



MADISON COUNTY
SCHOOLS
MARK OF EXCELLENCE

476 Highland Colony Parkway
Ridgeland, MS 39157
Telephone: 601-499-0800

February 14, 2022

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

RE: Documents for February 21, 2022 Board Approval

Dear Ms. Parker:

Enclosed please find the following documents:

1. Correction of Notice to Renew Residential Lease Contract to Jeffrey Howard Kent regarding Lot 34, Madison Oaks Subdivision, Part Two.

It is requested that the Board of Supervisors approve the enclosed documents at the upcoming Board of Supervisors' meeting to be held January 18, 2022.

Please let me know if you need additional information. I can be reached at 601-499-0734 or abrowning@madison-schools.com.

Sincerely,

Ashley Browning
16th Section Land Manager

INDEXING:

Lot 34, Madison Oaks Subdivision, Part Two
Per Plat Cabinet D at Slide 81, City of Madison, Section 16, Township 7 North,
Range 2 East, Madison County, Mississippi
Parcel #072E-16B-184/00.00

LESSOR:

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

LESSEE:

Jeffrey Howard Kent
467 Madison Oaks Drive
Madison, MS 39110
Telephone: 662-889-2541

PREPARED BY:

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

**CORRECTION OF NOTICE TO RENEW
RESIDENTIAL LEASE CONTRACT**

This Correction of Notice to Renew is made and entered into on the 7th day of Feb, 2022, by and between the Madison County, Mississippi, Board of Education Trustees of the Madison County School District 16th Section School Lands Trust (“Lessor”) and **Jeffrey Howard Kent** (“Lessee”) according to the following terms and provisions:

WHEREAS, Lessor and Lessee entered into a Notice to Renew dated May 3rd, 2021 which was recorded in the office of the Chancery Clerk of Madison County, Mississippi in **Instrument No. 927806** on June 3, 2021 (the “Original Notice to Renew”); and,

WHEREAS, there is an error in the Lot Number set out in Paragraph of A of the Original Notice to Renew, which reads “Lot 30 of Madison Oaks Subdivision, Part Two”

but should instead read "Lot 34 of Madison Oaks Subdivision, Part Two", with all other provisions, defined terms and terms of the Original Notice to Renew remaining the same.

NOW THEREFORE, Lessor and Lessee enter into this Correction of Notice to Renew to correct the legal description error in Paragraph A of the Original Notice to Renew to read as follows:

Lot 34 of Madison Oaks Subdivision, Part Two, 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 81, reference to which is hereby made in aid of and as a part of this description.

Except as amended by this Correction of Notice to Renew, the Original Notice to Renew, and the existing Lease (as defined in the Original Notice to Renew) 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 (as said term is defined in the Original Notice to Renew).

The Lease, as amended by the Original Notice to Renew and Correction of 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.

[SIGNATURE PAGES TO FOLLOW]

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 but shall be effective as of May 3, 2021.

LESSOR:

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

By: *Pollia Griffin*
Dr. Pollia Griffin, President of the
Board Of Education

By: *Charlotte A. Seals*
Charlotte A. Seals, Superintendent Of
Education

STATE OF MISSISSIPPI
COUNTY OF MADISON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this 7th day of Feb, 2022, within my jurisdiction, the within named **Dr. Pollia Griffin** and **Charlotte A. Seals** 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.

Wesley Browning
NOTARY PUBLIC

My Commission Expires:



[SEAL]

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 but shall be effective as of May 3, 2021.

LESSEE:



Jeffrey Howard Kent

STATE OF MISSISSIPPI
COUNTY OF Madison

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this 04th day of February, 2022, within my jurisdiction, the within named **Jeffrey Howard Kent**, who acknowledged to me that they executed the above and foregoing instrument.



NOTARY PUBLIC

My Commission Expires:

[SEAL]



Reviewed and approved by the Madison County Board of Supervisors, this the ____ day of _____, 2022.

By: _____
Paul Griffin, 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 _____, 2022, within my jurisdiction, the within named **Paul Griffin**, 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]