



164 Watford Parkway Drive, Canton, MS 39046 – 601.707.5555

RE: Lease Renewal Proposal – 100 Webster Circle, Madison, Mississippi

Madison County Board of Supervisors
125 West North Street
P. O. Box 608
Canton, MS 39046

Dear Sir/Madam,

JDJ CRE Management, LLC (“Property Manager”), on behalf of Packer Properties, LLC (“Landlord”), appreciates the opportunity to continue our relationship with the Madison County District Attorney’s Office (“Tenant”) at the property located at 100 Webster Circle, Madison, Mississippi 39110.

In connection with the upcoming lease term, we are pleased to present the following renewal options for your consideration for the approximately 6,429 rentable square feet currently occupied by the Madison County District Attorney’s Office. The proposed rental adjustment reflects only the cumulative inflation since the original lease commencement date.

Option 1 – 36-Month Term

A new thirty-six (36) month lease at a rental rate of \$24.60 per square foot, with annual increases of three percent (3%) applied on each anniversary of the commencement date.

Option 2 – 60-Month Term

A new sixty (60) month lease at a rental rate of \$24.60 per square foot, with three percent (3%) annual increases beginning on the twenty fourth (24th) month of the term. Tenant will have the option to terminate this Lease at any time after the expiration of the thirtieth (30th) month of the Lease Term by providing Landlord with not less than six (6) months' prior written notice of its intent to terminate. As a condition of such termination, Tenant shall pay to Landlord an early termination fee equal to one (1) month's gross rent.

Except as modified herein, all other terms and provisions of the existing lease shall remain in full force and effect.

We value your tenancy and look forward to continuing to serve your office. Please let us know if you have any questions or would like to discuss these options further. Upon your selection, we will prepare a formal lease amendment for execution.

Sincerely,

Jon-David Johnson
JDJ CRE Management, LLC