

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

INDEXING INSTRUCTIONS: SECTION 16, T6S, R7W; PIN: 02316000.300

STATE OF MISSISSIPPI
COUNTY OF JACKSON

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

WHEREAS that certain Commercial Lease Contract (hereinafter "base lease") beginning on September 6, 1994 for a term of forty (40) years ending on September 6, 2034 was executed by and between the Jackson County Board of Education, as Lessor and the Ronald C. and Titania P. Wheat, Sr., 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 1048 at Pages 254-263, and;

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

LESSEE:
Vanceleave Worship Center, Inc.
Joseph Cutshall
5103 Ball Park Road
Vanceleave, MS 39565
Telephone: (228) 669-0663

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

Section 16, Township 6S, Range 7W
.35 acres more or less

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

WHEREAS said base lease having been assigned to the Vancleave Worship Center, Inc. by Gwen Gavin, predecessor assignee, said assignment being filed in the Office of the Chancery Clerk of Jackson County, Mississippi in Land Deed Book 2113 at Pages 470-475.

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 will occur on September 6, 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 Vancleave Worship Center, Inc., as Lessee, is amended to read as follows:

Lessee covenants and agrees to pay as rent to Lessor the sum of Two Thousand and 00/100 (\$2,000.00) 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 now 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: VANCLEAVE WORSHIP CENTER, INC.

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 _____, on behalf of Vancleave Worship Center, Inc., who acknowledged that he/she executed the above and foregoing instrument, 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 _____ 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:

EXHIBIT "A"

That certain real property being situated in Section 16, Township 6 South, Range 7 West, Jackson County, Mississippi and being described more in particular as Follows, to-wit:

Commencing mid point of said Section 16, Township 6 South, Range 7 West, Jackson County, Mississippi, and run thence South a distance of 434.8 feet to a point, thence run West a distance of 211.0 feet to an iron pin at the intersection of the West margin of State Highway No. 57 and Ball Field Road, thence run S 89 degrees 40' W along the South margin of Ball Field Road a distance of 253.4 feet to a concrete monument and the point of beginning of the herein described parcel.

From said point of beginning continue S 89 degrees 40' W along the South margin of Ball Field Road a distance of 115.2 feet to an iron pin, thence run S 00 degrees 20' E a distance of 150 feet to an iron pin, thence run S 68 degrees 16' E a distance of 66 feet to an iron pin, thence run N 17 degrees 01' E a distance of 182.8 feet to the point of beginning. Said parcel contains 0.35 acre, more or less.