

**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, T5S, R5W, 187.74 +/- ACRES, LUM  
CUMBEST PARK; TAX PARCEL #00091600.050**

**STATE OF MISSISSIPPI  
COUNTY OF JACKSON**

**16<sup>th</sup> SECTION PUBLIC SCHOOL TRUST  
LAND AMENDMENT OF LEASE**

WHEREAS that certain Recreational Lease Agreement (hereinafter "base lease") beginning on January 11, 2016 for a term of twenty-five (25) years ending on January 11, 2041 was executed by and between the Jackson County Board of Education, as Lessor and the Jackson County Board of Supervisors, 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 1805 at Pages 469-482, and;

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

**LESSEE:  
Jackson County Board of Supervisors  
P. O. Box 998  
Pascagoula, MS 39568-0998  
Telephone: (228) 769-3493**

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

Section 16, Township 5S, Range 5W

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 (8<sup>th</sup>) anniversary date of said lease and on each eighth (8<sup>th</sup>) year anniversary date thereafter during the term of the lease; and

WHEREAS the first (1st) eighth (8<sup>th</sup>) year anniversary date of said lease occurred January 11, 2024 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, the first sentence of paragraph two (2) of said base lease between the Jackson County Board of Education as Lessor, and Jackson County Board of Supervisors, as Lessee, beginning on January 11, 2016 is amended to read as follows:

**2. Annual Rent.** Lessee covenants and agrees to pay as rent to Lessor the sum of Sixty-One Thousand Two Hundred and Fifty and no/100 (\$61,250.00) dollars per annum, on or before the Anniversary Date of this Lease Agreement each year, provided however that the payment of rent for the first year of this lease shall be due at the time of approval 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: \_\_\_\_\_  
J. KEITH LEE, BOARD PRESIDENT

LESSEE: JACKSON COUNTY BOARD OF SUPERVISORS

BY: \_\_\_\_\_

This amendment was approved by the Jackson County Board of Supervisors on the  
\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
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 \_\_\_\_\_, 2025, within my jurisdiction, the within named David Baggett, Superintendent of Schools and J. Keith Lee, 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**

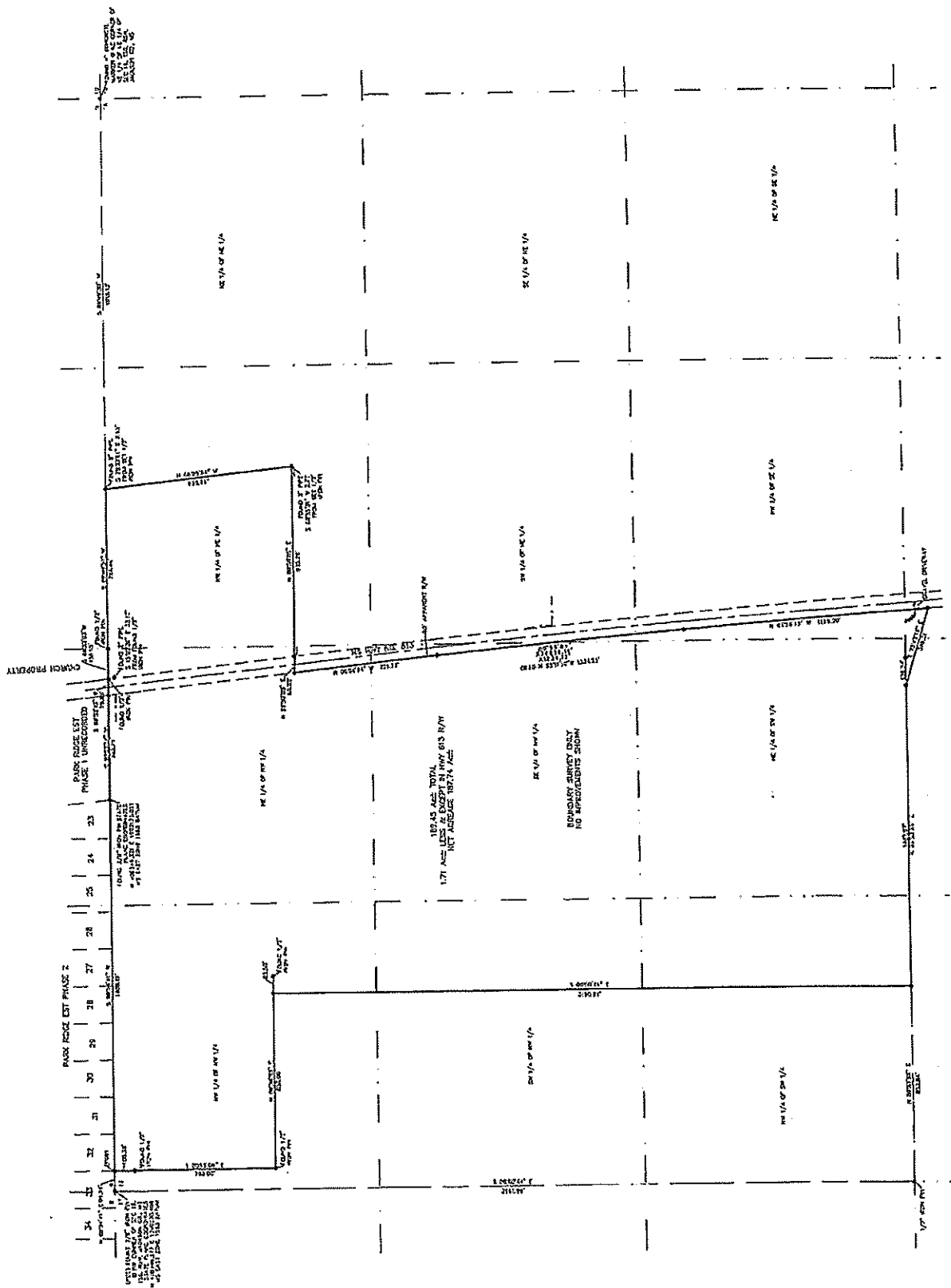
STATE OF MISSISSIPPI  
COUNTY OF JACKSON

PERSONALLY APPEARED before me, the undersigned authority in and for the said county and state, on this the \_\_\_\_ day of \_\_\_\_\_, 2025, 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:



## Legal Description:

### DESCRIPTION

A PARCEL OF LAND SITUATED IN THE NW ¼ OF SW ¼, NE ¼ OF SW ¼, NW ¼ OF SE ¼, SW ¼ OF NW ¼, SE ¼ OF NW ¼, SW ¼ OF NE ¼, NW ¼ OF NW ¼, NE ¼ OF NW ¼, SE ¼ OF SW ¼, SW ¼ OF SE ¼, AND NW ¼ OF NE ¼, ALL IN SECTION 16, TOWNSHIP 5 SOUTH, RANGE 5 WEST, JACKSON COUNTY, MISSISSIPPI AND BEING MORE PARTICULARLY DESCRIBED BY BEARINGS BASED ON GRID NORTH MISSISSIPPI EAST ZONE 1983 DATUM AS FOLLOWS:

COMMENCING AT A FOUND 3/8" DIAMETER IRON PIN AT THE NW CORNER OF SECTION 16, SAID TOWNSHIP AND RANGE, SAID POINT HAVING MISSISSIPPI STATE PLANE COORDINATES OF N 406946.377 E 1090230.486; THENCE RUN N 89°54'41" E 88.96 FEET ALONG THE NORTH LINE OF SECTION 16, OF SAID TOWNSHIP AND RANGE TO A SET ½" DIAMETER IRON PIN, ALSO BEING THE POINT OF BEGINNING; THENCE RUN S 00°13'08" E 100.28 FEET TO A FOUND ½" DIAMETER IRON PIN; THENCE CONTINUE S 00°13'06" E 700.00 FEET TO A FOUND ½" DIAMETER IRON PIN; THENCE RUN N 89°58'55" E 850.00 FEET TO A SET ½" DIAMETER IRON PIN; THENCE RUN S 00°00'44" E 3160.94 FEET TO A SET ½" DIAMETER IRON PIN; THENCE RUN N 89°53'55" E 1457.97 FEET TO A SET ½" DIAMETER IRON PIN; THENCE RUN S 73°43'15" E 396.31 FEET TO A SET ½" DIAMETER IRON PIN ON THE WEST RIGHT-OF-WAY OF MISSISSIPPI HIGHWAY NO. 613; THENCE RUN ALONG SAID RIGHT-OF-WAY OF SAID HIGHWAY N 04°28'42" W 1199.20 FEET TO A SET ½" DIAMETER IRON PIN AT THE BEGINNING OF A CURVE; THENCE RUN ALONG SAID RIGHT-OF-WAY OF SAID HIGHWAY AND SAID CURVE IN A NORTHWESTERLY DIRECTION CONCAVE TO THE LEFT HAVING A RADIUS 70826.14 FEET, CENTRAL ANGLE OF 0°59'54" FOR AN ARC LENGTH OF 1234.12 FEET (CHORD BEARING AND DISTANCE N 06°11'10" W 1234.26 FEET) TO A SET ½" DIAMETER IRON PIN; THENCE RUN ALONG SAID RIGHT-OF-WAY OF SAID HIGHWAY N 06°04'54" W 721.72 FEET TO A SET ½" DIAMETER IRON PIN; THENCE RUN N 89°50'05" E 80.22 FEET TO A SET ½" DIAMETER IRON PIN ON THE EAST RIGHT-OF-WAY OF THE AFOREMENTIONED MISSISSIPPI HIGHWAY NO. 613; THENCE CONTINUE N 89°50'05" E 935.76 FEET TO A SET ½" DIAMETER IRON PIN; THENCE RUN N 08°05'54" W 935.76 FEET TO A SET ½" DIAMETER IRON PIN ON THE NORTH LINE OF THE AFOREMENTIONED SECTION 16; THENCE RUN ALONG SAID NORTH LINE OF SAID SECTION 16 S 89°49'30" W 785.66 FEET TO A FOUND ½" DIAMETER IRON PIN; THENCE RUN ALONG SAID NORTH LINE OF SAID SECTION 16 S 89°53'03" W 150.10 FEET TO A FOUND ½" DIAMETER IRON PIN ON THE EAST RIGHT-OF-WAY OF SAID HIGHWAY; THENCE RUN ALONG SAID NORTH LINE OF SAID SECTION 16 S 89°52'16" W 79.85 FEET TO A SET ½" DIAMETER IRON PIN ON THE WEST RIGHT-OF-WAY OF SAID HIGHWAY; THENCE RUN ALONG SAID NORTH LINE OF SAID SECTION 16 S 89°52'14" W 512.70 FEET TO A FOUND 3/8" DIAMETER IRON PIN; THENCE RUN ALONG SAID NORTH LINE OF SAID SECTION 16 S 89°54'41" W 1808.61 FEET BACK TO THE POINT OF BEGINNING. CONTAINING 189.45 ACRES MORE OR LESS. LESS & EXCEPT 1.71 ACRES MORE OR LESS IN MISSISSIPPI HIGHWAY NO. 613 RIGHT-OF-WAY FOR A NET ACREAGE OF 187.74 MORE OR LESS.