.68' along the East Right of Way of Calhoun Parkway to the point of curvature of a 3° 03' 50" curve to the left in said East Right of Way, said curve having a length of 161.09', a central angle of 4° 56' 09" and a radius of 1,870.00'; run thence along the arc of said curve for a chord bearing and distance of N 02° 07' 09" W for 161.04'; continue thence for 409.29' along the arc of said curve in the East Right of Way of Calhoun Parkway(central angle of 12° 32' 25") for a chord bearing distance of N 10° 51' 26" W for 408.47' to a recovered iron pin marking the SW corner of that tract of land described in Deed Book 3710 at Page 801 of the records of the Chancery Clerk at Canton, Madison County, Mississippi; thence leaving the East Right of Way of Calhoun Parkway, run N 89° 57' 20" E for 326.03' to a recovered iron pin marking the SE corner thereof; run thence S 00° 02' 38" E for 66.78' to an iron pin set; run thence N 89° 57' 22" E for 11.24' and the POINT OF BEGINNING; run thence N 89° 57' 22" E for 20.00'; run thence S 00° 02' 38" E for 333.23' to a point on the North line of Deed Book 2943 at Page 430 of the records of the Chancery Clerk at Canton, Madison County, Mississippi; run thence S 89° 57' 22" W for 20.00' along the North line of said Deed Book 2943 at Page 430 and along the North line of Deed Book 3162 at page 387'; run thence N 00° 02' 38" W for 333.23' to the PONT OF BEGINNING.

INDEXING: 8.4± acres in the NW1/4 of SW1/4 of Section 16, Township 7 North, Range 2 East, City of Madison, Mississippi, that includes 7.85± acres metes and bounds description and Parcel I, Calumet, Part Four per Plat Cabinet D at Slide 96 in the records in the office of the Chancery Clerk of Madison County, Mississippi (#072E-16C-002/03.00 and #072E-16C-002/15.00)

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: 601-499-0800

LESSEE:
City of Madison
P.O. Box 40
Madison, MS 39130
Telephone: 601-856-7116

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

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

WHEREAS, by instrument dated September 21, 1987, 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 Land Lease Contract to the **CITY OF MADISON** (hereinafter called "Lessee"), which instrument

was recorded in Book 638 at Page 600 in the records in the office of the Chancery Clerk of Madison County, Mississippi, and Amended by documents recorded in Book 460 at Page 144, Book 475 at Page 695, Book 512 at Page 655 and Book 2249 at Page 174 in the office of the hereinbefore mentioned Chancery Clerk (hereinafter the "Lease Contract"), which describes the following property, to-wit:

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

WHEREAS, said Lease Contract has a lease term beginning on the 1st day of October, 1987 and ending on the 31st day of September, 2027; and,

WHEREAS, pursuant to the amendment in Book 2249 at Page 174 in the office of the hereinbefore mentioned Chancery Clerk, said Lease Contract requires annual rental payments in the amount of Nine Thousand Eight Hundred and no/100 Dollars (\$9,800.00), on or before October 1st each year; and

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

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

WHEREAS, the thirtieth anniversary date is October 1, 2017; and

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

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

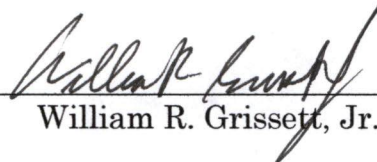
Lessee agrees and covenants to pay or cause to be paid to Lessor annually, on or before October 1st of each year during the term hereof, annual rentals in advance in the amount of Ten Thousand Five Hundred and no/100 Dollars (\$10,500.00), beginning with the payment due October 1, 2017.

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


WITNESS MY HAND this the 6th day of November, 2017.


LESSOR:

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

By: 
William R. Grissett, Jr., President

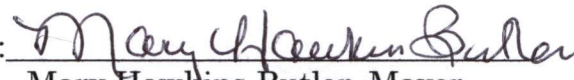
ATTEST:


Philip Huskey, Secretary


Ronnie L. McGehee, Madison County
Superintendent Of Education

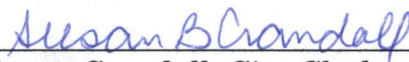
LESSEE:

CITY OF MADISON

By: 
Mary Hawkins-Butler, Mayor

9-5-17

ATTEST:


Susan Crandall, City 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 6th day of November, 2017, within my jurisdiction, the within named **William R. Grissett, Jr., Philip Huskey and Ronnie L. McGehee**, who acknowledged to me that they are President, Secretary 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.

Leticia H. Reeves
NOTARY PUBLIC

My Commission Expires:



STATE OF MISSISSIPPI
COUNTY OF MADISON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this 5th day of Sept., 2017, within my jurisdiction, the within named **Mary Hawkins-Butler**, who acknowledged to me that she is Mayor of the City of Madison, Mississippi, and that for and on behalf of the said City of Madison, Mississippi, and as its act and deed, she executed the above and foregoing instrument, after first having been duly authorized so to do.

Lisa C Winstead

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 **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]

AMENDED LEGAL DESCRIPTION

STRAWBERRY PATCH PARK

A tract of land containing 7.85 acres, more or less, being situated in the Northwest Quarter of the Southwest Quarter of Section 16, Township 7 North, Range 2 East, City of Madison, Madison County, Mississippi, and being more particularly described as follows:

Begin at the intersection of the easterly right-of-way line of Old Canton Road with the southerly right-of-way line of St. Augustine Drive, said point being represented by an iron rod; run thence

Southerly and along said easterly right-of-way line of Old Canton Road for a distance of 604.28 feet to an iron rod at the northwest corner of that tract of land known as the "Strawberry Patch," said tract being described in Deed Book 212 at page 550 of the land records of the Chancery Clerk's office of Madison County, Mississippi, at Canton, Mississippi, reference to which is hereby made, said iron rod being 9 feet, more or less, East and 2,000 feet, more or less, North of the southwest corner of said Section 16; turn thence

Through an interior angle of 88 degrees 34 minutes 30 seconds and run easterly and along the north line of said tract known as the "Strawberry Patch" for a distance of 416.55 feet to the northeast corner of said tract; turn thence

Through an interior angle of 117 degrees 40 minutes 40 seconds and run northeasterly for a distance of 234.95 feet to a point; turn thence

Through an interior angle of 160 degrees 58 minutes 00 seconds and run northeasterly for a distance of 124.47 feet to a point; turn thence

Through an interior angle of 230 degrees 16 minutes 04 seconds and run northeasterly for a distance of 72.19 feet to a point; turn thence

Through an interior angle of 155 degrees 07 minutes 56 seconds and run northeasterly for a distance of 283.91 feet to a point on the southerly right-of-way line of St. Augustine Drive; turn thence

Through an interior angle of 56 degrees 19 minutes 41 seconds and run westerly and along said southerly right-of-way line of St. Augustine Drive for a distance of 183.50 feet to an iron rod; turn thence

Through an interior angle of 179 degrees 33 minutes 06 seconds and run westerly and along said southerly right-of-way line of St. Augustine Drive for a distance of 565.71 feet back to the POINT OF BEGINNING of the above described tract of land.

AND, Parcel I, Calumet, Part Four, per Plat Cabinet D at Slide 96 in the office of the Chancery Clerk of Madison County, Mississippi.

The total acreage is 8.4 acres, more or less.

EXHIBIT "A"

INDEXING:

Lot 100, Sherbourne Subdivision, Pt 3
Per Plat Cabinet D at Slide 35, City of Madison, Section 16, Township 7 North,
Range 2 East, Madison County, Mississippi
Parcel #072E-16B-170/00.00

LESSOR:

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

LESSEE:

Vicki C. Wilson
312 Highleadon Court
Madison, MS 39110
Telephone: (601)856-7515

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 6th day of November, 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 **Vicki C. Wilson, a widow** ("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 23rd day of October, 2000, and terminating on the 22nd day of October, 2040, (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 474 at Page 462**, being located in Section 16, Township 7 North, Range 2 East, Madison County, Mississippi, and being more particularly described as:

Lot 100 of Sherbourne 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 35, 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 22nd day of October, 2065** (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.

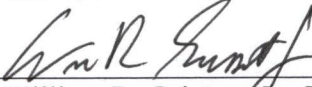
D. Except as amended by this Notice to Renew, the existing Lease shall stay in full force and effect and under the same terms conditions, annual rental, and stipulations set forth in the Lease until the Final Termination Date.


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:

Vicki C. Wilson

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

By: _____
David Bishop, 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 **Ronny Lott**, 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 6th day of November, 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.

Leitia 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 **Vicki C. Wilson**, who acknowledged to me that she executed the above and foregoing instrument.

NOTARY PUBLIC

My Commission Expires: _____
[SEAL]

Extension/2017/#1192 Wilson