

**NOTICE OF HEARING ON PROPOSED SECOND AMENDMENT TO LEASE
GARRETT-KEYSER-BUTLER COMMUNITY SCHOOL DISTRICT**

You are hereby notified that a public hearing will be held before the Board of School Trustees (the "Board") of Garrett-Keyser-Butler Community School District (the "School Corporation") on April 22, 2019 at the hour of 6 : 00 p.m. (Local Time) at Garrett-Keyser-Butler Community School District Board Room 47/49 at 801 E. Houston St., Garrett, Indiana (enter Door 2 or Door 3), Garrett, Indiana, upon a proposed Second Amendment to Lease (the "Second Amendment") to be entered into between Garrett-Keyser-Butler Middle School Building Corporation (the "Building Corporation"), as lessor, and the School Corporation, as lessee.

The proposed Second Amendment upon which the hearing will be held amends the existing Contract of Lease originally dated November 9, 1998, as amended by a First Amendment to Lease dated April 16, 2009 (the "Original Lease", and together with the Second Amendment, the "Lease"). The Second Amendment extends the term of the Original Lease and increases the rent payable thereunder in exchange for the renovation of and improvements to the property subject to the Lease (the "Leased Premises"). The Second Amendment extends the term of the Original Lease to June 30, 2035 and increases the annual Lease rental by a maximum of \$1,950,000, payable on June 30 and December 31 beginning with the completion of the renovation of and improvements to the Leased Premises or December 31, 2021.

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 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 \$10,000, 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 is Garrett Middle School located at 801 East Houston Street, Garrett, Indiana in the School Corporation.

The plans, including the estimates for the cost of the renovation and improvement, as well as a copy of the proposed Second Amendment, are available for inspection by the public on all business days, during business hours, at the Administration Building of the School Corporation, 801 East Houston, Garrett, Indiana.

At such hearing all persons interested shall have a right to be heard upon the necessity for the execution of the Second 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 renovations 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 Second Amendment as originally agreed upon or may make modifications therein as may be agreed upon with the Building Corporation.

Dated this 19th day of March, 2019.

/s/ Dr. Danny E. Weimer
Secretary, Board of School Trustees
Garrett-Keyser-Butler Community School District