

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

INDEXING INSTRUCTIONS: SECTION 16, T4S, R6W; PIN: 01516020.002

STATE OF MISSISSIPPI
COUNTY OF JACKSON

**16th SECTION PUBLIC SCHOOL TRUST
LAND AMENDMENT OF LEASE**

WHEREAS that certain Residential Lease Contract (hereinafter "base lease") beginning on April 5, 1994 for a term of forty (40) years ending on April 5, 2034 was executed by and between the Jackson County Board of Education, as Lessor and Charles R. and Angela Robinson, as Lessees, 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 1038 at Pages 610-620, and;

LESSOR:
Jackson County School District
Post Office Box 5069
Vance, MS 39565
Telephone: (228) 283-3000

LESSEE:
Kermit A. & Madison P. Aultman
24501 Old Americus Road
Lucedale, MS 39452
Telephone: (601) 770-5200

WHEREAS said base lease covers the following described land in Jackson County, Mississippi:

Section 16, Township 4S, Range 6W
1.25 acres more or less

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

WHEREAS the base lease having been assigned by Angela S. Robinson, widow of Charles R. Robinson, to Kermit A. Aultman and Madison P. Aultman by assignment filed in the Land Deed Records in the Office of the Chancery Clerk of Jackson County, Mississippi, in Book 2155 at Pages 748-757; and

WHEREAS the base lease provides for reappraisal and review of the annual rent, pursuant to §29-3-1 et seq. of the Mississippi Code of 1972, as amended, on the eighth (8th) anniversary date of said lease and on each eighth (8th) year anniversary date thereafter during the term of the lease; and

WHEREAS the fourth (4th) eighth (8th) year anniversary date of said lease occurred on April 5, 2026 and the reappraisal and review of the same having been completed; and

WHEREAS the Board of Education, after said reappraisal and review, having determined that the appraisal is in order and that paragraph 2 of the base lease needs to be amended to reflect the new rental amount; and

NOW THEREFORE, paragraph two (2) of said base lease between the Jackson County Board of Education as Lessor, and Kermit A. and Madison P. Aultman, as Lessee, is amended to read as follows:

Lessee covenants and agrees to pay as rent to Lessor the sum of Seven Hundred Fifty and 00/100 (\$750.00) dollars per annum, in advance, on or before the anniversary of

this lease each year, subject to any rent adjustment clause as herein included. Said rent represents five percent (5%) of the present appraised fair market value of the land excluding buildings and improvements not owned by Lessor.

All other provisions of the base lease between the Lessor and Lessee shall remain in full force and effect.

WITNESSETH:

EXECUTED on this the ____ day of _____, 20____.

LESSOR: JACKSON COUNTY SCHOOL DISTRICT

BY: _____
DAVID BAGGETT, SUPERINTENDENT

BY: _____
AMY A. PETERSON, BOARD PRESIDENT

LESSEE: KERMIT A. AULTMAN

BY: _____

LESSEE: MADISON P. AULTMAN

BY: _____

This amendment 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 Kermit A. Aultman, who acknowledged that he executed the above and foregoing instrument.

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 Madison P. Aultman, who acknowledged that she executed the above and foregoing instrument.

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:

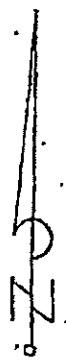
DESCRIPTION

That certain real property situated in the Southeast one-quarter (SE $\frac{1}{4}$) of Section 16, Township 4 South, Range 6 West, Jackson County, Mississippi being described more in particular as follows, to-wit:

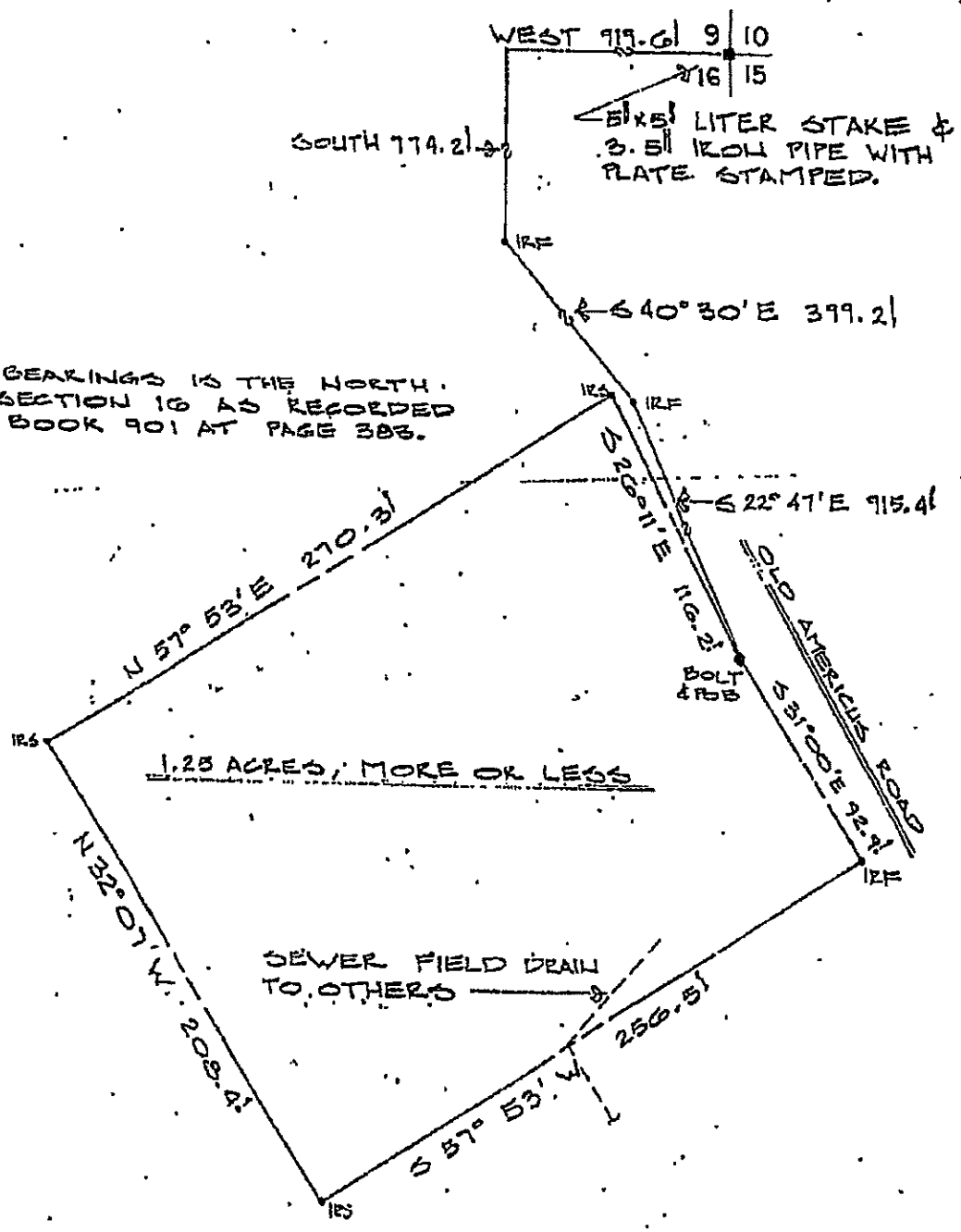
Commencing at a liter Stake marking the Northeast corner of said Section 16; run West along the North Section line of Section 16 a distance of 919.6 feet to a point; thence run South 774.2 feet to an iron rod on the West margin of Old Americus Road; thence run S 40°30' E along the said West margin a distance of 399.2 feet to an iron rod; thence follow the said West margin along a curve Southeasterly to a bolt that lies S 22°47' E a distance of 915.4 feet from the last mentioned point. Said bolt being the point of beginning of the hereon described parcel.

From said point of beginning, run S 31°00' E along the West margin of Old Americus Road a distance of 92.9 feet to an iron rod; thence run S 57°53' W a distance of 256.5 feet to an iron rod; thence run N 32°07' W a distance of 208.4 feet to an iron rod; thence run N 57°53' E a distance of 270.3 feet to an iron rod; thence run S 26°11' E a distance of 116.2 feet to the point of beginning.

Said parcel contains 1.25 acres, more or less.



BASIS OF BEARINGS IS THE NORTH LINE OF SECTION 16 AS RECORDED IN DEED BOOK 901 AT PAGE 383.



- IRS = 1/2 x 1/2 IRON ROD SET
- IRF = IRON ROD FOUND
- POB = POINT OF BEGINNING

Exhibit "A"