

PREPARED BY AND RETURN TO:
TARA A. BRIDGES
1500 MISSION 66
VICKSBURG, MISSISSIPPI 39180
TELEPHONE: (601) 638-5122

HUNTING & FISHING LEASE

KNOW ALL MEN BY THESE PRESENTS that we, hereinafter referred to as “Lessor,”

VICKSBURG WARREN SCHOOL DISTRICT
1500 Mission 66
Vicksburg, MS 39180
Ph: (601) 638-5122

Does hereby grant and lease to “Lessee,”

Ole River Wildlife, LLC
6818 Louisville St
New Orleans, LA 70124
Ph: (601) 218-4023

The exclusive right of rental of school trust lands described as follows:

All of Section 16, Township 17 North, Range 3 East, Warren County, Mississippi,
(643.92 acres, Kings Point).

INDEXING INSTRUCTIONS: Section 16, Township 17 North, Range 3 East, Warren
County, Mississippi.

THIS LEASE AGREEMENT IS MADE AND ENTERED into effective the 1st day of July,
2026, by and between the board of Trustees of **Vicksburg Warren School District**
hereinafter referred to as “Lessor” and **Ole River Wildlife, LLC**, hereinafter collectively
referred to as “Lessee.”

WITNESSETH:

FOR AND IN CONSIDERATION of the covenants and agreements hereafter set forth, the Lessor does hereby lease unto Lessee for a period of five (5) years, beginning **July 1, 2026**, through **June 30, 2031**, the below described real property situated in Warren County, Mississippi:

All of Section 16, Township 17 North, Range 3 East, Warren County, Mississippi, (643.92 acres, Kings Point).

This lease is based upon and subject to the following covenants:

1. Lessee agrees to pay all taxes and special assessments of whatever kind and description levied on said property during the term of this lease, including property taxes which may be due, and in addition, to pay in advance an annual rental of **\$35,010.00** as evidenced by the payment of said amount concurrent with the execution of this Lease. Lessee agrees to pay the Ad Valorem taxes each year no later than February 1st and to pay the rental due no later than **July 1st** of each year hereafter.
2. The purpose of this lease is for hunting and fishing only.
3. Lessee agrees not to erect any buildings on the leased property except by written permission of Lessor.
4. Lessee agrees that no nails or metal objects of any kind will be driven into trees on the leased property and that no fences now existing on or adjoining said property will be damaged.
5. Lessor does not warrant or guarantee public access to said property.
6. Lessor reserves unto itself right of ingress to and from the property for itself or for its duly authorized agent or agents for any lawful purpose, including, but not limited to, fire protection, forestry, timber cutting, logging, drilling, and mining operations.
7. Lessee hereby grants unto Lessor the right of ingress and egress over and across any and all adjoining or neighboring land owned, leased or controlled by Lessee so that Lessor or its duly authorized agents may have access to any portion of the premises

herein leased for the purpose of fire protection, forestry, timber cutting, logging, drilling, or mining purposes. In the event Lessor or its agents exercise this privilege it shall so do in a manner as to not damage the roads or property of Lessee and shall repair or restore any of said roads, if damaged.

8. This lease shall not be sublet or assigned without prior written approval of Lessor.
9. Lessee agrees that, during the term of this lease, its officers, members and guests will exercise the hunting and fishing privileges herein granted in such a manner as to not disturb the quiet enjoyment of adjoining landowners and to avoid the destruction of or damage to any timber on the lands herein described.
10. Lessee agrees not to engage in or permit any unlawful activity, nor to create or permit any nuisance nor to litter or dump or permit such on the premises leased.
11. Lessee agrees to indemnify, save and hold harmless Lessor from and against any claims, debts, demands, damages, costs, fees or expenses on the part of any person or persons whomsoever, arising out of, or attributable to, the use of this land by Lessee under the terms of this agreement.
12. Lessee agrees that it will cause said lands to be patrolled at reasonably frequent intervals during the term of the lease for the prevention and discovery of trespass of persons and grazing animals, of forest fires, or any other condition detrimental to said lands or timber, and upon discovery of such condition, Lessee will report said discovery to Lessor and the Mississippi State Forestry Commission. In addition, it is agreed that upon discovery of a forest fire Lessee's members and guests who are then on the property will endeavor to extinguish any fire.
13. Lessee and its members and guests shall obey all hunting and fishing regulations and engage in sound game and wildlife management practices.
14. In the event that the rent or taxes or any part thereof shall remain unpaid for sixty (60) days after the date it is due, then without demand thereof, Lessor may retake possession of the property, cancel this lease, and/or declare the rent for the whole unexpired term of the lease at once due and payable, and it shall at once become lawful for the Lessor to enforce said payment by distress, suit or otherwise.

15. Upon breach of any of the above covenants other than payment of rent and taxes. Lessor shall give Lessee written notice of said breach which must be cured within five (5) days. If further notice and to retake possession of the property. Election to terminate this lease shall not constitute a waiver of any claims for damages nor shall it relieve the Lessee from the payment of rentals or other sums due in accord with the terms of this lease.
16. The property shall be kept in a good state of repair at Lessee's expense and shall be returned to Lessor in as good or better condition as the date of this lease, natural wear and tear and Acts of God excepted.
17. In the event Lessor employs an attorney to collect the rent due hereunder or to enforce any of the covenants contained herein, Lessee agrees to pay the reasonable attorney's fees and all expenses and costs incurred thereby.
18. Lessor reserves and excepts all oil, gas and other minerals, including coal, lignite, clays, sand, fill dirt, gravel, and other hand minerals.
19. Lessor reserves the right to grant and sell easements and rights of way on, over and across the lease premises. This however is not to prevent Lessee from collecting from any utility maintenance of utilities on such right of way or easement.
20. Lessee agrees to keep the existing roads, if any, which cross the property available for use by adjoining tenants and landowners.
21. All improvements and additions to the lease premises shall adhere to the lease premises and become the property of the Lessor. Lessee agrees that he will, at his own expense, keep all improvements on the lease premises in a satisfactory state of repair and shall deliver the same at the expiration of this lease in as good a condition as the same now are, ordinary wear and tear and destruction by acts of God excepted.
22. This lease is made and accepted: (1) without any representation or warranties of any kind on the part of the Lessor as to suitability to the purpose for which the same is granted; and (2) expressly subject to any and all existing easements, reservations, rights-of-way, contracts, leases or other encumbrances or servitudes now of record or on the ground affecting the lands herein described, or to any such agreements that may hereafter be granted from time to time to others by Lessor.

23. By virtue of the signature below, the Secretary of State of the State of Mississippi has approved this Lease Agreement in accordance with the Secretary's authority for general supervision of 16th Section Public School Trust Land. Approval of this Lease Agreement by the Secretary of State indicates that the Vicksburg Warren Board of Education has exercised the care and skill of an ordinary prudent person to protect the beneficiaries of the 16th Section Public School Trust Land.
24. The Secretary of State, as supervisory trustee, shall have the right to institute any action to enforce the terms of this Lease Agreement in the event lessor fails to do so in a timely manner. In the event the Secretary institutes legal action to enforce the terms of this Lease Agreement, he shall have all right as are conferred to Lessor.

IN TESTIMONY WHEREOF, the parties hereto have caused this instrument to be executed in duplicate on this ____ day of _____, 2026, with Lessor acting by and through Jim Stirgus, **President of the Board of Trustees**, and Dr. Toriano Holloway, **Superintendent of Education** of the **Vicksburg Warren School District**, having been heretofore duly authorized so to act by order entered on the minutes of said Board.

LESSEE:



Ole River Wildlife, LLC, Howell R. Jones Jr

LESSOR:

**BOARD OF TRUSTEES OF VICKSBURG
WARREN SCHOOL DISTRICT**

BY: _____

Jim Stirgus, Board President

SECRETARY OF STATE:

BY: _____

Dr. Toriano Holloway, Superintendent of Education

Michael Watson

STATE OF MISSISSIPPI
COUNTY OF WARREN

Personally appeared before me, the undersigned authority in and for the said county and state, on this _____ day of _____, 2026 with in my jurisdiction, the within names Jim Stirgus, who as President of the Board of Trustees, and Dr. Toriano Holloway, who as Superintendent of Education of the Vicksburg Warren School District, acknowledges that they signed and delivered the above and foregoing instrument of writing on the day and year therein mentioned after first having been duly authorized to so act by order entered in the minutes of said Board.

Given under hand and official seal this _____ day of _____, 2026.

NOTARY PUBLIC:

Commission Expires: _____

STATE OF MISSISSIPPI
COUNTY OF WARREN

Personally appeared before me, the undersigned authority in and for the said county and state, on this 7 day of August 2026 with in my jurisdiction, the within named **Ole River Wildlife, LLC**, who acknowledges that **Howell R. Jones, Jr.** signed and delivered the above and foregoing instrument for and on behalf of said company on the day and year therein set forth.

Given under hand and official seal this 7 day of August, 2026.



Tara A. Bridges
NOTARY PUBLIC:

Commission Expires: 1/30/2027



**VICKSBURG WARREN
SCHOOL DISTRICT**

*1500 Mission 66, Vicksburg, MS 39180/P. O. Box 820065, Vicksburg, MS 39182
601-638-5122*

RIGHT TO MATCH

August 3, 2026

Raymond B. May
P.O. Box 550
Vicksburg, MS 39181

Re: 16th Section Hunting/Fishing Bids
Section: **S16 – T7N – R3E**

Dear Mr. May,

As the current leaseholder of the hunting and fishing rights on the above referenced 16th Section parcel, and because you submitted a valid bid at the bid opening on July 23, 2026, Mississippi Code S 29-3-41 gives you the right to match the highest bid submitted.

The Board of Trustees has received a valid bid of **35,010.00 Thirty-Five Thousand and Ten dollars (\$35,010.00)**.

If you wish to exercise your right to match the bid, please complete the attached confirmation form and return it to the Superintendent's Office, 1500 Mission 66, Vicksburg, MS 39182, no later than **August 13, 2026**.

If the form is not received by the above date and time, we will assume you do not wish to exercise your option and the bid will be awarded to the highest bidder.

Thank you for your interest in our School Trust Lands.

Sincerely,

Tara A. Bridges

16th Section Land/Finance
tarabridges@vwsd.org

Date: 8/5/2026

Raymond May

MJK Properties

RE: 16th Section – Kings Point Island

Dear Vicksburg Warren School Board,

The letter is to inform you that I, Raymond May, on behalf of MJK Properties am not willing to match the other bid submitted on behalf of Ole River Wildlife LLC in the amount of \$35,010.

Thank you,

A handwritten signature in black ink, appearing to read "R. B. May", is written over a horizontal line that extends to the right.

Raymond May

MJK Properties



**VICKSBURG WARREN
SCHOOL DISTRICT**

*1500 Mission 66, Vicksburg, MS 39180/P. O. Box 820065, Vicksburg, MS 39182
601-638-5122*

16th SECTION BID MATCH CONFIRMATION

Date: _____

I (We), _____

intend to exercise my/our prior leaseholder rights to match the highest bid submitted for the
hunting and fishing rights on Section _____ Township _____ Range _____

for the period of _____

I (We), understand the annual rental amount will be _____

_____ (\$ _____) for the period stated above.

Authorized Signature

Print Name and Title

Address

Phone#