

**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: 02316000.013

STATE OF MISSISSIPPI
COUNTY OF JACKSON

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

WHEREAS that certain Other Lands Lease Contract (hereinafter “base lease”) beginning on October 17, 1994 for a term of forty (40) years ending on October 17, 2034 was executed by and between the Jackson County Board of Education, as Lessor and the First Baptist Church of Vanceleave, 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 1057 at Pages 283-293, and;

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

LESSEE:
First Baptist Church of Vanceleave
P. O. Box 5187
Vanceleave, MS 39565
Telephone: (228) 826-5806

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

Section 16, Township 6S, Range 7W
9.3 acres more or less (Parcel "D")

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 fourth (4th) eighth (8th) year anniversary date of said lease will occur on October 17, 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 First Baptist Church of Vancleave, 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 Twelve Thousand Dollars and no/100 (\$12,000.00) on October 17, 2026, and continuing each year until the next eight (8) year reappraisal on the anniversary date of said base lease, October 17, 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: FIRST BAPTIST CHURCH OF VANCLEAVE

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 First Baptist Church of Vancleave, 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:

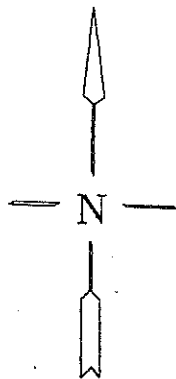
9.3 ACRES

L E G A L D E S C R I P T I O N

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;

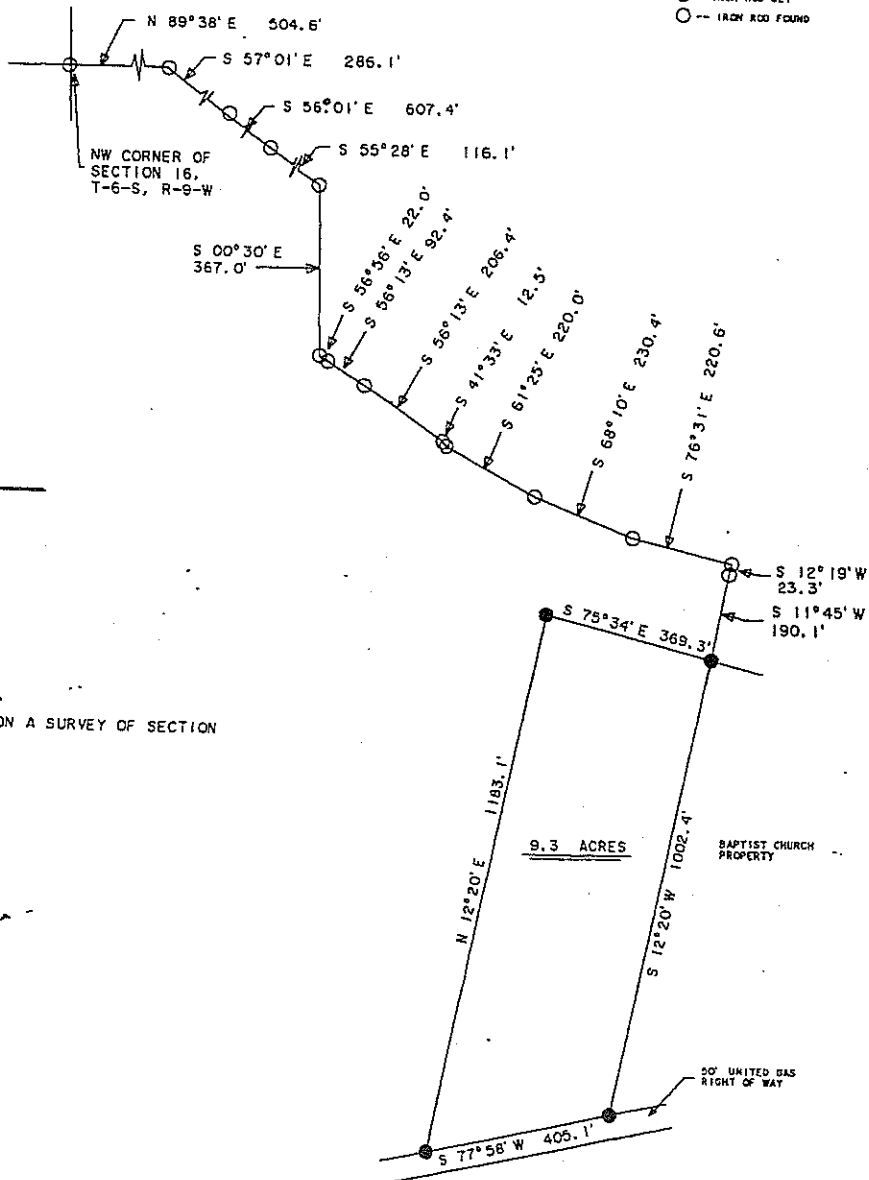
COMMENCING AT AN IRON PIPE MARKING THE NORTHWEST CORNER OF
SAID SECTION 16, AND RUN THENCE N 89°38'E ALONG THE NORTH LINE OF
SAID SECTION 16 A DISTANCE OF 504.6 FEET TO AN IRON ROD ON THE
SOUTH MARGIN OF JIM RAMSEY ROAD, THENCE S 57°01'E ALONG SAID SOUTH
MARGIN A DISTANCE OF 286.1 FEET TO AN IRON ROD, THENCE S 56°01'E
ALONG SAID SOUTH MARGIN A DISTANCE OF 607.4 FEET TO AN IRON ROD,
THENCE S 55°28'E ALONG SAID SOUTH MARGIN A DISTANCE OF 116.1 FEET
TO AN IRON ROD ON THE EAST MARGIN OF A NEW ROAD , THENCE S 0°30'E
ALONG THE EAST MARGIN OF SAID NEW ROAD A DISTANCE OF 367.0 FEET TO
AN IRON ROD, THENCE S 56°56'E A DISTANCE OF 22.0 FEET TO AN IRON
ROD , THENCE S 56°13'E A DISTANCE OF 92.4 FEET TO AN IRON ROD,
THENCE S 56°13' E A DISTANCE OF 206.4 FEET TO AN IRON ROD, THENCE
S 41°33'E A DISTANCE OF 12.5 FEET TO AN IRON ROD, THENCE S 61°25'E
A DISTANCE OF 220.0 FEET TO AN IRON ROD, THENCE S 68°10'E A
DISTANCE OF 230.4 FEET TO AN IRON ROD, THENCE S 76°31'E A DISTANCE
OF 220.6 FEET TO AN IRON ROD ON THE WESTLINE OF THE CATHOLIC
CHURCH LEASE PARCEL, THENCE S 12°19'W ALONG SAID WESTLINE A
DISTANCE OF 23.3 FEET TO AN IRON ROD , THENCE S 11°45'W ALONG THE
WEST LINE OF THE WARE LEASE PARCEL A DISTANCE OF 190.1 FEET TO AN
IRON ROD AT THE NORTHWEST CORNER OF THE BAPTIST CHURCH LEASE
PARCEL AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL,
FROM SAID POINT OF BEGINNING RUN THENCE S 12°20'W ALONG THE
LINE OF THE PRESENT BAPTIST CHURCH LEASE PARCEL A DISTANCE OF
1002.4 FEET TO AN IRON ROD ON THE NORTH MARGIN OF A 50 FEET WIDE
GAS EASEMENT, THENCE S 77°58'W ALONG SAID NORTH MARGIN A DISTANCE
OF 405.1 FEET TO AN IRON ROD, THENCE N 12°20'E A DISTANCE OF
1183.1 FEET TO AN IRON ROD, THENCE S 75°34'E A DISTANCE OF 369.3
FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 9.3 ACRES
MORE OR LESS.

Exhibit "A"



BEARINGS BASED ON A SURVEY OF SECTION
16 BY OTHERS

SEE ATTACHED
DESCRIPTION



Daniel C. Ransom, Jr.

9.3 ACRES IN SECTION 16, T-6-S, R-7-W, JACKSON COUNTY, MISSISSIPPI		
SCALE: 1" = 300'	APPROVED BY:	OWN BY: K.P.C.
DATE: AUG. 11, 1994	FOR: JACKSON CO. SCHOOL BOARD	CLASS: "C"
PERRY S. RANSOM, JR. CONSULTING ENGINEERS, INC.		
P.O. BOX 452-430 CAILLAVET ST. BILOXI, MS. 39533 (601) 435-2206		DWG NO.: 1852