MADISON COUNTY
SCHOOLS
MARK OF EXCELLENCE

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

January 11, 2023

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

RE: Documents for January 17, 2023 Board Approval

Dear Ms. Parker:

Enclosed please find the following documents:

1. Amendment to 16th Section Other Classification Lease to The Estes Companies, LLC regarding Lot 1, Block 25, Jones Addition.

It is requested that the Board of Supervisors approve the enclosed documents at the upcoming Board of Supervisors' meeting to be held January 17, 2023.

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

Ashley Browning
16th Section Land Manager

INDEXING: Lot 1, Block 25, Jones Addition, Town of Flora, Section 16, Township 8 North, Range 1 West, Madison County, Mississippi (Parcel #051E-16B-007).

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:

The Estes Companies, LLC
P.O. Box 256
Flora, MS 39071
Telephone: 769-233-4006

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

SECOND AMENDMENT TO 16TH SECTION OTHER CLASSIFICATION PROPERTY LEASE CONTRACT

WHEREAS, by instrument dated January 10, 1993, 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 Church of God of Prophecy, which instrument was recorded in Book 352 at Page 257,

in the records in the office of the Chancery Clerk of Madison County, Mississippi (hereinafter the "Lease Contract"), which leasehold was assigned to **THE ESTES COMPANIES, LLC**, a Mississippi Limited Liability Company (hereinafter the "Lessee"), by document dated March 19, 2002 and recorded in Book 507 at Page 289 in the office of the hereinbefore mentioned Chancery Clerk, which describes the following property, to-wit:

> Lot 1 of Block 25 of the Jones Addition to the Town of Flora, Section 16, Township 8 North, Range 1 West, Madison County, Mississippi.

WHEREAS, said Lease Contract was amended by document dated February 4, 2013 and recorded in Book 2905 at Page 973 in the office of the hereinbefore mentioned Chancery Clerk; and

WHEREAS, said Lease Contract has a lease term beginning on the 10th day of January, 1993 and ending on the 9th day of January, 2033; and,

WHEREAS, said Lease Contract requires annual rental payments in the amount of Five Hundred Twenty-Five and no/100 Dollars ($525.00), on or before January 10th each year, beginning with the January 10, 2013 payment pursuant to the hereinbefore mentioned Amendment; and

WHEREAS, lease payments have been received by Lessor in said amount for each year through 2022; 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 of the commencement of the Lease

Contract is January 10, 2023; 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 January 10th of each year during the term hereof, beginning with the January 10, 2023 payment, annual rentals in advance in the amount of Five Hundred Seventy Five and no/100 Dollars ($575.00).

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

WITNESS MY HAND this the 9 day of January, 2023.

LESSOR:

MADISON COUNTY, MISSISSIPPI,
BOARD OF EDUCATION

By: Pollia Griffin
Pollia Griffin, President

ATTEST:

Samuel C. Kelly
Samuel C. Kelly, Secretary

Charlotte A. Seals
Charlotte A. Seals, Madison County
Superintendent Of Education

LESSEE:

THE ESTES COMPANIES, LLC,
A MISSISSIPPI LIMITED LIABILITY
COMPANY

By:_____
Bryan W. Estes, Member

Reviewed and approved by the Madison County Board of Supervisors, this the ___ day of _____, 2023.

_____
_____, 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 22nd day of December, 20 22, within my jurisdiction, the within named **Bryan W. Estes**, who acknowledged to me that he is a Member of **The Estes Companies, LLC, a Mississippi Limited Liability Company**, and that for and on behalf of the said The Estes Companies, LLC, 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:
Feb. 24, 2026
[SEAL]

STATE OF MISSISSIPPI
NOTARY PUBLIC
ID # 304236
HALEY BOUTWELL
Commission Expires
Feb. 24, 2026
HINDS COUNTY

STATE OF MISSISSIPPI
NOTARY PUBLIC
ID # 304235
HALEY BOUTWELL
Commission Expires
Feb. 24, 2025
HINDS COUNTY

STATE OF MISSISSIPPI
COUNTY OF MADISON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this 9 day of January, 2023, within my jurisdiction, the within named Polla Griffin, Samuel C. Kelly and **Charlotte A. Seals**, 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.

Ashley Browning
NOTARY PUBLIC

STATE OF MISSISSIPPI
ASHLEY BROWNING
NOTARY PUBLIC
ID No. 290668
Commission Expires
May 3, 2025
MADISON COUNTY

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 _____, 2023, within my jurisdiction, the within named _____, 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
ASHLEY BROWNING
NOTARY PUBLIC
ID No. 2[illegible]
Commission Expires
May 3, 2008
HINDS COUNTY