

**NOTICE OF HEARING  
UNION SCHOOL CORPORATION**

You are hereby notified that a public hearing will be held before the Board of School Trustees (the "Board") of Union School Corporation (the "School Corporation") on July 15, 2019 at the hour of 6:30 p.m. (Local Time) at 8707 W US Hwy 36 S, Modoc, Indiana, to hold a hearing pursuant to Indiana Code 20-47-3 to consider a proposed Lease Agreement (the "Lease") between a nonprofit building corporation incorporated under the laws of the State of Indiana (the "Building Corporation"), as lessor, and the School Corporation, as lessee.

The proposed Lease upon which the hearing will be held is for a term of twenty (20) years, commencing with the completion of renovations at a portion of the Union Junior-Senior High School/Union Elementary School campus (the "Leased Premises") to be renovated by the Building Corporation. The Lease provides for maximum annual rental of \$379,000, payable on June 30 and December 31 of each year during the term of the Lease, commencing with the completion of the buildings or December 31, 2020, whichever is later.

As additional rental, the lessee shall maintain insurance on the buildings as required in the Lease, shall pay all taxes and assessments against such property, as well as the cost of alterations and repairs, and shall pay rebate amounts to the United States Treasury, if so required. After the sale by the School Corporation of its first mortgage bonds to pay for the cost of said buildings, including the acquisition of real estate, if necessary, and other expenses incidental thereto, the annual rental shall be reduced to an amount equal to the multiple of \$1,000 next higher than the sum of principal and interest due on such 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 lessee to purchase the Leased Premises on any rental payment date.

The property subject to the Lease is a portion of the Union Junior-Senior High School/Union Elementary School campus, located at 8707 West U.S. Highway 36, Modoc, Indiana 47358, in the School Corporation.

The plans and specifications, including the estimates for the cost of the renovations and improvements, as well as a copy of the proposed Lease, are available for inspection by the public on all business days, during business hours, at the School Administration Building, 8707 West US Highway 36, Modoc, Indiana 47358.

At such hearing all persons interested shall have a right to be heard upon the necessity for the execution of such Lease, and upon whether the Lease rental to be paid to the Building Corporation is a fair and reasonable rental for 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 Lease as originally agreed upon or may make modifications therein as may be agreed upon with the Building Corporation.

Dated this 13<sup>th</sup> day of June, 2019.

  
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Secretary, Board of School Trustees  
Union School Corporation