



MADISON COUNTY  
SCHOOLS  
MARK OF EXCELLENCE

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

February 7, 2023

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

RE: Documents for February 20, 2023 Board Approval

Dear Ms. Parker:

Enclosed please find the following documents:

1. Correction of Notice to Renew Residential Lease Contract to Leigh Stokes regarding Lot 16, Belle Rose subdivision.
2. Notice to Renew Residential Lease Contract to Susan Herrington Young regarding Lot 102, Sherbourne subdivision, Part Four.

It is requested that the Board of Supervisors approve the enclosed documents at the upcoming Board of Supervisors' meeting to be held February 20, 2023.

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

Sincerely,

Ashley Browning  
16<sup>th</sup> Section Land Manager

**INDEXING:**

Lot 16, Belle Rose Subdivision  
Per Plat Cabinet D at Slide 7, City of Madison, Section 16, Township 7 North,  
Range 2 East, Madison County, Mississippi  
Parcel #072E-16B-111/00.00

**LESSOR:**

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

**LESSEE:**

Leigh H. Stokes  
260 Belle Rose Circle  
Madison, MS 39110  
Telephone: 601-506-4682

**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 6<sup>th</sup> day of February, 202~~3~~, by and between the Madison County, Mississippi, Board of Education Trustees of the Madison County School District 16<sup>th</sup> Section School Lands Trust (“Lessor”) and **Leigh H. Stokes** (“Lessee”) according to the following terms and provisions:

WHEREAS, Lessor and Lessee entered into a Notice to Renew dated September 6, 2022 which was recorded in the office of the Chancery Clerk of Madison County, Mississippi in **Book 4260, Page 718** on Sept. 20, 2022 (the “Original Notice to Renew”); and,

WHEREAS, there is an error in the name of the Lessee and the legal description on Exhibit A of the Original Notice to Renew, 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 Lessee of the Original Notice to Renew to read as follows:

“Leah H. Stokes (“Lessee”)”

Further, Lessor and Lessee enter into this Correction Notice to Renew to correct the Legal Description in Exhibit A by deleting the current legal description in the Original Notice to Renew and replacing with the Exhibit A which is attached hereto.

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 Correction 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 September 6, 2022

LESSOR:

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

By: Samuel C. Kelly  
Samuel C. Kelly, 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 6 day of Feb, 2023, within my jurisdiction, the within named **Samuel C. Kelly** 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.

My Commission Expires

[SEAL]



Ashley Browning  
NOTARY PUBLIC

In Witness Whereof, this Correction 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 September 6, 2022

LESSEE:

Leigh H Stokes  
Leigh H. Stokes

STATE OF MISSISSIPPI  
COUNTY OF Madison

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this 6 day of Feb, 2023, within my jurisdiction, the within named **Leigh H. Stokes**, who acknowledged to me that they executed the above and foregoing instrument.

Ashley Browning  
NOTARY PUBLIC

My Commission Expires:

[SEAL]





Reviewed and approved by the Madison County Board of Supervisors, this the \_\_\_\_ day of \_\_\_\_\_, 2023.

By: \_\_\_\_\_,  
\_\_\_\_\_, 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 \_\_\_\_\_, 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]

EXHIBIT A

Lot 16 of Belle Rose Subdivision, a subdivision according to the map or plat thereof on file and of record in the office of the Chancery Clerk of Madison County at Canton, Mississippi as now recorded in Plat Cabinet D at Slide 7, reference to which is hereby made in aid of and as a part of this description.

**INDEXING:**

Lot 102, Sherbourne Subdivision, Part Four  
Per Plat Cabinet D at Slide 119, City of Madison, Section 16, Township 7 North,  
Range 2 East, Madison County, Mississippi  
Parcel #072E-16A-002/02.00

**LESSOR:**

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

**LESSEE:**

Susan Herrington Young  
329 Highleadon Court  
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 6<sup>th</sup> day of February, 2023, by and between the Madison County, Mississippi, Board of Education Trustees of the Madison County School District 16<sup>th</sup> Section School Lands Trust (“Lessor”) and **Susan Herrington Young** (“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 28th day of April, 2003 and terminating on the 27th day of April, 2043, (the “Primary Term”), covering a parcel of 16<sup>th</sup> Section Land as described therein which is recorded in the office of the Chancery Clerk of Madison County, Mississippi in **Deed Book 534 at Page 101**, being located in Section 16, Township 7 North, Range 2 East, Madison County, Mississippi, and being more particularly described as:



Lot 102 of Sherbourne Subdivision, Part 4, a subdivision according to the map or plat thereof on file and of record in the office of the Chancery Clerk of Madison County at Canton, Mississippi as now recorded in Plat Cabinet D at Slide 119, 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 27th day of April, 2068** (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.

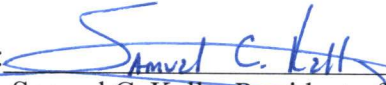
**D.** Except as amended by this Notice to Renew, the existing Lease shall stay in full force and effect and under the same terms, conditions, annual rental, and stipulations set forth in the Lease until the Final Termination Date.

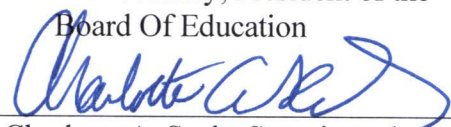
The Lease, as amended by this Notice to Renew, is ratified and confirmed as the valid and subsisting agreement of the parties but without waiver of remedies for any presently existing default.

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:   
Samuel C. Kelly, President of the  
Board Of Education

By:   
Charlotte A. Seals, Superintendent Of  
Education

LESSEE:

\_\_\_\_\_  
**Susan Herrington Young**

Reviewed and approved by the Madison County Board of Supervisors, this the \_\_\_\_ day of \_\_\_\_\_, 2023.

By: \_\_\_\_\_,  
\_\_\_\_\_, 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 \_\_\_\_\_, 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  
COUNTY OF MADISON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this 6 day of Feb, 2023, within my jurisdiction, the within named **Samuel C. Kelly** 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.

Ashley Browning  
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 \_\_\_\_\_, 2023, within my jurisdiction, the within named **Susan Herrington Young**, who acknowledged to me that she executed the above and foregoing instrument.

\_\_\_\_\_  
NOTARY PUBLIC

My Commission Expires:

\_\_\_\_\_  
[SEAL]

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