

LOWNDES COUNTY
BUILDING INSPECTION DEPARTMENT
329-5860



PERMIT # _____

INSPECTION REPORT

ADDRESS 860 Anderson Grove Road
Caledonia, Ms. 39740

DATE April 29, 2011

BUILDING

TIME 8:00 A.M.

PLUMBING

WEATHER Sunny

MECHANICAL

ELECTRICAL

TYPE: [REDACTED] OTHER Inspection

PASSED

REJECTED

COMMENTS: _____

Sam Burns
INSPECTOR

CERTIFICATE OF OCCUPANCY

THIS STRUCTURE MAY BE OCCUPIED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.

THIS CERTIFICATE IS NOT TO BE CONSTRUED AS PROVIDING ANY WARRANTY OF CONSTRUCTION. IT IS ISSUED AS A GOVERNMENT FUNCTION, AND IS A RELEASE FROM THE PERMIT PROCESS ONLY.

Charles Culpepper / Charles Culpepper
BUILDING OFFICIAL

April 29, 2011
DATE

State of Mississippi
County of Lowndes

LEASE AGREEMENT
ANDERSON GROVE HEAD START CENTER

This lease agreement is made between the Anderson Grove Community Association, of Anderson Grove Road, Caledonia, Mississippi, 39740, herein referred to as the Lessor, and Institute of Community Services, Inc., Project Head Start, Post Office Box 160, Holly Springs, Mississippi, 38635, herein referred to as the Lessee.

LESSOR hereby leases to LESSEE the space presently known as Anderson Grove Community Center located at 860 Anderson Grove Road, Caledonia, Mississippi, 39740, referred to below as the building, the same constituting 16,406 sq. ft. (indoor), and 15,000 sq. ft. (outdoor).

The space is to be leased for a period of twenty-five (25) years, with the first year beginning the 1st day of February, 2002, with the option of the LESSEE to renew the lease annually until the 25th year (2027).

LESSEE shall be responsible for utilities and general maintenance of the premises. LESSEE shall also be responsible for providing commercial property insurance (fire, general liability, and contents) of the premises.

LESSEE shall use and occupy the premises for Head Start services and for no other purpose. LESSOR represents that the premises may be lawfully used for such purpose. The LESSOR shall not request rental payment for indoor nor outdoor space.

LESSEE shall commit no act of waste and shall take good care of the premises and the fixtures and appurtenances therein, and shall, in the use and occupancy of the premises, conform to all laws, orders and regulations of the federal, state and municipal government or any of their departments. All improvements made by the LESSEE to the premises which are so attached to the premises that they cannot be removed without material injury to the premises, shall become the property of the LESSOR upon installation.

LESSEE shall not, without first obtaining the written consent of the LESSOR, abandon the premises, or allow the premises, or allow the premises to become vacant or deserted.

LESSOR may enter the premises at any reasonable time, upon adequate notice to LESSEE (except that no notice need be given in case of an emergency) for the purpose of inspecting the facility.

It is expressly understood that all terms and conditions specified in this lease agreement are dependent solely upon funding for the continued operation of said Head Start program. In the event that for any reason funding is terminated with said leasing organization, the terms and conditions of this lease agreement would be void upon the effective date of the discontinuance of funding of said Lessee.

This document represents the entire agreement of the parties and there are no representations not stated herein, and this agreement may only be modified in writing executed by both parties hereto.

Date: 2/1/2011

Lardell Spaw
Anderson Grove Community Association

Date: 2/1/2011

Eloise McClinton
Eloise McClinton, Executive Director
Institute of Community Services, Inc.