

**Prepared by and return to:
Tiffany Lowery
Jackson County School District
4700 Colonel Vickrey Road
Vanceleave, Mississippi 39565
(228) 283-3000**

INDEXING INSTRUCTIONS: SEC. 16-T6S-R7W

STATE OF MISSISSIPPI
COUNTY OF JACKSON

**ASSIGNMENT OF
16th SECTION PUBLIC SCHOOL TRUST LAND
LEASEHOLD INTEREST**

WHEREAS that certain Commercial Lease Contract (hereinafter “base lease”) dated June 15, 2009 for a term of twenty-five (25) years ending on June 15, 2034 was executed by and between the Jackson County Board of Education, as Lessor and Deirdre H. Blair, as Lessee, and;

WHEREAS said base lease was filed of record in the Land Deed Records of the Office of the Chancery Clerk of Jackson County, Mississippi, in Book 1585 at Pages 596-608; and

ASSIGNOR:
Jaidyn Byrd
11800 Brad Al Road
Vanceleave, MS 39565
(228) 217-9778

ASSIGNEE:
Buzzy's In The Cleave, LLC
1911 Stuart Avenue
Ocean Springs, MS 39564
(228) 217-4200

OWNER:
Jackson County School District
Post Office Box 5069
Vanceleave, MS 39565
(228) 283-3000

WHEREAS said base lease having been assigned to Jaidyn Byrd on September 8, 2025, said assignment having been filed for record in the Office of the Chancery Clerk of Jackson County, Mississippi in Book 2231 at Pages 472-477; and

WHEREAS Jaidyn Byrd having requested by letter of intent filed with the District to transfer by assignment her interest in the base lease to Buzzy's in the Cleave, LLC and Buzzy's in the Cleave, LLC having indicated and agreed in the same letter of intent to assume the base lease and the Lessee's obligations thereunder by assignment from Jaidyn Byrd, all subject to the approval of the Jackson County Board of Education; and

WHEREAS the Superintendent of Education having approved the application of Jaidyn Byrd to assign her interest in the base lease to Buzzy's in the Cleave, LLC by instrument dated July 29, 2026; and

WHEREAS the Jackson County Board of Education by approval hereof having determined that the assignment of the base lease as amended and as requested and approved by the Superintendent of Education is in the best interest of the School District and of the Board's management of all 16th Section lands within the district.

NOW THEREFORE, for the sum of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, JAIDYN BYRD, as Assignor, does hereby sell, convey and assign unto BUZZY'S IN THE CLEAVE, LLC, as Assignee, all of her right, title and interest to that certain base Commercial Lease Contract of 16th Section Public School Trust Land, beginning June 15, 2009, for a term of twenty-five (25) years and ending June 15, 2034, the same being recorded in the Land Deed Records of Jackson County, Mississippi in the office of the Chancery Clerk in Book 1585 at Pages 596-608, covering the following described land in Jackson County, Mississippi:

Section 16, Township 6 South, Range 7 West

MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED
HERETO AS IF COPIED FULLY HEREIN.

Assignee, by acceptance of this assignment, does hereby agree and covenant to
assume all of the Assignor's responsibility for the payment of rent, taxes and any other
liabilities under the terms and provisions of the base lease hereby assigned.

All other provisions of the base lease as amended shall remain in full force and
effect.

IN WITNESS WHEREOF executed on this the _____ day of _____,
2026.

ASSIGNOR: JAIDYN BYRD

BY: _____
JAIDYN BYRD

ASSIGNEE: BUZZY'S IN THE CLEAVE, LLC

BY: _____
MARQUES THOMAS

BY: _____
REBECCA O'KEEFE

OWNER: JACKSON COUNTY SCHOOL DISTRICT
BY AND THROUGH:

DAVID BAGGETT, SUPERINTENDENT

BY: _____

AMY A. PETERSON, PRESIDENT OF THE
BOARD OF EDUCATION

BY: _____

This assignment was approved by the Jackson County Board of Supervisors on the _____ day of _____, 2026.

PRESIDENT, JACKSON COUNTY BOARD OF
SUPERVISORS

ACKNOWLEDGMENT

STATE OF MISSISSIPPI
COUNTY OF JACKSON

PERSONALLY APPEARED before me, the undersigned authority in and for the said county and state, on this the _____ day of _____, 2026, within my jurisdiction, the within named David Baggett, Superintendent of Schools and Amy A. Peterson, School Board President of the Jackson County School District Board of Education, who acknowledged that in said representative capacity as Superintendent of Schools and President of the Board of Education of the Jackson County School District, they executed the above and foregoing instrument for and on behalf of said Board of Education, after first having been duly authorized so to do.

NOTARY PUBLIC

«SEAL»

MY COMMISSION EXPIRES:

ACKNOWLEDGMENT

STATE OF MISSISSIPPI
COUNTY OF JACKSON

PERSONALLY APPEARED before me, the undersigned authority in and for the said county and state, on this the _____ day of _____, 2026, within my jurisdiction, the within named JAIDYN BYRD, Assignor, who acknowledged that she executed the above and foregoing instrument on the date therein stated as her free and voluntary act and deed for the uses and purposes therein expressed.

NOTARY PUBLIC

«SEAL»

MY COMMISSION EXPIRES:

ACKNOWLEDGMENT

STATE OF MISSISSIPPI
COUNTY OF JACKSON

PERSONALLY APPEARED before me, the undersigned authority in and for the said county and state, on this the _____ day of _____, 2026, within my jurisdiction, the within named MARQUES THOMAS, for Assignee, BUZZY'S IN THE CLEAVE, LLC, who acknowledged that he executed the above and foregoing instrument on the date therein stated as his free and voluntary act and deed for the uses and purposes therein expressed after being authorized to do so.

NOTARY PUBLIC

«SEAL»

MY COMMISSION EXPIRES:

ACKNOWLEDGMENT

STATE OF MISSISSIPPI
COUNTY OF JACKSON

PERSONALLY APPEARED before me, the undersigned authority in and for the said county and state, on this the _____ day of _____, 2026, within my jurisdiction, the within named REBECCA O'KEEFE, for Assignee, BUZZY'S IN THE CLEAVE, LLC, who acknowledged that she executed the above and foregoing instrument on the date therein stated as her free and voluntary act and deed for the uses and purposes therein expressed after being authorized to do so.

NOTARY PUBLIC

«SEAL»

MY COMMISSION EXPIRES:

ACKNOWLEDGMENT

STATE OF MISSISSIPPI
COUNTY OF JACKSON

PERSONALLY APPEARED before me, the undersigned authority in and for the said county and state, on this the ____ day of _____, 2026, within my jurisdiction, the within named _____ who acknowledged that he/she is President of the Jackson County Board of Supervisors and that in said representative capacity he/she executed the above and foregoing instrument, after first having been duly authorized so to do.

NOTARY PUBLIC

«SEAL»

MY COMMISSION EXPIRES:

