

**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: 02316230.050

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 October 11, 2010 for a term of twenty-five (25) years ending on October 11, 2035 was executed by and between the Jackson County Board of Education, as Lessor and Raymond Scott Dees, 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 1630 at Pages 657-670, and;

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

LESSEE:
Raymond Scott Dees
12524 Highway 57
Vanceleave, MS 39565
Telephone: (228) 243-6672

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

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

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

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 second (2nd) eighth (8th) year anniversary date of said lease will occur on October 11, 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 Raymond Scott Dees as Lessee, is amended to read as follows:

Lessee covenants and agrees to pay Lessor the annual rental rate, in advance, on or before the anniversary date of this lease each year, subject to the rental adjustment and reappraisal clause set forth in the base lease. Lessee agrees to pay as rent to the Lessor the sum of Four Thousand Five Hundred Dollars and no/100 (\$4,500.00) on October 11, 2026, and continuing each year until the next eight (8) year reappraisal on the anniversary date of said base lease, October 11, 2034, at which time said annual rental rate shall be

adjusted as set forth in the base lease. That said rental amount represents at least Five Percent (5%) of the present appraised fair market value of the subject property during this re-appraisal period 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: RAYMOND SCOTT DEES

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 RAYMOND SCOTT DEES, 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 _____ 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:



Real Estate Appraisal
1.77 acres – RAYMOND DEES
Tax Parcel (02316230.050) / State Lease 7339
Jackson County School District

EXHIBIT "A": DESCRIPTION OF PROPERTY

LEGAL DESCRIPTION:

The subject property is legally described as follows:

Commencing at the NW corner of the SE $\frac{1}{4}$ of Section 16, T6S, R7W, Jackson County, MS., thence N4°50'E 58. ft. to an iron pin at the beginning of a curve in the ROW of Ms. State Route 57, running thence northerly and with a radius of 2226.8 ft. a distance of 148.2 ft to an iron pin in the margin of the United Gas Transmission line, the point of beginning and continuing with the same radius 306.8 ft to an iron pin; thence S86°33'E 277 ft to an iron pin in a fence; thence with the fence S5°34'W 213.6 ft. to an iron pin in a fence corner; thence with the gas line ROW S79°19'W 349.1 ft. to the beginning and containing 1.77 acres in the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 16, T6S, R7W.

Copy of Legal Description for Subject Property

Exhibit "A"