

**NOTICE OF HEARING ON PROPOSED FIFTH AMENDMENT TO LEASE  
DECATUR COUNTY COMMUNITY SCHOOLS**

You are hereby notified that a public hearing will be held before the Board of School Trustees (the "Board") of Decatur County Community Schools (the "School Corporation") on March 13, 2024 at the hour of 6:00 p.m. (Local Time) at 2020 North Montgomery Road, Greensburg, Indiana, upon a proposed Fifth Amendment to Lease (the "Fifth Amendment") to be entered into between Decatur County 2010 School Building Corporation (the "Building Corporation"), as lessor, and the School Corporation, as lessee.

The proposed Fifth Amendment upon which the hearing will be held amends the existing Lease Agreement originally dated October 19, 2010 (the "Original Lease", and together with the Original Lease, the "Lease"). The Fifth Amendment extends the term of the Original Lease and increases the rent payable thereunder in exchange for the construction, renovation of and improvements to the properties which are subject to the Lease (the "Leased Premises"). The Fifth Amendment extends the term of the Original Lease to December 31, 2045, and increases the annual Lease rental by a maximum of \$1,312,000, payable on June 30 and December 31 beginning with the completion of the construction, renovation of and improvements to the Leased Premises or June 30, 2025.

As additional rental, the School Corporation shall maintain insurance on the Leased Premises as required in the Lease, shall pay all taxes and assessments against such Leased Premises, as well as the cost of alterations and repairs, and shall pay rebate amounts to the United States Treasury, if necessary. After the sale by the Building Corporation of its bonds (the "Bonds") to pay for the cost of the construction, renovation and improvements, including any other expenses incidental thereto, the increased annual Lease rental stated above shall be reduced to an amount equal to the multiple of \$1,000 next higher than the sum of principal and interest due on the Bonds

in each twelve-month period ending on January 15 plus \$5,000, payable in equal semiannual installments.

The Lease gives an option to the School Corporation to purchase the Leased Premises on any Lease rental payment date.

The Leased Premises consist of a portion of North Decatur Junior/Senior High School located at 3172 IN-3, Greensburg, Indiana and a portion of South Decatur Elementary School located at 9302 South 420 West, Greensburg, Indiana, all located within in the School Corporation boundaries.

The plans and the estimates for the cost of the construction, renovation and improvements, as well as a copy of the proposed Fifth Amendment, are available for inspection by the public on all business days, during business hours, at the administration building of the School Corporation, 2020 North Montgomery Road, Greensburg, Indiana.

At such hearing all persons interested shall have a right to be heard upon the necessity for the execution of the Fifth Amendment, and upon whether the increased Lease rental provided for therein to be paid to the Building Corporation is a fair and reasonable rental for the construction, renovation and improvements to the Leased Premises. Such hearing may be adjourned to a later date or dates, and following such hearing the Board may either authorize the execution of the Amendment as originally agreed upon or may make modifications therein as may be agreed upon with the Building Corporation.

Dated this 30<sup>th</sup> day of January, 2024.

*/s/ Secretary, Board of School Trustees* \_\_\_\_\_  
Decatur County Community Schools