

CITY OF BYRAM
MINUTES OF THE REGULAR MEETING OF THE
MAYOR AND BOARD OF ALDERMEN
Thursday, February 12, 2026, 7:00 PM
City Hall: 5901 Terry Road, Byram, MS

1. Welcome and Call to Order

Mayor Richard White called the meeting to order at 7:00 p.m.

2. Invocation

The Invocation was given by Elder James E. Turner, Sr., Senior Pastor of Marl Grove Church of Christ Holiness USA

3. Pledge of Allegiance

4. Roll Call

Present: Richard White, Mayor
Erma Johnson, Mayor Pro Tem
Diandra Hosey Sanders, Alderman, Ward II
Robert Amos, Alderman, Ward III
Teresa Mack, Alderman, Ward IV
Roschelle Gibson, Alderman, Ward V
Chris Carson, Alderman, Ward VI
Roshunda Harris-Allen, Alderman At Large
Julia Kraft, City Clerk
Attorney Giddy

5. Presented Items

- a. Approval to amend the agenda to include under Discussion and Action a clarification of the use of the property where the City of Byram sign is located, and discussion of the Swinging Bridge Festival**

Motion to amend the agenda

Moved by Roschelle Gibson

Seconded by: Roshunda Harris-Allen

Ayes: Erma Johnson, Diandra Hosey Sanders, Robert Amos, Teresa Mack, Roschelle Gibson, Chris Carson, Roshunda Harris-Allen

Motion: Passed

- b. Presentation of plaque in honor of retired Police Chief David Errington**

Mayor White and Chief Turner presented the plaque to retired Chief David Errington

- c. Swearing in of Kevin Turner as Police Chief**

Police Chief Kevin Turner was sworn in by Mayor White

Representative Fabian Nelson addressed the Mayor and Board about current legislation in the House and Senate

- d. Presentation and acceptance of 2024 Audit, presented by Greg Derrick of Carr, Riggs & Ingram, LLC**

Motion to Approve

Moved by Chris Carson

Seconded by: Roshunda Harris-Allen

Ayes: Erma Johnson, Diandra Hosey Sanders, Robert Amos, Teresa Mack, Roschelle Gibson, Chris Carson, Roshunda Harris-Allen

Motion: Passed

- e. Mr. Jamerial Benson to address the Mayor and Board of Aldermen regarding a request to purchase property owned by the City of Byram**

No Board action was taken

6. Approval of Consent Agenda Items

Motion to Approve Consent Agenda

Moved by Roshunda Harris-Allen

Seconded by: Chris Carson

Ayes: Erma Johnson, Diandra Hosey Sanders, Robert Amos, Teresa Mack, Roschelle Gibson, Chris Carson, Roshunda Harris-Allen

Motion: Passed

- a. Approval of Minutes of the Regular Meeting of the Mayor and Board of Aldermen held January 22,2026**
- b. Approval for City Clerk Julia Kraft and Deputy Clerk Cynthia Elabor to attend the 2026 Spring Municipal Clerk Conference in Starkville, MS, 4/29/26 to 5/1/26, with \$225.00 each registration fees and \$574.00 each in estimated travel expenses (001-140-610/611)**
- c. Approval for the Mayor and Board of Aldermen, City Clerk, Deputy Clerk and Public Works Director to attend the 2026 MML Annual Conference in Biloxi, MS from 6/28/26 to 7/2/26 with a total of \$3500.00 in registration fees and \$11,936.20 in estimated travel expenses (001-100/120/140/301-610/611)**
- d. Approval for Elected Officials to attend the MS Black Caucus of Local Elected Officials 2026 Summer Conference in Biloxi, MS on 6/28/26 and 6/29/26 with \$225.00 each registration fees and no estimated travel expenses as this conference runs concurrently with the MML Annual Conference (001-100-611)**
- e. Approval of payment in the amount of \$35.00 to the NRA's Law Enforcement**

Division for recertification as a NRA Law Enforcement Firearm Instructor for James Aycox (001-200-611)

- f. Approval of payment in the amount of \$200.00 to Magnolia Rifle & Pistol Club, for renewal of membership dues for James Aycox (001-200-622)**
- g. Approval for Fire Chief Harry Horton, Assistant Fire Chief Michael Sterling and Deputy Chief Fred Harkless to attend the annual MS Firefighters & Fire Chiefs Conference in Biloxi, MS on May 27-29, 2026 with no registration fees and \$613.97 each in estimated travel expenses (001-260-610)**
- h. Approval for Firefighter Recruits Kevonta Jefferson and Tory Phillips to take the MSTAT exam at the MS State Fire Academy in Pearl, MS on March 4, 2026 at a cost of \$20 per recruit (001-260-611)**
- i. Approval to dispose of asset number 00024, a refrigerator from the Public Works breakroom due it being inoperable**
- j. Approval of payment in the amount of \$133,769.50 to 2B Dirt and Contracting for Pay App 6 for the CDBG Drainage Improvement Project (001-301-906)**
- k. Approval of payment in the amount of \$17,247.50 to Hemphill Construction Company for Pay App No. 9 for the Big Creek Interceptor Project (301-700-907)**
- l. Approval of payment in the amount of \$7,840.00 to McMaster & Associates, Inc. for engineering services related to the Davis Road Bridge Repair Project M-3333 (001-301-602)**
- m. Approval of payment in the amount of \$3,100.00 to McMaster & Associates for engineering services related to the Terry Road Overlay Project M-3334 (001-301-602)**
- n. Approval to submit Request for Cash No. 6 to MDA for reimbursement of \$336,918.70 for construction invoices paid for the CDBG Drainage Project**

7. Discussion and Action

- a. Approval of Claims Docket in the amount of \$607,143.75 from January 14 through February 4, 2026**

Motion to Approve

Moved by Erma Johnson

Seconded by: Roschelle Gibson

Ayes: Erma Johnson, Diandra Hosey Sanders, Robert Amos, Teresa Mack, Roschelle Gibson, Chris Carson, Roshunda Harris-Allen

Motion: Passed

- b. Approval to hire a Deputy Court Clerk at \$14.43 per hour with full benefits,**

contingent upon successful completion of the hiring process

Motion to hire Kvara Barnes as a Deputy Court Clerk at \$14.43 per hour with full benefits, contingent upon successful completion of the hiring process

Moved by Erma Johnson

Seconded by: Roschelle Gibson

Ayes: Erma Johnson, Diandra Hosey Sanders, Robert Amos, Teresa Mack, Roschelle Gibson, Chris Carson, Roshunda Harris-Allen

Motion: Passed

- c. Approval of Lease Agreement between Byram RE, LLC and the City of Byram for lease of a 1000 square foot addition to the proposed Fleetway Market building to be used as a police sub-station**

Motion to Approve

Moved by Diandra Hosey Sanders

Seconded by: Erma Johnson

Ayes: Erma Johnson, Diandra Hosey Sanders, Robert Amos, Teresa Mack, Chris Carson, Roshunda Harris-Allen

Nays: Roschelle Gibson

Motion: Passed

- d. Approval of Change Order 2 (Final) that reduces the Contract amount for the Big Creek Sanitary Sewer Project by \$375.00**
- e. Approval of a Special Event Application from New Beginnings Church for their annual Easter Festival to be held in their church parking lot on April 4, 2026**

Motion to Approve

Moved by Erma Johnson

Seconded by: Roschelle Gibson

Ayes: Erma Johnson, Diandra Hosey Sanders, Robert Amos, Teresa Mack, Roschelle Gibson, Chris Carson, Roshunda Harris-Allen

Motion: Passed

- f. Clarification of the use of the property located at the Intersection of Davis Road, Hinds Parkway and Siwell Road, where the City of Byram sign is located, as a right of way to be used for municipal purposes**

Motion to declare the property as a right-of-way

Moved by Roschelle Gibson

Seconded by: Erma Johnson

Ayes: Erma Johnson, Robert Amos, Teresa Mack, Roschelle Gibson, Chris Carson, Roshunda Harris-Allen

Nays: Diandra Hosey Sanders

Motion: Passed

- g. Discussion of the Swinging Bridge Festival**

No Board action was taken
City Engineer Ron McMaster gave an update on current projects

h. Department Heads Monthly reports

8. Public Comments

Byram residents may address the Board at this time, provided they have signed in with their name and address. Discussion will be limited to three (3) minutes per person

9. Announcements

a. Announcements for February 12, 2026 Meeting

Governor Tate Reeves issued a proclamation on January 22, 2026 declaring a State of Emergency due to the prolonged freezing temperatures and winter weather, and extending the deadline for citizens to pay their ad valorem taxes without additional penalty until March 3, 2026

Mayor White is once again participating in Extra Table's March of the Mayors, a statewide food drive championed by Mayors of cities across Mississippi to stock local food pantries. The City of Byram is collecting 1lb bags of rice, which may be dropped off at our donation point at Vowell's Marketplace in Byram

Monday, February 16th, City administrative offices will be closed in observance of Presidents Day

Thursday, February 26th - Regular Meeting of the Mayor and Board of Aldermen, 7:00 p.m. at City Hall

10. Adjourn


Motion to adjourn at 8:21 p.m.

Moved by Roshunda Harris-Allen

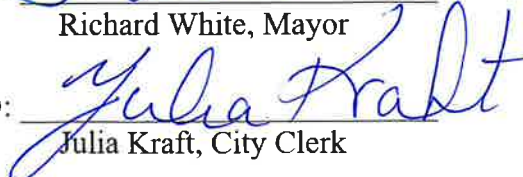
Seconded by: Chris Carson

Ayes: Erma Johnson, Diandra Hosey Sanders, Robert Amos, Teresa Mack, Roschelle Gibson, Chris Carson, Roshunda Harris-Allen

Motion: Passed

APPROVED: 
Richard White, Mayor

DATE: 2/26/26

APPROVED: 
Julia Kraft, City Clerk

DATE: 2/26/26



CITY OF BYRAM

Claims Docket

01/14/2026 - 02/04/2026

FEBRUARY 13, 2026

Paid Claims:

| | | | |
|---------------|--------------|---|--------------------|
| PACKET # 9442 | \$6,649.55 | 01/16/2026 ENTERGY (IN HOUSE) | Page 1 attached |
| PACKET # 9454 | \$122,723.49 | 01/23/2026 AGENDA RUN (IN HOUSE) | Page 2 attached |
| PACKET # 9455 | \$51,364.76 | 01/23/2026 AGENDA RUN (AP AUTOMATION) | Page 3 attached |
| PACKET # 9458 | \$1,051.82 | 01/23/2026 AGENDA RUN (IN HOUSE) | Page 4 attached |
| PACKET # 9459 | \$3,021.53 | 01/23/2026 AGENDA RUN (AP AUTOMATION) | Page 5 attached |
| PACKET # 9462 | \$7,993.30 | 01/30/2026 END OF MONTH (IN HOUSE) | Pages 6-7 attached |
| PACKET # 9464 | \$7,537.84 | 01/30/2026 END OF MONTH (AP AUTOMATION SEWER) | Page 8 attached |
| PACKET # 9465 | \$732.34 | 01/30/2026 END OF MONTH (AP AUTOMATION) | Page 9 attached |
| PACKET # 9474 | \$82,977.99 | 02/03/2026 ARTHUR J GALLAGHER (IN HOUSE) | Page 10 attached |

Unpaid Claims:

| | | | |
|---------------|--------------|--|------------------------|
| PACKET # 9466 | \$213,189.84 | 02/13/2026 1ST A/P (AP AUTOMATION) | Pages 11 - 15 attached |
| PACKET # 9467 | \$22,916.11 | 02/13/2026 1ST A/P (AP AUTOMATION SEWER) | Page 16 attached |
| PACKET # 9468 | \$86,985.18 | 02/13/2026 1ST A/P (IN HOUSE) | Pages 17 - 18 attached |

Total Claims: \$607,143.75



City of Byram, MS

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Docket of Claims Register

APPKT009442 - ENTERGY 01/16/2025

By Docket/Claim Number

| Vendor # | Vendor Name | Payable Number | Docket/Claim # | Payable Description | Payable Type | Payable Date | Item Description | Account Number | Payment Amount |
|----------|-------------|----------------|----------------|---|--------------|--------------|---|------------------------|---------------------------------------|
| | | | | | | | | | Distribution Amount |
| 0005 | ENTERGY | 305005969311 | DKT0041660 | ACCT # 104018296 (STREET LIGHTS) 1: Invoice | | 12/23/2025 | ACCT # 104018296 (STREET LIGHTS) 1: 001-301-631 | | 6,649.55 |
| | | | | | | | | Total Claims: 1 | Total Payment Amount: 6,649.55 |



City of Byram, MS

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Docket of Claims Register

APPKT009454 - AGENDA RUN 01/23/2026 (IN HOUSE)

By Docket/Claim Number

| Vendor # | Vendor Name | Payable Number | Payable Description | Payable Type | Payable Date | Item Description | Account Number | Payment Amount Distribution Amount |
|------------------------|------------------------------|----------------|-----------------------------------|--------------|--------------|-----------------------------------|------------------------------|------------------------------------|
| 00048 | CENTERPOINT ENERGY | PW01162026 | ACCT # 11732033-3 (GENERATOR) 12/ | Invoice | 01/16/2026 | ACCT # 11732033-3 (GENERATOR) 12/ | 400-700-630 | 27.61 |
| 00860 | HEMPHILL CONSTRUCTION CO | 01132026 | OLD BYRAM ROAD BRIDGE REPLACEM | Invoice | 01/13/2026 | OLD BYRAM ROAD BRIDGE REPLACEM | 304-301-910 | 121,836.00 |
| 03322 | LLOYD, CYNTHIA | 01222026 | INSURANCE PREMIUMS | Invoice | 01/22/2026 | INSURANCE PREMIUMS | 001-000-123 | 634.71 |
| 01435 | MFFA | 01202026 | 2026 MEMBERSHIP DUES - HARRY HOI | Invoice | 01/20/2026 | 2026 MEMBERSHIP DUES - HARRY HOI | 001-260-622 | 20.00 |
| | | 01202026-1 | 2026 MEMBERSHIP DUES - MICHAEL S | Invoice | 01/20/2026 | 2026 MEMBERSHIP DUES - MICHAEL S | 001-260-622 | 20.00 |
| | | 01202026-2 | 2026 MEMBERSHIP DUES - FRED HARK | Invoice | 01/20/2026 | 2026 MEMBERSHIP DUES - FRED HARK | 001-260-622 | 20.00 |
| 03321 | THE ESTATE OF LAKESHA D.COOI | 01202026 | SEWER REFUND FOR 2259 WEST RIDG | Invoice | 01/20/2026 | SEWER REFUND FOR 2259 WEST RIDG | 400-000-156 | 165.17 |
| Total Claims: 5 | | | | | | | Total Payment Amount: | 122,723.49 |



City of Byram, MS

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Docket of Claims Register

APPKT009455 - AGENDA RUN 01/23/2026 (AP AUTOMATION)

By Docket/Claim Number

| Vendor # | Vendor Name Payable Number | Docket/Claim # Payable Description | Payable Type | Payable Date | Item Description | Account Number | Payment Amount Distribution Amount |
|----------|---|---|--------------|--------------|-------------------------------------|----------------------------|--|
| 00161 | AT & T 01112026 | DKT0041714 NCIC MONITORING 01/11/2026 - 02/1 | Invoice | 01/11/2026 | NCIC MONITORING 01/11/2026 - 02/1 | 001-200-609 | 37.89 |
| 00161 | AT & T 2677720110 | DKT0041715 NCIC MONITORING 12/01/2025 - 12/3 | Invoice | 01/01/2026 | NCIC MONITORING 12/01/2025 - 12/3 | 001-200-609 | 214.61 |
| 00052 | COMCAST FD01092026 | DKT0041716 ACCT # 8396 41 046 0114198 (01/13/2 | Invoice | 01/09/2026 | ACCT # 8396 41 046 0114198 (01/13/2 | 001-260-605 | 326.85 |
| 0005 | ENTERGY 105008525199 | DKT0041717 ACCT # 162483564 (POLICE-2) 12/08/2 | Invoice | 01/13/2026 | ACCT # 162483564 (POLICE-2) 12/08/2 | 001-200-630 | 143.04 |
| 0005 | ENTERGY 260006738078 | DKT0041718 ACCT # 94799053 (POLICE) 12/08/202 | Invoice | 01/13/2026 | ACCT # 94799053 (POLICE) 12/08/202 | 001-200-630 | 971.18 |
| 0005 | ENTERGY 475004636810 | DKT0041719 ACCT #100229020 (PUBLIC WORKS) 12 | Invoice | 01/13/2026 | ACCT #100229020 (PUBLIC WORKS) 12 | 001-301-630 400-700-630 | 722.79 |
| 0005 | ENTERGY 430003624033 | DKT0041720 ACCT # 103157525 (CITY HALL) 12/9/2 | Invoice | 01/14/2026 | ACCT # 103157525 (CITY HALL) 12/9/2 | 001-195-630 | 911.33 |
| 0005 | ENTERGY 310004968774 | DKT0041721 ACCT # 112464243 (FIRE) 12/09/2026 | Invoice | 01/14/2026 | ACCT # 112464243 (FIRE) 12/09/2026 | 001-260-630 | 1,437.07 |
| 02419 | MCMASTER & ASSOCIATES, INC. 01152026 | DKT0041722 JOB NO. M-3040 OLD BYRAM ROAD BF | Invoice | 01/15/2026 | JOB NO. M-3040 OLD BYRAM ROAD BF | 304-301-602 | 46,600.00 |
| | | | | | | Total Claims: 9 | Total Payment Amount: 51,364.76 |



City of Byram, MS

Docket of Claims Register

APPKT009458 - AGENDA RUN 01/23/2025 (IN HOUSE)

By Docket/Claim Number

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| Vendor # | Vendor Name Payable Number | Docket/Claim # Payable Description | Payable Type | Payable Date | Item Description | Account Number | Payment Amount Distribution Amount |
|------------------------|---------------------------------|---|--------------|--------------|---------------------------------------|------------------------------|---------------------------------------|
| 02119 | ATMOS ENERGY CORP 01152026 | DKT0041728 ACCT # 3063492252 (FIRE # 2) 12/16/25 | Invoice | 01/15/2026 | ACCT # 3063492252 (FIRE # 2) 12/16/25 | 001-260-630 | 701.82 |
| 03301 | BEASLEY, PATRICK E. 01212026 | DKT0041729 FOR COURT ON WEDNESDAY, JANUAR | Invoice | 01/21/2026 | FOR COURT ON WEDNESDAY, JANUAR | 001-110-672 | 350.00 |
| Total Claims: 2 | | | | | | Total Payment Amount: | 1,051.82 |



City of Byram, MS

Docket of Claims Register

APPKT009459 - AGENDA RUN 01/23/2026 (AP AUTOMATION)

By Docket/Claim Number

| Vendor # | Vendor Name Payable Number | Docket/Claim # Payable Description | Payable Type | Payable Date | Item Description | Account Number | Payment Amount Distribution Amount |
|------------------------|--|---|--------------|--------------|-------------------------------------|--|---|
| 02691 | C SPIRE WIRELESS 01072026 | DKT0041723 PHONES ALL DEPARTMENTS | Invoice | 01/07/2026 | PHONES ALL DEPARTMENTS | 001-120-606 001-140-606 001-200-606 001-260-606 001-280-606 001-301-606 001-550-606 400-700-606 | 2,299.82 34.48 82.95 1,723.47 141.48 94.32 128.80 47.16 47.16 |
| 02855 | JXN WATER INC PD01132026 | DKT0041724 ACCT # 3179300000 (12/07/2025 - 01, Invoice | | 01/13/2026 | ACCT # 3179300000 (12/07/2025 - 01, | 001-200-630 | 75.19 75.19 |
| 02855 | JXN WATER INC PW01132026 | DKT0041725 ACCT # 9956300000 (12/07/2025 - 01, Invoice | | 01/13/2026 | ACCT # 9956300000 (12/07/2025 - 01, | 001-301-630 400-700-630 | 331.62 165.81 165.81 |
| 02855 | JXN WATER INC DRP01142026 | DKT0041726 ACCT # 1740745981 (12/08/2025 - 01, Invoice | | 01/14/2026 | ACCT # 1740745981 | 001-550-630 | 32.90 32.90 |
| 00901 | ROBERT J YOUNG COMPANY INC INV7870797 | DKT0041727 CH BLACK & WHITE /COLOR COPIES 12 Invoice | | 01/13/2026 | CH BLACK & WHITE /COLOR COPIES 12 | 001-100-500 001-110-500 001-140-500 001-195-500 | 282.00 49.58 0.08 226.68 5.66 |
| Total Claims: 5 | | | | | | Total Payment Amount: | 3,021.53 |



City of Byram, MS

Docket of Claims Register

APPKT009462 - END OF MONTH 01/30/2026 (IN HOUSE)

By Docket/Claim Number

| Vendor # | Vendor Name | Docket/Claim # | Payable Description | Payable Type | Payable Date | Item Description | Account Number | Payment Amount |
|----------|-----------------------|----------------|------------------------------------|--------------|--------------|------------------------------------|----------------|---------------------|
| | Payable Number | | | | | | | Distribution Amount |
| 01500 | GRIFFIN, TELISTHA | DKT0041730 | | | | | | 433.00 |
| | INVO088209 | | | Invoice | 01/09/2026 | | | 216.50 |
| | INVO088323 | | | Invoice | 01/23/2026 | | | 216.50 |
| 03276 | HASIE, MEGAN ROGERS | DKT0041731 | | | | | | 2,250.00 |
| | JAN2026 | | PUBLIC DEFENDER FOR JANUARY 2026 | Invoice | 01/26/2026 | PUBLIC DEFENDER FOR JANUARY 2026 | 001-110-672 | 2,250.00 |
| 01222 | HENLEY, ROSS E. | DKT0041732 | | | | | | 300.00 |
| | INVO088270 | | WITHHOLDING ORDER-HENLEY, LOTTE | Invoice | 01/09/2026 | WITHHOLDING ORDER-HENLEY, LOTTE | 001-000-125 | 150.00 |
| | INVO088384 | | WITHHOLDING ORDER-HENLEY, LOTTE | Invoice | 01/23/2026 | WITHHOLDING ORDER-HENLEY, LOTTE | 001-000-125 | 150.00 |
| 01968 | LEGAL SHIELD | DKT0041733 | | | | | | 245.30 |
| | CM0001853 | | INSURANCE | Credit Memo | 01/28/2026 | INSURANCE | 001-000-123 | -0.06 |
| | INVO088239 | | | Invoice | 01/09/2026 | | 001-000-123 | 13.95 |
| | INVO088240 | | | Invoice | 01/09/2026 | | 001-000-123 | 16.95 |
| | INVO088241 | | | Invoice | 01/09/2026 | | 001-000-123 | 17.95 |
| | INVO088242 | | | Invoice | 01/09/2026 | | 001-000-123 | 9.48 |
| | INVO088243 | | | Invoice | 01/09/2026 | | 001-000-123 | 9.48 |
| | INVO088244 | | | Invoice | 01/09/2026 | | 001-000-123 | 9.48 |
| | INVO088245 | | | Invoice | 01/09/2026 | | 001-000-123 | 9.48 |
| | INVO088246 | | | Invoice | 01/09/2026 | | 001-000-123 | 9.48 |
| | INVO088247 | | | Invoice | 01/09/2026 | | 001-000-123 | 9.48 |
| | INVO088352 | | | Invoice | 01/23/2026 | | 001-000-123 | 13.95 |
| | INVO088353 | | | Invoice | 01/23/2026 | | 001-000-123 | 16.95 |
| | INVO088354 | | | Invoice | 01/23/2026 | | 001-000-123 | 17.95 |
| | INVO088355 | | | Invoice | 01/23/2026 | | 001-000-123 | 9.48 |
| | INVO088356 | | | Invoice | 01/23/2026 | | 001-000-123 | 9.48 |
| | INVO088357 | | | Invoice | 01/23/2026 | | 001-000-123 | 9.48 |
| | INVO088358 | | | Invoice | 01/23/2026 | | 001-000-123 | 9.48 |
| | INVO088359 | | | Invoice | 01/23/2026 | | 001-000-123 | 9.48 |
| | INVO088360 | | | Invoice | 01/23/2026 | | 001-000-123 | 9.48 |
| | INVO088408 | | | Invoice | 01/30/2026 | | 001-000-123 | 33.90 |
| 00423 | RAWORTH & HARVEL. LLC | DKT0041734 | | | | | | 1,750.00 |
| | FEB2026 | | 130 SOUTHPOINTE DR. SUITE #G (FEB) | Invoice | 01/26/2026 | 130 SOUTHPOINTE DR. SUITE #G (FEB) | 001-200-688 | 1,750.00 |

Docket of Claims Register

| Vendor # | Vendor Name | Docket/Claim # | Payable Type | Payable Date | Item Description | Account Number | Payment Amount |
|------------------------|-----------------------------|-----------------------------------|--------------|--------------|-----------------------------------|------------------------------|---------------------|
| | Payable Number | Payable Description | | | | | Distribution Amount |
| 00322 | SOUTHERN STATES POLICE BENE | DKT0041735 | | | | | 441.00 |
| | INV0088256 | | Invoice | 01/09/2026 | | 001-000-124 | 15.75 |
| | INV0088257 | | Invoice | 01/09/2026 | | 001-000-124 | 15.75 |
| | INV0088258 | | Invoice | 01/09/2026 | | 001-000-124 | 15.75 |
| | INV0088259 | | Invoice | 01/09/2026 | | 001-000-124 | 15.75 |
| | INV0088260 | | Invoice | 01/09/2026 | | 001-000-124 | 15.75 |
| | INV0088261 | | Invoice | 01/09/2026 | | 001-000-124 | 15.75 |
| | INV0088262 | | Invoice | 01/09/2026 | | 001-000-124 | 15.75 |
| | INV0088263 | | Invoice | 01/09/2026 | | 001-000-124 | 15.75 |
| | INV0088264 | | Invoice | 01/09/2026 | | 001-000-124 | 15.75 |
| | INV0088265 | | Invoice | 01/09/2026 | | 001-000-124 | 15.75 |
| | INV0088266 | | Invoice | 01/09/2026 | | 001-000-124 | 15.75 |
| | INV0088267 | | Invoice | 01/09/2026 | | 001-000-124 | 15.75 |
| | INV0088268 | | Invoice | 01/09/2026 | | 001-000-124 | 15.75 |
| | INV0088269 | | Invoice | 01/09/2026 | | 001-000-124 | 15.75 |
| | INV0088370 | | Invoice | 01/23/2026 | | 001-000-124 | 15.75 |
| | INV0088371 | | Invoice | 01/23/2026 | | 001-000-124 | 15.75 |
| | INV0088372 | | Invoice | 01/23/2026 | | 001-000-124 | 15.75 |
| | INV0088373 | | Invoice | 01/23/2026 | | 001-000-124 | 15.75 |
| | INV0088374 | | Invoice | 01/23/2026 | | 001-000-124 | 15.75 |
| | INV0088375 | | Invoice | 01/23/2026 | | 001-000-124 | 15.75 |
| | INV0088376 | | Invoice | 01/23/2026 | | 001-000-124 | 15.75 |
| | INV0088377 | | Invoice | 01/23/2026 | | 001-000-124 | 15.75 |
| | INV0088378 | | Invoice | 01/23/2026 | | 001-000-124 | 15.75 |
| | INV0088379 | | Invoice | 01/23/2026 | | 001-000-124 | 15.75 |
| | INV0088380 | | Invoice | 01/23/2026 | | 001-000-124 | 15.75 |
| | INV0088381 | | Invoice | 01/23/2026 | | 001-000-124 | 15.75 |
| | INV0088382 | | Invoice | 01/23/2026 | | 001-000-124 | 15.75 |
| | INV0088383 | | Invoice | 01/23/2026 | | 001-000-124 | 15.75 |
| 03055 | TORRI PARKER MARTIN | DKT0041736 | | | | | 2,570.00 |
| | INV0088207 | | Invoice | 01/09/2026 | | 001-000-125 | 125.00 |
| | INV0088208 | | Invoice | 01/09/2026 | | 001-000-125 | 1,260.00 |
| | INV0088321 | | Invoice | 01/23/2026 | | 001-000-125 | 125.00 |
| | INV0088322 | | Invoice | 01/23/2026 | | 001-000-125 | 1,060.00 |
| 01597 | U S POST OFFICE - BYRAM | DKT0041737 | | | | | 4.00 |
| | 01232026 | RATE INCREASE FOR P.O. BOX 720222 | Invoice | 01/23/2026 | RATE INCREASE FOR P.O. BOX 720222 | 001-195-608 | 4.00 |
| Total Claims: 8 | | | | | | Total Payment Amount: | 7,993.30 |



City of Byram, MS

Docket of Claims Register

APPKT009464 - END OF MONTH 01/30/2026 (AP AUTOMATION SEWER)

By Docket/Claim Number

| Vendor # | Vendor Name | Payable Number | Docket/Claim # | Payable Description | Payable Type | Payable Date | Item Description | Account Number | Payment Amount |
|----------|-------------|----------------|----------------|-----------------------------------|--------------|--------------|-----------------------------------|------------------------|---------------------------------------|
| | | | | | | | | | Distribution Amount |
| 0005 | ENTERGY | 10020781629 | DKT0041738 | COLLECTIVE BILL (SEWER) #10201798 | Invoice | 01/16/2026 | COLLECTIVE BILL (SEWER) #10201798 | 400-700-632 | 7,537.84 |
| | | | | | | | | Total Claims: 1 | Total Payment Amount: 7,537.84 |



City of Byram, MS

Docket of Claims Register

APPKT009465 - END OF MONTH 01/30/2026 (AP AUTOMATION)

By Docket/Claim Number

| Vendor # | Vendor Name | Payable Number | Docket/Claim # | Payable Description | Payable Type | Payable Date | Item Description | Account Number | Payment Amount Distribution Amount |
|----------|---------------|----------------|----------------|---|--------------|--------------|-------------------------------------|------------------------|-------------------------------------|
| 0005 | ENTERGY | 185008422624 | DKT0041739 | ACCT # 200404150 (STATION 2) 12/12, Invoice | | 01/20/2026 | ACCT # 200404150 (STATION 2) 12/12, | 001-260-630 | 698.99 |
| 02855 | JXN WATER INC | FD01142026 | DKT0041740 | ACCT # 1836400000 (12/08/2025 - 01, Invoice | | 01/14/2026 | ACCT # 1836400000 (12/08/2025 - 01, | 001-260-630 | 33.35 |
| | | | | | | | | Total Claims: 2 | Total Payment Amount: 732.34 |



City of Byram, MS

Docket of Claims Register

APPKT009474 - ARTHUR J GALLAGHER

By Docket/Claim Number

| Vendor # | Vendor Name | Payable Number | Docket/Claim # | Payable Description | Payable Type | Payable Date | Item Description | Account Number | Payment Amount Distribution Amount |
|------------------------|--------------------------|----------------|----------------|---------------------------------------|--------------|--------------|---------------------------------------|------------------------------|------------------------------------|
| 03273 | ARTHUR J GALLAGHER & CO. | 12152025 | DKT0041741 | 2026 GEN LIABILITY, PUBL OFFICIALS, I | Invoice | 12/15/2025 | 2026 GEN LIABILITY, PUBL OFFICIALS, I | 001-100-625 | 5,479.68 |
| | | | | | | | | 001-110-625 | 3,914.06 |
| | | | | | | | | 001-120-625 | 782.81 |
| | | | | | | | | 001-140-625 | 3,914.06 |
| | | | | | | | | 001-190-625 | 782.81 |
| | | | | | | | | 001-190-625 | 782.81 |
| | | | | | | | | 001-200-625 | 32,095.26 |
| | | | | | | | | 001-260-625 | 25,049.96 |
| | | | | | | | | 001-280-625 | 1,565.62 |
| | | | | | | | | 001-301-625 | 6,262.49 |
| | | | | | | | | 001-550-625 | 782.81 |
| | | | | | | | | 400-700-625 | 1,565.62 |
| Total Claims: 1 | | | | | | | | Total Payment Amount: | 82,977.99 |



City of Byram, MS

Docket of Claims Register

APPKT009466 - 1ST A/P 02/13/2026 (AP AUTOMATION)

By Docket/Claim Number

| Vendor # | Vendor Name | Docket/Claim # | Payable Description | Payable Type | Payable Date | Item Description | Account Number | Payment Amount Distribution Amount |
|----------|---|----------------|--|---|--|--|---|--|
| 02494 | AD&S, INC. 2026011605 | DKT0041765 | TONER CARTRIDGE | Invoice | 01/16/2026 | TONER CARTRIDGE | 001-200-575 | 395.00 395.00 |
| 02047 | AMAZON CAPITAL SERVICES 11JV-HHVJ-6QKV 14L7-X7TM-P4V9 1FLP-QQH7-YFKG 1J97-KVWV-FRLX 1K4Q-99FR-T1PM 1N3Q-WTFQ-QDLR 1YW4-GPGP-PQ9V | DKT0041766 | HEATER HOSE NOZZLES, VOLTAGE DETECTOR, E TONER CARTRIDGE TONER TRASH GRABBER REACHER TOOL (2) LASER CHECKS PAPER CLIPS, OFFICE STAMP, DESK CAL | Invoice Invoice Invoice Invoice Invoice Invoice Invoice | 01/28/2026 01/26/2026 01/30/2026 01/16/2026 01/26/2026 01/30/2026 01/12/2026 | HEATER HOSE NOZZLES, VOLTAGE DETECTOR, E TONER CARTRIDGE TONER TRASH GRABBER REACHER TOOL (2) LASER CHECKS PAPER CLIPS, OFFICE STAMP, DESK CAL | 001-110-559 001-260-545 001-195-500 001-260-500 001-301-505 001-195-500 001-200-500 | 1,114.34 49.98 610.38 25.99 128.99 79.98 57.98 161.04 |
| 00161 | AT & T 1452770118 | DKT0041767 | ACCT# 8310012904295 (CIRCUIT) 01/2 | Invoice | 01/29/2026 | ACCT# 8310012904295 (CIRCUIT) 01/2 | 001-200-605 | 237.92 237.92 |
| 00042 | AT&T 01232026 | DKT0041768 | ACCT # 601 M31-3923 001 0598 (01/2 | Invoice | 01/23/2026 | ACCT # 601 M31-3923 001 0598 (01/2 | 001-200-605 | 284.00 284.00 |
| 00611 | BARNETT'S BODY SHOP 77970 79008 79022 | DKT0041769 | OIL CHANGE SPARK PLUG & IGITION COIL REPLACED MOUNT & BALANCE (4 TIRES) | Invoice Invoice Invoice | 01/28/2026 01/21/2026 01/29/2026 | OIL CHANGE SPARK PLUG & IGITION COIL REPLACED MOUNT & BALANCE (4 TIRES) | 001-200-570 001-200-570 001-301-570 | 1,177.90 59.00 1,018.90 100.00 |
| 00254 | CENTRAL PIPE SUPPLY S100439125.001 S100440054.001 | DKT0041770 | PALLETS VALVE BOX RISERS, LIDS | Invoice Invoice | 01/14/2026 01/22/2026 | PALLETS VALVE BOX RISERS, LIDS | 001-301-572 001-301-576 | 2,316.87 1,985.00 331.87 |
| 01197 | CINTAS CORPORATION #210 4256804138 4257537053 4258249405 | DKT0041771 | UNIFORM RENTAL UNIFORM RENTAL UNIFORM RENTALS | Invoice Invoice Invoice | 01/19/2026 01/26/2026 02/02/2026 | UNIFORM RENTAL UNIFORM RENTAL UNIFORM RENTALS | 001-301-535 001-550-535 001-301-535 001-550-535 001-301-535 001-550-535 | 80.34 21.46 5.32 21.46 5.32 21.46 5.32 |
| 00052 | COMCAST PW01282026 | DKT0041772 | ACCT # 8396 41 046 0073014 (02/03/2 | Invoice | 01/28/2026 | ACCT # 8396 41 046 0073014 (02/03/2 | 001-301-605 400-700-605 | 162.04 81.02 81.02 |
| 00052 | COMCAST CH01182026 | DKT0041773 | ACCT # 8396 41 043 0118550 (01/22/2 | Invoice | 01/18/2026 | ACCT # 8396 41 043 0118550 (01/22/2 | 001-195-605 | 125.57 125.57 |

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Docket of Claims Register

| Vendor # | Vendor Name Payable Number | Docket/Claim # Payable Description | Payable Type | Payable Date | Item Description | Account Number | Payment Amount Distribution Amount |
|----------|---|--|--------------------|--------------------------|--|---|---------------------------------------|
| 00052 | COMCAST PD01232026 | DKT0041774 ACCT # 8396 41 046 0063338 (01/24/2026) | Invoice | 01/23/2026 | ACCT # 8396 41 046 0063338 (01/24/2026) | 001-200-605 | 336.14 336.14 |
| 00052 | COMCAST CH12192025 | DKT0041775 ACCT # 8396 41 043 0118550 (12/22/2025) | Invoice | 12/19/2025 | AACT # 8396 41 043 0118550 (12/22/2025) | 001-195-605 | 125.57 125.57 |
| 00483 | COVINGTON SALES & SERVICES, 104234 | DKT0041776 100 AMP STARTER, FREIGHT | Invoice | 01/14/2026 | 100 AMP STARTER, FREIGHT | 001-301-575 | 97.81 97.81 |
| 00054 | CUSTOM PRODUCTS CORPORATI INV43343 INV43526 | DKT0041777 POST ROUND, SIGN PANEL SIGNS - DEAD END & NO OUTLET | Invoice Invoice | 01/28/2026 01/30/2026 | POST ROUND, SIGN PANEL SIGNS - DEAD END & NO OUTLET | 001-301-542 001-301-542 | 200.32 124.94 75.38 |
| 02733 | DIRECT AUTO PARTS 0000371 | DKT0041778 REPAIRS & MAINTENANCE / POLARIS U | Invoice | 01/21/2026 | REPAIRS & MAINTENANCE / POLARIS U | 001-260-559 | 470.00 470.00 |
| 00018 | ELLIOTT SECURITY & ELECTRONIC 27254 | DKT0041779 MONTHLY MONITORING | Invoice | 02/01/2026 | MONTHLY MONITORING | 001-195-605 001-301-605 400-700-605 | 102.00 45.90 28.05 28.05 |
| 0005 | ENTERGY 10020804117 | DKT0041780 COLLECTIVE BILL (DAVIS ROAD PARK) # | Invoice | 01/26/2026 | COLLECTIVE BILL (DAVIS ROAD PARK) # | 001-550-630 | 851.60 851.60 |
| 0005 | ENTERGY 165008320002 | DKT0041781 ACCT#197777121 (WELCOME SIGN) 1: | Invoice | 01/27/2026 | ACCT#197777121 (WELCOME SIGN) 1: | 001-550-630 | 50.03 50.03 |
| 0005 | ENTERGY 10020781628 | DKT0041782 COLLECTIVE BILL (TRAFFIC SIGNALS) # | Invoice | 01/16/2026 | COLLECTIVE BILL (TRAFFIC SIGNALS) # | 001-301-631 | 622.38 622.38 |
| 0005 | ENTERGY 365005549979 | DKT0041783 ACCT# 104018296 (STREETLIGHTS) 12, | Invoice | 01/26/2026 | ACCT# 104018296 (STREETLIGHTS) 12, | 001-301-631 | 6,875.66 6,875.66 |
| 03046 | FLAGSTAR PUBLIC FUNDING COR 500399001011426 | DKT0041784 LOAN PAYMENT # 500399001 (FIRE ST, | Invoice | 01/14/2026 | LOAN PAYMENT # 500399001 (FIRE ST, | 001-260-820 001-260-830 | 167,609.13 125,000.00 42,609.13 |

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Docket of Claims Register

APPKT009466 - 1ST A/P 02/13/2026 (AP AUTOMATION)

| Vendor # | Vendor Name | Docket/Claim # | Payable Type | Payable Date | Item Description | Account Number | Payment Amount |
|----------|-----------------------------|-------------------------------------|--------------|--------------|-------------------------------------|----------------|---------------------|
| | Payable Number | Payable Description | | | | | Distribution Amount |
| 00058 | FLEETCOR TECHNOLOGIES OPER. | DKT0041785 | | | | | 9,128.60 |
| | NP69847735 | VEHICLE FUEL FOR 01/12/2026 - 01/18 | Invoice | 01/19/2026 | VEHICLE FUEL FOR 01/12/2026 - 01/18 | 001-190-525 | 47.32 |
| | | | | | | 001-200-525 | 2,131.03 |
| | | | | | | 001-260-525 | 277.27 |
| | | | | | | 001-280-525 | 98.98 |
| | | | | | | 001-301-525 | 316.93 |
| | | | | | | 001-550-525 | 106.19 |
| | NP69879297 | VEHICLE FUEL FOR 01/19/2026 - 01/25 | Invoice | 01/26/2026 | VEHICLE FUEL FOR 01/19/2026 - 01/25 | 001-190-525 | 43.04 |
| | | | | | | 001-200-525 | 2,033.70 |
| | | | | | | 001-260-525 | 346.74 |
| | | | | | | 001-280-525 | 45.82 |
| | | | | | | 001-301-525 | 319.06 |
| | | | | | | 001-550-525 | 279.68 |
| | | | | | | 400-700-525 | 153.90 |
| | NP69937651 | VEHICLE FUEL FOR 01/26/2026 - 02/01 | Invoice | 02/02/2026 | VEHICLE FUEL FOR 01/26/2026 - 02/01 | 001-190-525 | 39.06 |
| | | | | | | 001-200-525 | 1,900.39 |
| | | | | | | 001-260-525 | 307.93 |
| | | | | | | 001-280-525 | 83.35 |
| | | | | | | 001-301-525 | 448.78 |
| | | | | | | 400-700-525 | 149.43 |
| 01572 | GREEN EARTH PRODUCTS, INC | DKT0041786 | | | | | 478.30 |
| | 53314 | PRESSURE WASHER REPAIR | Invoice | 01/15/2026 | PRESSURE WASHER REPAIR | 001-301-559 | 478.30 |
| 00090 | HOME DEPOT CREDIT SERVICES | DKT0041787 | | | | | 477.21 |
| | 5294414 | REFRIGERATOR, MISCELLANEOUS TOC | Invoice | 01/21/2026 | REFRIGERATOR, MISCELLANEOUS TOC | 001-301-504 | 128.21 |
| | | | | | | 001-301-530 | 174.50 |
| | | | | | | 400-700-530 | 174.50 |
| 00301 | JACKSON COMMUNICATIONS | DKT0041788 | | | | | 2,400.00 |
| | 2454 | SMART RADIO BATTERIES (15) | Invoice | 01/21/2026 | SMART RADIO BATTERIES (15) | 001-260-545 | 2,400.00 |
| 00069 | JACKSON PAPER | DKT0041789 | | | | | 413.86 |
| | 1439978 | TISSUE, CENTERPULL PAPER TOWELS, | Invoice | 01/12/2026 | TISSUE, CENTERPULL PAPER TOWELS, | 001-301-505 | 107.68 |
| | 1440455 | CENTERPULL/KITCHEN PAPERTOWELS, | Invoice | 01/19/2026 | CENTERPULL/KITCHEN PAPERTOWELS, | 001-260-510 | 306.18 |
| 00264 | KENTWOOD SPRINGS | DKT0041790 | | | | | 71.95 |
| | 12083768 020126 | PD WATER | Invoice | 02/01/2026 | PD WATER | 001-200-505 | 71.95 |
| 00406 | LEWIS ELECTRIC | DKT0041791 | | | | | 750.00 |
| | M2026.04 | TERRY RD @ GARY RD SIGNAL IN FLAS | Invoice | 01/13/2026 | TERRY RD @ GARY RD SIGNAL IN FLAS | 001-301-573 | 750.00 |
| 02419 | MCMaster & ASSOCIATES, INC. | DKT0041792 | | | | | 2,160.00 |
| | 3472-INV. 1 | PROFESSIONAL SERVICES THROUGH 1: | Invoice | 01/28/2026 | PROFESSIONAL SERVICES THROUGH 1: | 001-195-602 | 720.00 |
| | 3486-INV. 1 | PROFESSIONAL SERVICES THROUGH 0: | Invoice | 01/28/2026 | PROFESSIONAL SERVICES THROUGH 0: | 001-195-602 | 800.00 |
| | 35800-INV. 1 | PROFESSIONAL SRVICES THROUGH 01, | Invoice | 01/28/2026 | PROFESSIONAL SRVICES THROUGH 01, | 001-195-602 | 640.00 |

Docket of Claims Register

APPKT009466 - 1ST A/P 02/13/2026 (AP AUTOMATION)

| Vendor # | Vendor Name | Docket/Claim # | Payable Type | Payable Date | Item Description | Account Number | Payment Amount |
|----------|-------------------------------|--|--------------|--------------|--|----------------|---------------------|
| | Payable Number | Payable Description | | | | | Distribution Amount |
| 00076 | MID SOUTH UNIFORM & SUPPLY | DKT0041793 | | | | | 278.00 |
| | 664812 | WORK BOOTS FOR C MCNULTY & C IRV | Invoice | 01/27/2026 | WORK BOOTS FOR C MCNULTY & C IRV | 001-260-535 | 278.00 |
| 03255 | MULTI SERVICE TECHNOLOGY SC | DKT0041794 | | | | | 202.08 |
| | 3531B24F | USB (2), PAGE PROTECTORS, DIVIDERS | Invoice | 01/16/2026 | USB (2), PAGE PROTECTORS, DIVIDERS | 001-200-500 | 146.56 |
| | 532D1997 | BINDERS (4) | Invoice | 01/21/2026 | BINDERS (4) | 001-200-500 | 55.52 |
| 00096 | O'REILLY AUTOMOTIVE STORES, | DKT0041795 | | | | | 129.12 |
| | 1676-323342 | WIPER BLADES | Invoice | 01/16/2026 | WIPER BLADES | 001-200-570 | 30.78 |
| | 1676-324147 | WIPER BLADES | Invoice | 01/21/2026 | WIPER BLADES | 001-200-570 | 22.20 |
| | 1676-324812 | MINI BULB | Invoice | 01/26/2026 | MINI BULB | 001-280-570 | 4.59 |
| | 1676-324894 | WIPER BLADES | Invoice | 01/27/2026 | WIPER BLADES | 001-200-570 | 22.20 |
| | 1676-325363 | FLOOR MATS | Invoice | 01/30/2026 | FLOOR MATS | 001-301-570 | 39.99 |
| | 1676-326021 | CAPSULE | Invoice | 02/03/2026 | CAPSULE | 001-301-570 | 9.36 |
| 01317 | PAY PROS OF MS, INC | DKT0041796 | | | | | 319.00 |
| | 1_31_2026 | TIME CLOCK LEASE FOR JANUARY | Invoice | 01/23/2026 | TIME CLOCK LEASE FOR JANUARY | 001-195-650 | 319.00 |
| 03137 | QUADIENT LEASING USA, INC. | DKT0041797 | | | | | 265.50 |
| | Q2206602 | LEASE PAYMENT 03/01/2026 - 05/31/26 | Invoice | 01/28/2026 | LEASE PAYMENT 03/01/2026 - 05/31/26 | 001-195-681 | 265.50 |
| 02782 | RAYNER'S AUTOMOTIVE AND RE | DKT0041798 | | | | | 120.00 |
| | 162 | R & I THROTTLE BODY | Invoice | 02/02/2026 | R & I THROTTLE BODY | 001-280-570 | 120.00 |
| 00089 | REVELL HARDWARE | DKT0041799 | | | | | 26.92 |
| | 203234/4 | DOUBLE CUT KEY | Invoice | 01/27/2026 | DOUBLE CUT KEY | 001-200-505 | 5.99 |
| | 203254/4 | BRASS CHAIN, SPLIT RING | Invoice | 01/28/2026 | BRASS CHAIN, SPLIT RING | 001-200-505 | 6.94 |
| | 203345/4 | CABLE TIE, SILICON | Invoice | 02/03/2026 | CABLE TIE, SILICON | 001-550-505 | 13.99 |
| 00901 | ROBERT J YOUNG COMPANY INC | DKT0041800 | | | | | 1,746.26 |
| | INV7788716 | CH BLACK & WHITE /COLOR COPIES 1C | Invoice | 11/14/2025 | CH BLACK & WHITE /COLOR COPIES 1C | 001-100-500 | 38.91 |
| | | | | | | 001-110-500 | 0.84 |
| | | | | | | 001-140-500 | 235.14 |
| | | | | | | 001-195-500 | 7.11 |
| | INV7788717 | PW COPIER RENTAL 10/15/2025 - 11/1 | Invoice | 11/14/2025 | PW COPIER RENTAL 10/15/2025 - 11/1 | 001-190-650 | 43.86 |
| | | | | | | 001-280-650 | 43.86 |
| | | | | | | 001-301-650 | 85.14 |
| | | | | | | 400-700-650 | 85.14 |
| | INV7892414 | PD RECORDS 01/01/2026 - 01/31/2026 | Invoice | 01/27/2026 | PD RECORDS 01/01/2026 - 01/31/2026 | 001-200-650 | 224.92 |
| | INV7892415 | COURT COPIES 01/01/2026 - 01/31/2026 | Invoice | 01/27/2026 | COURT COPIES 01/01/2026 - 01/31/2026 | 001-110-650 | 213.75 |
| | INV7892415-2 | COURT OVERAGES 02/01/2025 - 01/31/2026 | Invoice | 01/27/2026 | COURT OVERAGES 02/01/2025 - 01/31/2026 | 001-110-650 | 605.59 |
| | INV7892416 | PD CID COPIES 01/01/2026 - 01/31/2026 | Invoice | 01/27/2026 | PD CID COPIES 01/01/2026 - 01/31/2026 | 001-200-650 | 80.50 |
| | INV7892417 | PD SERGEANT'S OFFICE 01/01/2026 - 01/31/2026 | Invoice | 01/27/2026 | PD SERGEANT'S OFFICE 01/01/2026 - 01/31/2026 | 001-200-650 | 81.50 |
| 01618 | SHRED IT USA | DKT0041801 | | | | | 98.31 |
| | 8013346814 | CUSTOMER # 1000683311 (PD RECYCL | Invoice | 01/31/2026 | CUSTOMER # 1000683311 (PD RECYCL | 001-200-650 | 98.31 |
| 03106 | SOUTHERN BILLING SERVICES LLC | DKT0041802 | | | | | 247.57 |
| | 200013 | STC INTERNET SERVICES, VOICE IP SER | Invoice | 02/01/2026 | STC INTERNET SERVICES, VOICE IP SER | 001-260-630 | 247.57 |

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Docket of Claims Register

| Vendor # | Vendor Name | Docket/Claim # | Payable Type | Payable Date | Item Description | Account Number | Payment Amount |
|-------------------------|------------------------------|------------------------------------|--------------|--------------|------------------------------------|------------------------------|---------------------|
| Vendor # | Payable Number | Payable Description | | | | | Distribution Amount |
| 02366 | SUDDEN SERVICE, INC | DKT0041803 | | | | | 167.00 |
| | 03398125 | PLANNED MAINTENANCE ON GENERA | Invoice | 08/22/2025 | PLANNED MAINTENANCE ON GENERA | 001-260-650 | 620.00 |
| | 03460788 | CREDIT - BILLED 2X IN ERROR | Credit Memo | 12/26/2025 | CREDIT - BILLED 2X IN ERROR | 001-260-650 | -620.00 |
| | 03474758 | MAINTENANCE ON A/C UNIT @ POLIC | Invoice | 01/28/2026 | MAINTENANCE ON A/C UNIT @ POLIC | 001-200-650 | 167.00 |
| 02641 | THE ATTORNEY GENERAL'S OFFIK | DKT0041804 | | | | | 985.00 |
| | 01312026 | BYRAM MUNICIPAL COURT - CRIME VI | Invoice | 01/31/2026 | BYRAM MUNICIPAL COURT - CRIME VI | 001-000-112 | 985.00 |
| 00194 | THE SOUTHERN CONNECTION, LI | DKT0041805 | | | | | 379.94 |
| | 37668 | CID SHIRTS AND PANTS FOR T. JOHNSC | Invoice | 01/23/2026 | CID SHIRTS AND PANTS FOR T. JOHNSC | 001-200-535 | 379.94 |
| 00340 | THORNTON, MELVIN G | DKT0041806 | | | | | 204.76 |
| | 88607 | OIL CHANGE | Invoice | 09/18/2025 | OIL CHANGE | 001-200-570 | 44.94 |
| | 88891 | OIL CHANGE & LUBE | Invoice | 11/04/2025 | OIL CHANGE & LUBE | 001-200-570 | 44.94 |
| | 88960 | OIL CHANGE & LUBE | Invoice | 11/13/2025 | OIL CHANGE & LUBE | 001-200-570 | 44.94 |
| | 89000 | OIL CHANGE & LUBE | Invoice | 11/19/2025 | OIL CHANGE & LUBE | 001-200-570 | 44.94 |
| | 89288 | TIRE REPAIR | Invoice | 01/14/2026 | TIRE REPAIR | 001-301-570 | 25.00 |
| 01940 | TIRE HUB | DKT0041807 | | | | | 782.84 |
| | 56250774 | 4 TIRES | Invoice | 01/28/2026 | 4 TIRES | 001-301-570 | 647.84 |
| | 5998545 | TIRE (1) FOR VEHICLE # 19-04 | Invoice | 01/15/2026 | TIRE (1) FOR VEHICLE # 19-04 | 001-200-570 | 135.00 |
| 00091 | TYLER TECHNOLOGIES, INC | DKT0041808 | | | | | 1,500.00 |
| | CI100-00251470 | SOFTWARE 03/01/2026 - 02/28/2027 | Invoice | 01/31/2026 | SOFTWARE 03/01/2026 - 02/28/2027 | 001-140-650 | 1,500.00 |
| 01216 | WRIGHT NATIONALFLOOD INSUF | DKT0041809 | | | | | 6,623.00 |
| | FD01222026 | FLOOD INSURANCE RENEWAL | Invoice | 01/22/2026 | FLOOD INSURANCE RENEWAL | 001-260-625 | 6,623.00 |
| Total Claims: 45 | | | | | | Total Payment Amount: | 213,189.84 |



City of Byram, MS

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Docket of Claims Register

APPKT009467 - 1ST A/P 02/13/2026 (AP AUTOMATION SEWER)

By Docket/Claim Number

| Vendor # | Vendor Name | Payable Number | Payable Description | Payable Type | Payable Date | Item Description | Account Number | Payment Amount |
|------------------------|---------------------------------|------------------|-----------------------------------|--------------|--------------|-----------------------------------|------------------------------|---------------------|
| | | | | | | | | Distribution Amount |
| 02047 | AMAZON CAPITAL SERVICES | 1GR4-Q1M4-4KND | BOOTFOOT CHEST WADERS (3) | Invoice | 01/28/2026 | BOOTFOOT CHEST WADERS (3) | 400-700-505 | 201.97 |
| | | 1H37-G9L3-T7JK | ANNUAL CALENDAR 2026 | Invoice | 01/20/2026 | ANNUAL CALENDAR 2026 | 400-700-500 | 47.88 |
| 01616 | FLUID PROCESS & PUMPS, LLC | 0031259 | NEW CONTROL PANEL FOR SEWER PUMPS | Invoice | 01/22/2026 | NEW CONTROL PANEL FOR SEWER PUMPS | 400-700-916 | 4,725.00 |
| | | 0031260 | SEWER PUMP @ ROBINSON ESTATES | Invoice | 01/22/2026 | SEWER PUMP @ ROBINSON ESTATES | 400-700-916 | 10,993.00 |
| | | 0031264 | PUMP REPLACEMENT @ S. RIDGE ROAD | Invoice | 01/22/2026 | PUMP REPLACEMENT @ S. RIDGE ROAD | 400-700-556 | 4,289.00 |
| | | 0031300 | FLOATS FOR SEWER PUMPS | Invoice | 01/29/2026 | FLOATS FOR SEWER PUMPS | 400-700-556 | 627.00 |
| 02154 | HIGH TIDE TECHNOLOGIES, LLC | 11451 | ANNUAL COMMUNICATIONS | Invoice | 01/23/2026 | ANNUAL COMMUNICATIONS | 400-700-650 | 250.00 |
| | | 11622 | ANNUAL RENEWAL OCT 25 - SEPT 26 | Invoice | 01/26/2026 | ANNUAL RENEWAL OCT25 - SEPT 26 | 400-700-650 | 1,240.00 |
| | | 11867 | ANNUAL COMMUNICATION LAGOON | Invoice | 01/31/2026 | ANNUAL COMMUNICATION LAGOON | 400-700-650 | 400.00 |
| 00089 | REVELL HARDWARE | 203163/4 | GORILLA TAPE, PIPE INSULATION | Invoice | 01/22/2026 | GORILLA TAPE, PIPE INSULATION | 400-700-505 | 42.26 |
| 01909 | TRANSUNION RISK AND ALTERNATIVE | 4845521-202601-1 | SEWER COLLECTIONS 01/01/2026 - 01 | Invoice | 02/01/2026 | SEWER COLLECTIONS 01/01/2026 - 01 | 400-700-681 | 100.00 |
| Total Claims: 5 | | | | | | | Total Payment Amount: | 22,916.11 |



City of Byram, MS

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Docket of Claims Register

APPKT009468 - 1ST A/P 02/13/2026 (IN HOUSE)

By Docket/Claim Number

| Vendor # | Vendor Name Payable Number | Docket/Claim # Payable Description | Payable Type | Payable Date | Item Description | Account Number | Payment Amount Distribution Amount |
|----------|--|---|--------------|--------------|-------------------------------------|----------------------------|---------------------------------------|
| 00048 | CENTERPOINT ENERGY PW02032026 | DKT0041742 ACCT# 9314167-9 (PUBLIC WORKS) 12 | Invoice | 02/03/2026 | ACCT# 9314167-9 (PUBLIC WORKS) 12 | 001-301-630 400-700-630 | 55.56 27.78 27.78 |
| 00048 | CENTERPOINT ENERGY CH02032026 | DKT0041743 ACCT # 10679376-3 (GENERATOR) 12/ | Invoice | 02/03/2026 | ACCT # 10679376-3 (GENERATOR) 12/ | 001-195-630 | 58.82 58.82 |
| 00048 | CENTERPOINT ENERGY PD02032026 | DKT0041744 ACCT # 6402101524-9 (POLICE) 12/30, | Invoice | 02/03/2026 | ACCT # 6402101524-9 (POLICE) 12/30, | 001-200-630 | 72.96 72.96 |
| 00048 | CENTERPOINT ENERGY FD02032026 | DKT0041745 ACCT # 6400010056-6 (FIRE) 12/30/20 | Invoice | 02/03/2026 | ACCT # 6400010056-6 (FIRE) 12/30/20 | 001-260-630 | 134.90 134.90 |
| 00048 | CENTERPOINT ENERGY PD02032026-1 | DKT0041746 ACCT # 8751379-2 (POLICE) 12/30/20 | Invoice | 02/03/2026 | ACCT # 8751379-2 (POLICE) 12/30/20 | 001-200-630 | 220.78 220.78 |
| 00048 | CENTERPOINT ENERGY PW02032026-1 | DKT0041747 ACCT # 11826065-2 (GENERATOR) 12/ | Invoice | 02/03/2026 | ACCT # 11826065-2 (GENERATOR) 12/ | 400-700-630 | 65.34 65.34 |
| 00252 | DEPARTMENT OF FINANCE AND DEC2025 | DKT0041748 COURT ASSESSMENT/FINE SETTLEMEN | Invoice | 12/31/2025 | COURT ASSESSMENT/FINE SETTLEMEN | 001-000-105 | 22,553.25 22,553.25 |
| 00252 | DEPARTMENT OF FINANCE AND JAN2026 | DKT0041749 COURT ASSESSMENT / FINE SETTLEME | Invoice | 02/03/2026 | COURT ASSESSMENT / FINE SETTLEME | 001-000-105 | 34,888.71 34,888.71 |
| 00252 | DEPARTMENT OF FINANCE AND NOV2025 | DKT0041750 COURT ASSESSMENT/FINE SETTLEMEN | Invoice | 11/30/2025 | COURT ASSESSMENT/FINE SETTLEMEN | 001-000-105 | 19,576.70 19,576.70 |
| 00361 | DPS CRIME LAB 90169985 | DKT0041751 ANALYTICAL FEES | Invoice | 01/08/2026 | ANALYTICAL FEES | 001-200-614 | 300.00 300.00 |
| 01247 | HAWKINS, THAD R R112625A | DKT0041752 APPRAISAL FEE LAKE DOCKERY, AMTO' | Invoice | 01/23/2026 | APPRAISAL FEE LAKE DOCKERY, AMTO' | 001-195-601 | 650.00 650.00 |
| 02779 | MS BUREAU OF INVESTIGATION CH02022026 | DKT0041753 BACKGROUND CHECK - BARNES, KYAR | Invoice | 02/02/2026 | BACKGROUND CHECK - BARNES, KYAR | 001-140-681 | 32.00 32.00 |
| 00649 | MS DEPARTMENT OF PUBLIC SAF NOV2025-1 | DKT0041754 CRIME STOPPERS | Invoice | 11/30/2025 | CRIME STOPPERS | 001-000-104 | 263.80 263.80 |
| 00649 | MS DEPARTMENT OF PUBLIC SAF OCT2025-1 | DKT0041755 CRIME STOPPERS | Invoice | 10/31/2025 | CRIME STOPPERS | 001-000-104 | 352.00 352.00 |
| 00649 | MS DEPARTMENT OF PUBLIC SAF DEC2025-2 | DKT0041756 DUI OFFENSES / NON-ADJUDICAITON | Invoice | 12/01/2025 | DUI OFFENSES / NON-ADJUDICAITON | 001-000-111 | 987.00 987.00 |

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Docket of Claims Register

APPKT009468 - 1ST A/P 02/13/2026 (IN HOUSE)

| Vendor # | Vendor Name | Docket/Claim # | Payable Type | Payable Date | Item Description | Account Number | Payment Amount |
|-------------------------|-----------------------------|-------------------------------------|--------------|--------------|-------------------------------------|------------------------------|---------------------|
| | Payable Number | Payable Description | | | | | Distribution Amount |
| 00649 | MS DEPARTMENT OF PUBLIC SAF | DKT0041757 | | | | | 940.50 |
| | JAN2026-2 | DUI OFFENSES / NON-ADJUDICATION | Invoice | 01/31/2026 | DUI OFFENSES / NON-ADJUDICATION | 001-000-111 | 940.50 |
| 00649 | MS DEPARTMENT OF PUBLIC SAF | DKT0041758 | | | | | 306.00 |
| | DEC2025-1 | CRIME STOPPERS | Invoice | 12/31/2025 | CRIME STOPPERS | 001-000-104 | 306.00 |
| 00649 | MS DEPARTMENT OF PUBLIC SAF | DKT0041759 | | | | | 492.00 |
| | JAN2026-1 | CRIME STOPPERS | Invoice | 02/03/2026 | CRIME STOPPERS | 001-000-104 | 492.00 |
| 02096 | MS DEPT OF REVENUE MOTOR V | DKT0041760 | | | | | 29.50 |
| | 02022026 | TAG FOR 2019 DODGE DURANGO (UNI | Invoice | 02/02/2026 | TAG FOR 2019 DODGE DURANGO (UNI | 001-200-696 | 14.75 |
| | 02042026 | TAG FOR 2025 DODGE RAM (UNMARK | Invoice | 02/04/2026 | TAG FOR 2025 DODGE RAM (UNMARK | 001-200-696 | 14.75 |
| 02447 | MS SUPREME COURT | DKT0041761 | | | | | 39.20 |
| | 01302026 | CHRISTY JORDAN WALKER (CW0417) 1 | Invoice | 01/30/2026 | CHRISTY JORDAN WALKER (CW0417) 1 | 001-110-681 | 39.20 |
| 03323 | THOMAS, KERISHA | DKT0041762 | | | | | 1,000.00 |
| | 01282026 | RESTITUTION | Invoice | 01/28/2026 | RESTITUTION | 001-000-108 | 500.00 |
| | 02042026 | RESTITUTION FOR CASE NO. 25-2509 | Invoice | 02/04/2026 | RESTITUTION FOR CASE NO. 25-2509 | 001-000-108 | 500.00 |
| 02198 | WILLIAMS SCOTSMAN, INC | DKT0041763 | | | | | 3,953.25 |
| | 9025550964 | LIBRARY - BLDG RENT 02/06/2026 - 03 | Invoice | 02/06/2026 | LIBRARY - BLDG RENT 02/06/2026 - 03 | 001-195-688 | 3,953.25 |
| 02947 | WM CORPORATE SERVICES, INC. | DKT0041764 | | | | | 12.91 |
| | 3294787-0078-7 | ADDITIONAL 96 GALLON TOTER | Invoice | 01/21/2026 | ADDITIONAL 96 GALLON TOTER | 001-260-685 | 12.91 |
| Total Claims: 23 | | | | | | Total Payment Amount: | 86,985.18 |

LEASE

By and Between

FLEET MORRIS PETROLEUM, INC.

“Landlord”

and

THE CITY OF BYRAM, MISSISSIPPI

“Tenant”

for improved real property

___ Siwell Road, Byram, MS 39056

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LEASE

THIS LEASE, effective _____, 2026 (“the Effective Date”), is made by and between FLEET MORRIS PETROLEUM, INC., a Mississippi corporation (hereinafter “Landlord”), and THE CITY OF BYRAM, MISSISSIPPI, a Mississippi municipal corporation (hereinafter “Tenant”).

1. PREMISES. Landlord hereby leases to Tenant, and Tenant leases from Landlord, under the terms and conditions set forth herein, that certain improved real property located at _____ Siwell Road, City of Byram, County of Hinds, State of Mississippi, more particularly described in Exhibit A, attached hereto and made a part hereof (the “Property”), including therein approximately One Thousand (1,000) square feet of building as generally depicted on the site plan attached hereto as Exhibit B and made a part hereof, including all improvements and facilities located upon the Property (hereinafter collectively, the “Premises”). The site plan is attached hereto solely to identify the approximate location of the Premises and for no other purpose. All measurements for purposes of calculating gross leasable area shall be from the exterior of outside walls, and (if applicable) from the centerline of any interior wall shared in common with any other adjoining leasable space.

2. TERM

2.1 Commencement Date. The initial term of this Lease (the “Initial Term” or “Lease Term”) shall commence on the date Landlord receives a certificate of occupancy for the Premises, which date shall be the Delivery Date and expire on the last day of the calendar month in which the tenth (10th) anniversary of the Rent Commencement Date occurs, unless sooner terminated pursuant to any provision hereof. Within thirty (30) days after the Rent Commencement Date, the parties may execute a mutually acceptable memorandum confirming the Rent Commencement Date and the date upon which the Term of this Lease is scheduled to expire (“Expiration Date”). Either party may, at its sole cost and expense, record such memorandum. The defined term Lease Term shall include any duly exercised Renewal Option.

2.2 Delivery of the Premises. The “Delivery Date” shall be the date Landlord delivers possession of the Premises to Tenant and Tenant shall be deemed to have accepted possession of the Premises on such date in its AS IS condition, which is estimated to be _____, 2026.

3. OPTION TO EXTEND.

3.1 Option to Extend. Tenant shall have the option to extend the term of this Lease for two (2) consecutive renewal terms of five (5) years each in duration (each a “Renewal Term”), following the expiration date of the Lease Term all upon the terms and conditions set forth herein.

3.2 No Default. Tenant can only exercise each option if Tenant has not been in default of any obligation, covenant or provision of this Lease for six (6) months prior to the

exercise thereof. For purposes of this Section, Tenant shall not be deemed to be or have been in default if Tenant has cured any nonpayment or other breach of this Lease in a timely fashion in accordance with the provisions of this Lease.

3.3 Notice. As a condition precedent to the exercise of each option to extend the term of this Lease, Tenant shall deliver to Landlord written notice of Tenant's exercise of the option ("Tenant's Option Notice") not more than three hundred sixty five (365) days, nor less than one hundred eighty (180) days, prior to the expiration of the Initial Term or the current Renewal Term, respectively. Time is of the essence of the option to extend, and written notice not delivered in compliance with the terms hereof shall be of no force or effect.

3.4 Terms and Conditions. The Renewal Term shall commence immediately upon the expiration of the Initial Term or the current Renewal Term, respectively, subject to and conditioned upon all of the same terms, conditions and covenants as provided for herein, except that the Minimum Monthly Rent shall be adjusted as set forth in Section 4.1 below.

4. RENT.

4.1 Minimum Monthly Rent. Tenant shall pay to Landlord the Minimum Monthly Rent set forth below for the Premises, in equal monthly installments, in advance, without offset, demand, or notice, commencing on the earlier of (i) the date Tenant opens for business in the Premises or (ii) the Delivery Date ("Rent Commencement Date").

| Lease Year | Minimum Monthly Rent | Annual Rent |
|------------|----------------------|-------------|
| 1 | \$1,000.00 | \$12,000.00 |
| 2 | \$1,125.00 | \$13,500.00 |
| 3 | \$1,250.00 | \$15,000.00 |
| 4 | \$1,375.00 | \$16,500.00 |
| 5 | \$1,500.00 | \$18,000.00 |
| 6 | \$1,545.00 | \$18,540.00 |
| 7 | \$1,591.35 | \$19,096.20 |
| 8 | \$1,639.09 | \$19,669.08 |
| 9 | \$1,688.26 | \$20,259.12 |
| 10 | \$1,738.91 | \$20,866.92 |

Beginning in Lease Year 6, the Minimum Monthly Rent shall increase by three percent (3%) annually of the prior year's Minimum Monthly Rent and shall continue to escalate annually at the same rate during any Renewal Term.

Rent for any period during the Term hereof which is for less than one (1) month shall be a pro rata portion of the monthly installment based upon a 30-day month. Rent shall be payable in lawful money of the United States to Landlord at the address stated herein or such other persons or at such other places as Landlord may designate in writing on the first day of each month following the Rent Commencement Date.

For the purposes of this Lease, the term Lease Year shall mean and be defined as each twelve (12) month period, commencing on the first day of the full calendar month immediately following the Rent Commencement Date; provided, however, that the first Lease Year shall include the period from the Commencement Date to the beginning of the first full calendar month, and Rent for that partial period shall be accordingly.

As set forth in Section 11.3, Tenant shall not be responsible for payment of ad valorem taxes. However, in the event that the ad valorem real estate taxes assessed against the Premises increase at any time during the Term of this Lease above the amount of such taxes for the first full calendar year of the Term (the "Base Tax Year"), Tenant agrees to pay, as Additional Rent, an amount equal to the proportionate increase in Rent attributable to such tax increase. The proportionate increase shall be calculated by determining the percentage by which the ad valorem taxes have increased over the Base Tax Year and applying that percentage to the then-current Rent. This Additional Rent shall be payable in equal monthly installments commencing with the first month following the date Landlord provides written notice of the tax increase and its calculation. All payments under this provision shall be due concurrently with the Minimum Monthly Rent and shall be subject to the same terms and conditions, including late fees and default provisions.

4.2 Additional Rent; Rent Defined. If following any notice required to be given by Landlord to Tenant as hereinafter provided Landlord shall make any expenditure for which Tenant is responsible or liable under this Lease, or if Tenant shall become obligated to Landlord under this Lease for any sum other than Minimum Monthly Rent as hereinabove provided, the amount thereof shall be deemed to constitute additional rent ("Additional Rent") and shall be due and payable by Tenant to Landlord, simultaneously with the next succeeding monthly installment of Minimum Monthly Rent or at such other time as may be expressly provided in this Lease for the payment of the same. For the purpose of this Lease, the term "Rent" shall mean and be defined as all Minimum Monthly Rent and Additional Rent due from Tenant to Landlord hereunder.

4.3 Past Due Rent/Late Charges. Tenant hereby acknowledges that late payment by Tenant to Landlord of Rent and other sums due hereunder will cause Landlord to incur costs not contemplated by this Lease, the exact amount of which will be extremely difficult to ascertain. If Tenant fails to make any payment of Rent or any other sums or amounts to be paid by Tenant hereunder on or before the date such payment is due and payable, and such failure continues for three (3) business days after written notice of nonpayment is delivered to Tenant on more than two (2) occasions on any consecutive twelve (12) month period, then Tenant shall pay to Landlord an administrative late charge equal to the lesser of One Hundred and 00/100 Dollars or ten percent (10%) of the amount not paid, provided however, that Landlord shall not be required to deliver more than two (2) such notices in any such twelve (12) month consecutive period prior to such late charge becoming due. Such late charge shall constitute Additional Rent and shall be due and payable with the next installment of Rent due hereunder. The parties hereby agree that such late charge represents a fair and reasonable estimate of the costs Landlord will incur by reason of late payment by Tenant. Acceptance of such late charge by Landlord shall in no event constitute a waiver of Tenant's default with respect to such overdue amount, nor prevent Landlord from exercising any of the other rights and remedies granted hereunder.

4.4 No Abatement of Rent. Except as otherwise specifically provided in this Lease, no abatement, diminution or reduction (a) of Rent, charges or other compensation, or (b) of Tenant's other obligations hereunder shall be allowed to Tenant or any person claiming under Tenant, under any circumstances or for any reason whatsoever, excepting if such other obligations shall be restricted or prohibited by Applicable Laws (as such term is defined in Section 5.1) or such obligations cannot be performed due to a default by Landlord under the provisions of this Lease.

5. **CONDITION OF PREMISES; REPAIRS AND MAINTENANCE.**

5.1 Repairs and Maintenance. It is intended by the parties hereto that Landlord shall only have the obligations set forth in Section 5.2 herein below regarding the repair, maintenance, or replacement of any component, system, or portion of the Premises, the improvements or fixtures thereon, or equipment therein. Except as set forth in Section 5.2 herein below, Tenant agrees at all times to maintain the Premises and all non-structural portions thereof, at its sole cost and expense (except if the need for any such repair, maintenance, or replacement is due to the negligence or willful misconduct of Landlord, in which case the same shall be at Landlord's sole cost and expense), in good condition and repair, including, but not limited to, all heating, ventilation and air conditioning units ("HVAC") exclusively serving the Premises, all electrical, plumbing and mechanical and other systems within and exclusively benefiting the Premises, all sidewalks, trash enclosures, landscaping with sprinkler system (if installed), which are a part of the Premises, lighting facilities within the Premises or exclusively benefiting the Premises and equipment within the Premises or exclusively benefiting the Premises, all interior fixtures, interior walls, ceilings, floors, windows, doors, plate glass, and signs located on the Premises, in good order, condition and repair, and shall perform or cause to be performed such reasonable repairs, maintenance, and replacement as may be reasonably required to maintain the Premises in good condition and repair and in compliance with all laws, ordinances, rules, orders, directions, requirements, and regulations of all federal, state, county and municipal governments and of all other governmental agencies or authorities having or claiming jurisdiction over the Premises or the business activities conducted thereon or therein and of all of their respective departments, bureaus, or agencies, and of any insurance underwriting board or insurance inspection bureau having such jurisdiction (collectively the "Applicable Laws") and, subject to the provisions of Section 6.2 herein below, comply with all access and safety requirements of all federal and state laws including all Accessibility Laws, as defined in Section 6.3.

If Tenant shall fail to comply with the foregoing requirements, Landlord, upon at least ten (10) business days prior written notice [except in the case of an emergency (as hereinafter defined, when only such notice as is reasonable under the circumstances shall be required)], may (but shall not be obligated to), upon the expiration of said ten (10) day period, effect such maintenance and repair, and the reasonable cost thereof, together with interest at the rate of the lesser of ten percent (10%) per annum or the maximum permitted by Applicable Laws (the "Interest Rate") shall be due and payable as Additional Rent to Landlord within thirty (30) days after written demand therefor by Landlord, which written demand shall be accompanied by a reasonably detailed breakdown of the actual and documented out-of-pocket costs incurred by Landlord in connection with such maintenance and repair and supporting documentation. For purposes of this Lease, an "emergency" means situations in which there is an imminent threat to

persons and/or property within the Premises. In the event Landlord is required to enter the Premises in an emergency situation, Landlord shall notify Tenant of such entry as soon as reasonably practicable thereafter. To the extent permitted by applicable law, Tenant expressly waives the benefit of any statute now or hereinafter in effect which would otherwise afford Tenant the right to make repairs at Landlord's expense or terminate this Lease because of Landlord's failure to keep the Premises in good order, condition and repair. During any such entry by Landlord under this grammatical paragraph, Landlord shall exercise due care toward Tenant's property in, on or about the Premises and shall use all commercially reasonable means to protect the confidentiality of all medical records in, on or about the Premises.

5.2 Landlord's Repair and Maintenance Obligations. Except as set forth in Section 5.1 hereinabove, Landlord shall, subject to the provisions of Article 6 herein below, repair and maintain in good condition and repair, structural walls, and foundations of the building within the Premises, the roof, roof structure and roof membrane (collectively "Landlord's Repair Obligations").

5.3 Landlord's Work. On or before the Delivery Date, Landlord, at its sole cost and expense, shall complete all of the improvements described in the specifications set forth in Exhibit C, if any, attached hereto and made a part hereof (collectively "Landlord's Work"). Landlord's Work shall be performed so as to be in compliance with all Applicable Laws and Accessibility Laws.

5.4 Removal of Personal Property. All articles of personal property owned by Tenant or installed by Tenant at its expense in the Premises (including business and trade fixtures, furniture and moveable partitions) shall be, and remain, the property of Tenant, and shall be removed by Tenant from the Premises, at Tenant's sole cost and expense, on or before the expiration or sooner termination of this Lease. Tenant shall promptly repair any damage caused by such removal.

5.5 Surrender. On the last day of the Term hereof, or on any sooner termination, Tenant shall surrender the Premises to Landlord in substantially the same condition as when received, broom clean, excepting ordinary wear and tear, damage by fire or other casualty and condemnation. Tenant shall repair any damage to the Premises occasioned by the removal of Tenant's trade fixtures, furnishings and equipment, which repair shall include the patching and filling of holes and repair of structural damage. Despite anything in this Lease to the contrary, Tenant shall not be obligated to remove any of the Initial Tenant Improvements.

6. USE.

6.1 Use. The Premises shall be used and occupied as a Byram Police Department station and for no other purpose Tenant shall not use or permit the Premises, or any part thereof, to be used for any purpose other than the purposes for which the Premises are leased. Tenant shall not cause, maintain or permit any nuisance in, on or about the Premises, nor commit any waste therein or thereon.

6.2 Prohibited Uses. Tenant acknowledges and agrees that it shall not use or allow any other person or entity to use any portion of the Premises for any use other than a Byram Police Department station (all other uses being referred to as "Prohibited Uses") without first obtaining Landlord's written consent, which consent may be withheld in Landlord's sole and absolute discretion.

6.3 Compliance With Applicable Laws and Accessibility Laws. Subject to Landlord's obligations pursuant to Section 5.3 hereinabove, and except for structural obligations, Tenant shall at all times keep and maintain the Premises in compliance with all Applicable Laws, including, but not limited to, any applicable provisions of The Architectural Barriers Act of 1968, The Rehabilitation Act of 1973, The Fair Housing Act of 1988, The Americans With Disabilities Act, the accessibility code(s), if any, and all regulations and guidelines promulgated under or similar to any all of the foregoing, as the same may be amended from time to time (collectively the "Accessibility Laws").

6.4 Exterior Signs. Subject to Tenant obtaining Landlord's prior written consent, not to be unreasonably withheld, obtaining all required governmental approvals and permits, and complying with all Applicable Laws, Tenant shall have the right to install and erect one (1) exterior sign to the exterior wall of the Premises in the location as shown on Exhibit B, attached hereto and incorporated herein by this reference, said sign to be no larger than such sign as shown on Exhibit D. Furthermore, Landlord hereby approves Tenant's sign of its standard logo, color and size, as set forth in Exhibit D. Subject to the foregoing requirements, Tenant's signage may be modified from time to time in the sole discretion of Tenant at its sole cost and expense; provided, however, in no event shall the location of such sign be changed or the size of such sign increased above the size of such sign shown on Exhibit D hereto. Tenant shall remove all signage upon the expiration or sooner termination of this Lease, and repair all damage caused thereby. The costs of any of Tenant's permitted and approved signage and the cost of its installation, maintenance and removal shall be at Tenant's sole cost and expense. Tenant shall have the right to apply for any necessary variance or any other municipal approval in connection with such signage. Except as provided in this Article 6, Tenant shall have no right to install any exterior signage upon the Premises, without Landlord's written consent, not to be unreasonably withheld, conditioned or delayed.

7. ALTERATIONS AND ADDITIONS.

7.1 Consent. Tenant shall not, without Landlord's prior written consent make any alterations, improvements, additions, or utility installations in, on or about the Premises (collectively "Alterations") without Landlord's prior written consent, which consent to (i) interior Alterations; (ii) non-structural Alterations; and, (iii) Alterations that do not affect health, life safety or building systems shall not be unreasonably withheld, delayed or conditioned. In all cases, Tenant shall give Landlord at least thirty (30) days written notice to Landlord prior to the commencement of any Alterations. Tenant must obtain all necessary permits for all Alterations at its sole cost and expense. Under no circumstances shall Tenant be permitted to perform or cause to be performed any penetrations of the roof of the building within the Premises, unless Tenant obtains Landlord's prior written consent, which consent may be withheld (but not delayed) in

Landlord's sole and absolute discretion, and all consented to roof related work shall be performed by Landlord's roofing contractor so as to not violate the roof warranty.

7.2 Plans and Permits. Any Alterations in or about the Premises that Tenant desires to make which require Landlord's consent shall be presented to Landlord in written form, with proposed detailed plans ("Alteration Plans"). Landlord agrees that Landlord shall approve or disapprove for reasonable reasons (unless the alterations affect health, life safety or building systems, in which case Landlord may grant or withhold, in its sole and absolute discretion), the Alteration Plans for any proposed Alterations within twenty (20) days after receipt of the same by Landlord and, if disapproved, Landlord shall return the Alteration Plans to Tenant together with a reasonably detailed statement of the basis for Landlord's disapproval thereof and Tenant shall direct Tenant's architect or space planner to make all necessary revisions to the same. If Landlord thereafter disapproves the Alteration Plans for the proposed Alterations as revised, Landlord, Tenant and Tenant's architect or space planner shall, within five (5) business days following receipt of notice of such disapproval, revise the Alteration Plans to the reasonable satisfaction of Landlord and Tenant (excepting, as aforesaid, Landlord's rights with respect to health, life safety and building system matters). This procedure shall be repeated until Landlord and Tenant ultimately approve the Alteration Plans for the proposed Alterations. Despite the foregoing, if Landlord fails to respond to any request by Tenant for approval of Alterations within twenty (20) days of receipt of Tenant's request for such approval, Landlord's failure to respond within five (5) business days after receipt of a second notice after the expiration of the initial twenty (20) day period, shall be deemed to be Landlord's approval with respect to the same. For any Alterations requiring Landlord's consent, the consent shall be deemed conditioned upon Tenant acquiring a permit to do so from appropriate governmental agencies (if required) and the furnishing of a copy thereof to Landlord prior to the commencement of the Alterations. Landlord shall reasonably cooperate with Tenant in obtaining such permits at no out-of-pocket cost to Landlord. No approval by Landlord of Tenant's plans shall relieve Tenant of the obligation to obtain all required governmental permits.

7.3 Alterations. All Alterations (i) shall be performed in substantial compliance by Tenant of all conditions of any permit in a prompt and expeditious manner; (ii) shall be performed in compliance with all Applicable Laws and Accessibility Laws; (iii) shall be performed in accordance with the Landlord approved Tenant Improvement Plans or Alteration Plans, as applicable; (iv) Alterations to the roof and/or fire sprinklers shall be performed by Landlord's roofing contractor and fire sprinkler contractor, respectively; and (v) shall be performed by licensed, bondable and insured contractors in a good and workmanlike manner utilizing new materials, and to the extent assignable, all warranties shall be assigned to Landlord upon the expiration or earlier termination of this Lease.

7.4 Payment. Tenant shall pay, when due, all claims for labor or materials furnished to or for Tenant at or for use in the Premises, which claims are or may be secured by any mechanics' or materialmen's lien against the Premises or any interest therein. Tenant shall give Landlord written notice prior to the commencement of any Alterations in or to the Premises in accordance with Section 7.3 hereof, and Landlord shall have the right to post notices of non-responsibility in or on the Premises as provided by Applicable Laws. If, because of any act or omission of Tenant, any such lien, charge or encumbrance shall be imposed, claimed or filed, Tenant shall, at its sole cost and expense, promptly cause the same to be fully paid and satisfied or

otherwise discharged of record (by bonding or otherwise, and as may reasonably be required by any title insurer, prospective purchaser or mortgagee of the Premises). In the event that Tenant shall fail to comply with the foregoing provisions of this Section, Landlord shall have the option, following ten (10) business days written notice to Tenant which notice shall specifically state the action which Landlord intends to undertake, and without waiving its rights and remedies based on such breach, of paying, satisfying or otherwise discharging (by bonding or otherwise) such lien, charge or encumbrance and Tenant agrees to reimburse Landlord, within thirty (30) days of written demand and as Additional Rent, for all sums so paid and for all actual and documented costs and expenses incurred by Landlord in connection therewith, together with interest thereon at the Interest Rate until paid.

7.5 Surrender. Unless Landlord requires their removal (which requirement shall be imposed, if at all, at the time of and in Landlord's written consent to such Alterations), all Alterations that are permanently attached to the Premises (or the building in which the Premises is located) so that they cannot be removed without material damage to the Premises and which may be on the Premises shall become the property of Landlord and remain upon and be surrendered with the Premises at the expiration of the term. Notwithstanding the provisions of this Section 7.5, Tenant's, trade fixtures, machinery, equipment and personal property, other than that which is permanently affixed to the Premises so that it cannot be removed without material damage to the Premises, shall remain the property of Tenant and shall be removed by Tenant, subject to the provisions hereof.

8. INSURANCE.

8.1 Tenant Liability Insurance. Tenant agrees to carry commercial general liability insurance covering the Premises and Tenant's use thereof with a minimum limit of One Million Dollars (\$1,000,000.00) for bodily injuries, death or property damage per occurrence and a minimum limit of Two Million Dollars (\$2,000,000.00) in the aggregate, and property damage insurance special cause of loss coverage form equal to the replacement of all leasehold and building improvements in the Premises which were originally constructed by Tenant, as well as the cost of replacement of all fixtures, equipment, decorations, contents and personal property therein. In addition, Tenant shall maintain employer's liability insurance with minimum limits of at least \$500,000.00/\$500,000.00/\$500,000.00, (a) workers' compensation insurance as required by law, (b) if Tenant operates owned, hired or non-owned vehicles, commercial automobile liability insurance in an amount not less than \$1,000,000.00 per accident and per person. Tenant's liability insurance obligations may be met by any combination of primary and excess liability policies, and Landlord and Landlord's mortgagee shall be named as an additional insured on all policies of liability coverage maintained by Tenant.

8.2 Insurance by Landlord. Throughout the term of this Lease, Landlord shall, keep the Premises (including leasehold improvements included within the scope of Landlord's Work) insured against loss or damage by fire, earthquake (at Landlord's option or if such coverage is required by Landlord's mortgagee), lightning, vandalism and malicious mischief, and such other perils as are now or may hereafter be comprehended in the term "All-Risk" coverage in an amount equal to one hundred percent (100%) of the full replacement value thereof, with commercially reasonable deductibles. Such insurance shall not include coverage for any leasehold and building

improvements in the Premises which were originally constructed by Tenant. Landlord shall also maintain commercial general liability insurance insuring Landlord against liability arising out of the ownership of the Premises with commercially reasonable and customary limits as determined by Landlord in its reasonable business judgment. In addition, Landlord shall maintain rental loss insurance for a period of at least twelve (12) months.

8.3 Additional Insurance by Tenant. Throughout the term of this Lease, Tenant shall, at Tenant's sole cost and expense, maintain in full force and effect the following types and amounts of insurance coverage:

8.3.1 Worker's Compensation Insurance. Workers' compensation insurance or its equivalent, in a form prescribed by the laws of the State of Mississippi.

8.3.2 Builder's Risk Insurance. Builders' risk insurance in accordance with the requirements of this paragraph 10, but only prior to the commencement of and during the construction of any permitted rehabilitation, replacement, reconstruction, restoration, renovation or alteration to the Premises, unless Tenant's existing property insurance covers the work under construction. Tenant may satisfy this obligation by requiring its contractor to carry such builder's risk insurance

8.3.3 Other Insurance. In addition, Tenant shall, at Landlord's written request, provide, keep and maintain in full force and effect such other insurance for such risks as is determined by Landlord, so long as its shall be customary at the time of landlord's request to carry such other insurance in the State of Mississippi for municipal police departments.

8.4 Insurance Policies. Insurance required hereunder shall be in companies holding a "General Policyholders Rating" of A /VIII or better as set forth in the most current issue of "Best's Key Rating Guide," or such comparable rating as Landlord may reasonably designate. No policy of insurance required to be maintained by Tenant shall be cancelable or subject to reduction of coverage or other modification except after thirty (30) days' prior written notice to Landlord. Tenant shall deliver to Landlord copies of policies of such insurance or certificates evidencing the existence and amounts of such insurance with loss payable clauses reasonably satisfactory to Landlord. Tenant shall, no later than ten (10) business days prior to the expiration of such policies, furnish Landlord with renewals or "binders" thereof, or Landlord may order such insurance and charge the cost thereof to Tenant, which amount shall be payable by Tenant upon demand. Tenant shall not do or permit to be done anything which shall increase the cost of the insurance policies referred to hereinabove in Section 8.2. If Tenant does or permits to be done anything which shall increase Landlord's cost of said insurance policies, then Tenant shall forthwith, upon Landlord's written demand, reimburse Landlord for any additional premiums attributable to any act or omission or operation of Tenant causing such increase in the cost of insurance, provided that such written demand shall include reasonably detailed written evidence of the increase to the cost of said insurance policies.

8.5 Failure to Procure Insurance. In the event Tenant shall fail to procure insurance required under this Article and fail to maintain the same in full force and effect

continuously during the term of this Lease, Landlord shall be entitled to procure the same and Tenant shall immediately reimburse Landlord for such premium expense as Additional Rent.

8.6 Waiver of Subrogation. Notwithstanding any other provision of this Lease to the contrary, Tenant and Landlord (on behalf of themselves and their insurers) each hereby release and waive any and all claims, rights of recovery and causes of action against the other, or against the officers, employees, agents and representatives of the other, for loss of or damage to such waiving party or its property or the property of others under its control on account of hazards covered by insurance required to be carried under this Lease (whether or not self-insured) to the extent of the amount of insurance proceeds that party would have received under that insurance if that party had maintained all insurance it is required to maintain under this Lease. All policies of property insurance required to be carried by either party for the Premises, or personal property or fixtures therein shall include a clause or endorsement denying to the insurer rights by way of subrogation against the other party to the extent rights have been waived by the insured before the occurrence of injury or loss. Landlord and Tenant shall, upon obtaining the policies of insurance required hereunder, give notice to their respective insurance carrier or carriers that the foregoing mutual waiver of subrogation is contained in this Lease.

9. LIABILITY OF LANDLORD.

9.1 Liability of Landlord. Except for actions or omissions which constitute negligence, willful misconduct or a breach of this Lease by Landlord or its agents, Landlord shall not be liable to Tenant, its employees, agents, business invitees, licensees, customers, clients, or guests (but only to the extent that Tenant has the right to legally bind any of the foregoing) for any damage, injury, loss, compensation or claim, including, but not limited to, claims for personal injury or property damage, or the interruption of or loss to Tenant's business (except as otherwise expressly provided for elsewhere in the Lease), based on, arising out of or resulting from any cause whatsoever, including, but not limited to: (a) repairs to any portion of the Premises; (b) interruption in Tenant's use of the Premises; (c) any accident or damage resulting from the use or operation (by Landlord, Tenant or any other person or persons) of any equipment within the Premises, including without limitation, heating, cooling, electrical or plumbing equipment or apparatus; (d) the termination of this Lease by reason of the condemnation or destruction of the Premises in accordance with the provisions of this Lease; (e) any fire, robbery, theft, or other casualty; (f) the actions of any other person or persons; and (g) any leakage or seepage in or from any part or portion of the Premises, whether from water, rain or other precipitation that may leak into, or flow from, any part of the Premises, or from drains, pipes or plumbing fixtures in the Premises (except as otherwise expressly provided for elsewhere in the Lease). Any goods, property or personal effects stored or placed by the Tenant or its employees in or about the Premises shall be at the sole risk of the Tenant. The term "Landlord" as used herein shall mean only the owner or owners at the time in question of the fee title to the Premises. In the event of any transfer of such title or interest, Landlord herein named (and in case of any subsequent transfers, the then grantor) shall be relieved from and after the date of such transfer of all liability as respects Landlord's obligations thereafter to be performed, provided (i) that any funds in the hands of Landlord or the then grantor at the time of such transfer in which Tenant has an interest shall be delivered to the grantee and (ii) the grantee of the Landlord's interest under this Lease expressly assumes, in writing, all of the obligations of the Landlord under this Lease. The obligations contained in this Lease to be

performed by Landlord shall, except as aforesaid, be binding on Landlord's successors and assigns only during their respective periods of ownership. Tenant agrees to and shall look solely to Landlord's interest in the Premises, including the rents, profits and insurance proceeds therefrom, for the satisfaction of any liability, duty or obligation of Landlord with respect to this Lease or the relationship of Landlord and Tenant hereunder, and no other assets of Landlord, its members, partners, affiliates, employees, agents, successors and assigns shall be subject to any liability therefor. In no event shall Tenant seek, and Tenant does hereby waive any recourse against Landlord's individual members, partners, shareholders, employees, or agents of Landlord or any of their personal assets for such satisfaction.

9.2 Survival; No Release of Insurers. The obligations of Landlord and Tenant under this Article 9 shall survive the expiration or earlier termination of this Lease. Landlord's and Tenant's covenants and agreements in this Lease are not intended to and shall not relieve any insurance carrier of its obligations under policies required to be carried by Landlord or Tenant, as applicable, pursuant to the provisions of this Lease.

9.3 Notice of Claim or Suit. Tenant shall promptly notify Landlord of any claim, action, proceeding or suit involving the Premises and instituted against Tenant or Landlord of which Tenant receives notice or of which Tenant acquires knowledge. In the event Landlord or Tenant is made a party to any action for damages or other relief against which such party has been indemnified by the other, the indemnifying party shall defend the indemnified party, pay all costs and shall provide effective counsel to the indemnified party in such litigation or, at the indemnified party's option, shall pay all reasonable attorneys fees and costs incurred by the indemnified party in connection with its own defense or settlement of said litigation.

10. DAMAGE, DESTRUCTION, OBLIGATION TO REBUILD; RENT ABATEMENT.

10.1 Landlord's Rights and Obligations. In the event the Premises are damaged by an insured casualty (or a casualty that would have been insured against if the insurance required hereunder had been maintained as required hereunder) and if the damage can be repaired, reconstructed or restored to substantially the condition existing immediately prior to such damage within one hundred eighty (180) days from the date of such casualty, then Landlord shall promptly commence and proceed diligently with the work of repair, reconstruction and restoration of the Premises and this Lease shall continue in full force and effect. If, however, the Premises are damaged and such work of repair, reconstruction and restoration will require longer than one hundred eighty (180) days to complete, or if Landlord will not receive insurance proceeds (or the insurance proceeds that Landlord would have received if it had maintained the insurance required hereunder) sufficient to cover the costs of such repairs, reconstruction and restoration, then Landlord may elect to either:

10.1.1 Repair, reconstruct and restore the portion of the Premises damaged by such casualty (to the extent of Landlord's Work), in which case this Lease shall continue in full force and effect, unless Tenant exercises its right to terminate this Lease pursuant to Section 10.2 below; or

10.1.2 Terminate this Lease effective as of the date which is sixty (60) days after Landlord's delivery to Tenant of its election to so terminate.

Under any of the conditions of this Section 10.1, Landlord shall give written notice to Tenant of its intention to repair the Premises (as the case may be) or terminate this Lease not later than sixty (60) days after the occurrence of such casualty, unless Landlord has not received a determination from the insurer if insurance proceeds are sufficient to cover the costs of such repairs, reconstruction or restoration, in which case Landlord shall give such notice to Tenant promptly after the date that Landlord has received such determination. If Landlord will not receive such insurance proceeds sufficient to cover the costs of such repairs, reconstruction and restoration, and Landlord elects to so terminate this Lease as provided for above, Tenant may render such lease termination null and void if Tenant (in its sole and absolute discretion) shall elect to pay to Landlord the amount of any such insufficiency of Landlord's insurance proceeds, which Landlord hereby agrees shall be used by Landlord to so repair, reconstruct and restore the Premises.

10.2 Inability to Complete. If rebuilding the Premises will take more than one hundred eighty (180) days from the date of destruction as reasonably determined by Landlord, either party may terminate this Lease on thirty (30) days written notice to the other, delivered within thirty (30) days after the date of Landlord's determination, at no further or additional cost or liability hereunder.

10.3 Abatement of Rent. In the event of any damage or destruction to the Premises as described above, and this Lease is not terminated as permitted herein, all Rent and Additional Rent and other sums to be paid by Tenant to Landlord shall abate in proportion and to the extent that the Premises or any part thereof or to the extent that ingress and egress to and from the Premises and/or ten percent (10%) or more of the parking at the Premises immediately prior to the casualty is so rendered unusable for Tenant and its customers and invitees. Tenant waives the provisions of any applicable state law which relate to termination of leases when the thing leased is destroyed, and agrees that any such event shall be governed solely by the terms of this Lease.

11. TAXES.

11.1 Property Taxes. Tenant shall not be responsible for any portion of property taxes. "Property Taxes" as used hereinabove shall include any amounts which may be levied, assessed or imposed against or become a lien upon, the land, buildings and all other improvements on the Property. The term "Property Taxes" or "taxes" within this Section 11 shall mean and include real estate taxes, supplemental taxes, assessments (special, escape or otherwise, even if unsecured) including impositions for the purpose of funding special assessment districts, water, sewer, refuse or other rents, rates and charges (including water and sewer charges which are measured by the consumption of the actual user of the item or service for which the charge is made) levies, fees (including license fees) and all other taxes, governmental levies and charges of every kind and nature whatsoever (and whether or not the same presently exist or shall be enacted in the future), which may during the term be levied, assessed, imposed, become a lien upon or due and payable with respect to, out of or for the following:

11.1.1 The Premises or any part thereof, or of any land, buildings or improvements thereon, or the use, occupancy or possession thereof;

11.1.2 Any interest of Landlord and/or Tenant (including any legal or equitable interest of Landlord or its mortgagee, if any) in the Premises and/or the underlying realty or upon this Lease or any document to which Tenant is a party creating or transferring an interest or an estate in the Premises;

11.1.3 The rents receivable by Landlord for the Premises or which may be based thereupon or measured thereby, whether or not such taxes are a lien upon the Premises, including any excise tax, gross receipts taxes, business taxes, business and occupation taxes but excluding net income or excess profits taxes and any other tax however designated, and whether charged to Landlord, or the Tenant, or to either or both of them, which is imposed on or measured by or based on the rentals to be paid under this Lease, or any estate or interest of Tenant, or any occupancy, use or possession of the Premises by Tenant; and

11.1.4 The ownership, leasing, operation, maintenance, alteration or repair of the Premises.

"Property Taxes" within this Section 11 shall also include interest on installment payments and all costs and fees (including reasonable attorneys' and appraiser's fees) incurred by Tenant and Landlord together in mutual agreement in contesting such Property Taxes and negotiating with public authorities as to the same. Notwithstanding any provision set forth in this Lease to the contrary, Property Taxes shall not include, however, any franchise, estate, inheritance, corporation, succession, gift, transfer, net income or excess profits tax, succession, business, gross receipt income, profit tax (whether gross or net) imposed upon Landlord or penalties and interest on Property Taxes caused by the failure of Landlord to make timely payment after notice of the levy (not due to any failure of Tenant to make timely payment of Tenant's Share of Property Taxes to Landlord), nor shall such term include mortgage lien taxes, documentary stamp taxes, recording fees or the like.

12. UTILITIES.

Landlord will cause the Premises to be serviced with utilities sufficient to meet Tenant's requirements as set forth in Landlord's plans for the Landlord's Work. Landlord, at Landlord's sole cost and expense, will cause the necessary mains, conduits and other facilities to be provided to make water, sewer, gas, telephone and electricity available to the Premises from and after the Delivery Date. If Tenant is unable to establish a direct account for a particular utility service, and Landlord is required to supply such utility service to Tenant, then Tenant shall not be required to pay to Landlord more for such utility service charges on a per unit, e.g., kilowatt, basis than the actual cost to Landlord charged by the utility service provider for providing such utility service to the Premises. If Landlord supplies any utility service to Tenant (including environmental air to the Premises), then, together with Landlord's utility service invoices to Tenant, Landlord will provide copies of Landlord's utility bills and Landlord's computation of Tenant's share of Landlord's utility charges in writing. If Landlord furnishes any utilities to the Premises, rather than such service being provided directly by a public utility service provider of Tenant's selection,

then Landlord shall pay the cost of the design, installation and maintenance of the facilities required to provide such service, including any submeter, and, subject to the limitations of the preceding sentence, Tenant shall pay to Landlord the cost of utilities consumed at the Premises after the Rent Commencement Date at Landlord's average cost, without mark-up or profit, or any amortization or depreciation of Landlord's distribution system. Tenant shall be liable for and shall pay directly to the servicing utility, all separately metered charges and fees (together with any applicable taxes or assessments thereon) when due for water, gas, electricity, heat, sewer, refuse collection, janitorial service, telephone and any other utility charges or similar items in connection with the use or occupancy of the Premises. As soon as reasonably possible after the Delivery Date, Tenant shall have all applicable utility service providers separately bill Tenant for all such utilities which are separately metered to the Premises or which are separately assessed. If any such utilities or services are not separately metered or billed to Tenant, Tenant shall pay to Landlord, Tenant's pro-rata share of all such charges. Landlord shall not be responsible or liable in any way whatsoever for the quality, quantity, impairment, interruption, stoppage, or other interference with any utility service. No such interruption, termination or cessation of utility services shall relieve Tenant of its duties and obligations pursuant to this Lease, including, without limitation, its obligation to pay all Rent as and when due hereunder. If any utility service is interrupted as a result of the negligence of Landlord, or its agents or employees, then there shall be an equitable abatement of Rent due hereunder based upon the length of time during which such interruption continues, and the portion of the Premises that are reasonably deemed by Tenant to be unusable or materially impaired for their intended use as a result of such interruption.

Landlord, at Landlord's sole expense, shall be responsible to pay all sewer, initial utility connection and set-up charges, hook-up fees, developer, tap fees, and impact fees in connection with Landlord's Work (collectively "Landlord's Utility Fees". If any additional or increase in fees or charges (other than Landlord's Utility Fees) are incurred as a result of Tenant's particular use of the Premises, all such additional or increase in such charges shall be the sole responsibility of Tenant, which sums shall be paid directly by Tenant to the applicable agency or authority or Tenant shall reimburse Landlord within thirty (30) days after written request from Landlord.

13. ASSIGNMENT AND SUBLETTING.

13.1 Landlord's Consent Required. Except as otherwise specifically provided in this Article 13, Tenant shall not voluntarily or by operation of law assign, transfer, hypothecate, mortgage, sublet, or otherwise transfer or encumber all or any part of Tenant's interest in this Lease or in the Premises, without Landlord's prior written consent, which consent may be withheld, conditioned or delayed in Landlord's discretion. Any attempted assignment, transfer, mortgage, encumbrance or subletting without Landlord's consent shall be void and shall constitute a breach of this Lease.

14. HAZARDOUS MATERIALS.

14.1 Compliance. Tenant warrants and represents, which warranties and representations shall survive the expiration or earlier termination of this Lease, that Tenant shall at all times during the term of this Lease keep the Premises free of Hazardous Materials (as hereinafter defined), and neither Tenant nor any of its employees, agents, invitees, licensees,

contractors, assignees or subtenants (if permitted) shall use, generate, manufacture, refine, treat, process, produce, store, deposit, handle, transport, release, or dispose of Hazardous Materials in, on or about the Premises or the groundwater thereof, in violation of any federal, state or municipal law, decision, statute, rule, ordinance or regulation currently in existence or hereafter enacted or rendered (collectively "Environmental Laws"). As used herein, the term "Hazardous Materials" shall mean and be defined as any and all toxic or hazardous substances, chemicals, wastes, sewage, materials or pollutants, of any kind or nature, which are now or hereafter regulated, controlled, governed, restricted or prohibited by any federal, state or local law, code, decision, statute, regulation, rule, or ordinance currently in existence or hereafter enacted or rendered. Tenant shall not cause or permit to occur any release, discharge, generation, manufacture, storage, treatment, handling transportation or disposal, or permit to be discharged into any septic facility or sanitary sewer system serving the Premises, any Hazardous Material or other toxic or hazardous sewage or waste, except that Tenant may use, store, handle, transport and dispose of Hazardous Materials at, to or from the Premises if and only to the extent such use, storage, handling, transportation and disposal (i) is reasonably necessary to the conduct of Tenant's business at the Premises, (ii) is at all time in compliance with all applicable Environmental Laws, and (iii) does not create or constitute a trespass or nuisance of any kind.

14.2 Notice of Claims. Tenant shall give Landlord prompt written notice of any claim received by Tenant from any person, entity, or governmental agency that a release or disposal of Hazardous Materials has occurred on the Premises or the soil or groundwater thereof. Tenant shall promptly provide Landlord with copies of all reports concerning the storage, use, or discharge of Hazardous Materials at or upon the Premises that Tenant submits to any federal, state, or local governmental agency.

15. DEFAULTS; REMEDIES.

15.1 Tenant Defaults. The occurrence of any one or more of the following events shall constitute a material default and breach of this Lease by Tenant (in each instance an "Event of Default"):

15.1.1 Vacate. The abandonment of the Premises; Tenant shall not be deemed to have abandoned the Premises if it shall cease to operate so long as Tenant shall continue to fulfill its obligations hereunder;

15.1.2 Nonpayment. The failure by Tenant to make any payment of Rent or any other payment required to be made by Tenant hereunder including any interest or late charges, and such payment is not made within five (5) days after Tenant receives written notice of such failure (provided, no notice shall be required for such non-payment to constitute a default in the event that Landlord has provided two (2) or more notices of non-payment to Tenant within the previous twelve (12) month period) from Landlord on more than two (2) occasions in any consecutive twelve (12) month period;

15.1.3 Other Breach. The failure by Tenant to observe or perform any of the covenants, conditions or provisions of this Lease to be observed or performed by Tenant, other than described above, where such failure shall continue for a period of thirty (30) days after

delivery of written notice to Tenant; provided, however, that if the nature of Tenant's default is such that more than thirty (30) days are reasonably required for its cure, then Tenant shall not be deemed to be in default if Tenant commenced such cure within said thirty (30) day period and thereafter diligently and continuously pursues such cure to completion, but in no event longer than one hundred twenty (120) days; and/or

15.1.4 Insolvency. The making by Tenant of any general assignment, or general arrangement for the benefit of creditors; (ii) the filing by or against Tenant of a petition to have Tenant adjudged a bankrupt or a petition for reorganization or arrangement under any law relating to bankruptcy (unless, in the case of a petition filed against Tenant, the same is dismissed within sixty (60) days); (iii) the appointment of a trustee or receiver to take possession of substantially all of Tenant's assets located at the Premises or of Tenant's interest in this Lease, where possession is not restored to Tenant within sixty (60) days; or (iv) the attachment, execution or other judicial seizure of substantially all of Tenant's assets located at the Premises, or of Tenant's interest in this Lease, where such seizure is not discharged within sixty (60) days.

15.2 Remedies. In the event of any Event of Default by Tenant, Landlord may at any time thereafter, without limiting Landlord in the exercise of any right or remedy which Landlord may have by reason of such Event of default or breach, exercise any or all of the following remedies:

15.2.1 Continue Lease. The Landlord may continue this Lease in effect after the Event of Default and recover rent as it becomes due. Accordingly, if Landlord does not elect to terminate this Lease on account of any Event of default by Tenant, Landlord may enforce all of its rights and remedies under this Lease, including the right to recover all Rent and other sums payable by Tenant hereunder as they become due;

15.2.2 Termination. Landlord may elect to terminate this Lease, and in such event, Landlord may declare this Lease and Tenant's right to possession terminated, and reenter the Premises by process of law and remove Tenant's property therefrom and either dispose of the same and retain the proceeds thereof as may be allowed by law, or store the same for Tenant, at Tenant's expense; and

15.3 Damages. In the event Landlord elects to terminate this Lease and Tenant's right to possession, or Tenant's right to possession is otherwise terminated by operation of law, Landlord may recover as damage from Tenant the following:

15.3.1 The worth at the time of award of the amount of the unpaid Rent earned hereunder at the date of termination of this Lease;

15.3.2 The worth at the time of award of the amount by which the unpaid Rent and other sums due hereunder which would have been earned after the date of termination of this Lease until the time of the award, exceeds the amount of such loss of Rent and other sums due which Tenant proves could have been reasonably avoided;

15.3.3 The worth at the time of the award of the amount by which the unpaid Rent and other sums due hereunder for the balance of the Term after the time of award exceeds the amount of the loss of such Rent and other sums which Tenant proves could have been reasonably avoided; and

15.3.4 Landlord may recover from Tenant, and Tenant shall pay to Landlord upon demand (such demand to include a list of itemized expenses) as Additional Rent, such expenses as Landlord may incur in recovering possession of the Premises, placing the same in good order and condition for reletting, including the cost of any tenant improvements installed by Landlord as well as all other expenses, commissions, (including broker's commissions) and charges incurred by Landlord in exercising any remedy provided herein or which result from any Event of Default hereunder; and

15.3.5 Any other amount, including reasonable attorneys' fees and court costs necessary to compensate Landlord for the reasonable costs and damages proximately caused by Tenant's failure to perform its obligations under this Lease, excluding indirect or consequential damages.

The "worth at the time of award" shall be computed by allowing interest at the rate of six percent (6%) per annum (but not to exceed the maximum rate of interest lawfully allowed), and for the amounts referred to above, the same shall be computed by discounting such amount at the discount rate of the Federal Reserve Bank of San Francisco at the time of the award, plus one percent (1%).

15.4 Mitigation. Efforts by Landlord to mitigate the damages caused by Tenant's breach of this Lease shall not waive Landlord's right to recover damages under the foregoing provisions. For purposes of this Lease, Landlord agrees to make commercially reasonable efforts to mitigate damages.

15.5 Landlord's Default. Landlord shall be in default in the performance of any obligation required to be performed by Landlord under this Lease if (i) Landlord is obligated to make a payment of money and Landlord fails to make such payment within thirty (30) days of written notice from Tenant that the same was not paid when due, or (ii) such obligation is other than the payment of money and Landlord has failed to perform such obligation within thirty (30) days after the receipt of written notice from Tenant specifying in detail Landlord's failure to perform; provided however, that if the nature of Landlord's obligation is such that more than thirty (30) days are required for its performance, then Landlord shall not be deemed in default if it commences such performance within such thirty (30) day period and thereafter diligently pursues the same to completion. Upon any such uncured default by Landlord, Tenant may exercise any of its rights provided in law or at equity; provided, however: (a) Tenant shall have no right to offset or abate Rent in the event of any default by Landlord under this Lease, and (b) Tenant shall have no right to terminate this Lease. Tenant may, but shall not be obligated to, cause such repairs to be made or maintenance to be performed and to make a claim for reimbursement from Landlord for the reasonable costs thereof. Landlord shall reimburse Tenant within thirty (30) days after receipt from Tenant of a statement of such repair expenditures together with reasonable evidence (e.g., invoices) supporting such expenditures.

15.6 Remedies Cumulative. The foregoing remedies of Landlord and Tenant shall not be exclusive, but shall be cumulative and in addition to all rights and remedies now or hereafter provided or allowed by law or in equity.

15.7 Landlord May Cure Tenant Defaults. If Tenant shall default in the performance of any term, provisions, covenant or condition on its part to be performed hereunder, after the giving of any notice required hereunder and the expiration of any applicable grace or cure period set forth herein, Landlord may perform the same for the account and at the expense of Tenant. If, at any time and by reason of such default, Landlord is compelled to pay, or elects to pay, any sum of money or do any act which will require the payment of any sum of money, or is compelled to incur any expense in the enforcement of its rights hereunder or otherwise, such sum or sums, together with interest thereon accruing after any applicable grace or cure period set forth herein at the Interest Rate, shall be deemed Additional Rent hereunder and shall be repaid to Landlord by Tenant within thirty (30) days of Tenant's receipt of a bill therefor, and Landlord shall have all the same rights and remedies in respect thereof as Landlord has in respect of the rents herein reserved.

16. CONDEMNATION.

If the Premises or any portion thereof are taken under the power of eminent domain, or sold under the threat of the exercise of said power (all of which are herein called "condemnation"), this Lease shall terminate as to the part so taken as of the date the condemnation authority takes title or possession, whichever first occurs. If in case the whole of the Premises, or such part thereof as shall substantially interfere with Tenant's use and occupancy of the Premises as reasonably determined by Landlord and Tenant, shall be taken for any public or quasi-public purpose by any lawful power or authority by exercise of the right of appropriation, condemnation or eminent domain, or sold to prevent such taking, either party (in the case of condemnation of the whole of the Premises and Tenant shall have the right to terminate this Lease effective as of the date possession is required to be surrendered to said authority; provided, however, that if this Lease is not terminated in accordance with the foregoing, this Lease shall remain in full force and effect as to the portion of the Premises remaining, except that the Minimum Monthly Rent and shall be reduced in the proportion that the area taken bears to the total area of the Premises. In connection with any taking of the Premises, Landlord shall be entitled to receive the entire amount of any award which may be made or given in such taking or condemnation, except that Tenant shall have the right to receive an award from the condemning authority for Tenant's relocation expenses, damages to Tenant's personal property, trade fixtures and for any loss of goodwill or other damage to Tenant's business by reason of such taking. All Rent shall be apportioned as of the date of such termination or the date of such taking, whichever is sooner. In the event that this Lease is not terminated by reason of such condemnation, Landlord shall, to the extent of severance damages received by Landlord in connection with such condemnation, promptly repair any damage to the Premises caused by such condemnation and restore the portion of the Premises remaining to as near its former condition as the circumstances will permit.

17. GENERAL PROVISIONS.

17.1 Estoppel Certificate.

17.1.1 Statement. Tenant shall, within twenty (20) days after receipt from Landlord execute, acknowledge and deliver to Landlord an estoppel certificate in customary form (i) certifying that this Lease is unmodified and in full force and effect (or, if modified, stating the nature of such modification and certifying that this Lease, as so modified, is in full force and effect) and the date to which the rent and other charges are paid in advance, if any, and (ii) acknowledging that there are not, to Tenant's knowledge, any uncured defaults on the part of Landlord hereunder, or specifying such defaults if any are claimed. Any such certificate may be conclusively relied upon by any prospective purchaser or encumbrancer of the Premises. Landlord hereby agrees to provide to Tenant, within twenty (20) days of Tenant's written request, an estoppel certificate signed by Landlord, containing the same types of information as set forth above, with such changes as are reasonably necessary to reflect that the estoppel certificate is being granted to Tenant by Landlord, rather than being granted by Tenant to Landlord or to a lender.

17.1.2 Failure to Provide Statement. Failure of a party to deliver such statement within such time shall be a default under this Lease.

17.1.3 *Intentionally deleted.*

17.2 Severability. The invalidity of any provision of this Lease as determined by a court of competent jurisdiction, shall in no way affect the validity of any other provision hereof.

17.3 Interest on Past Due Obligations. Except as expressly herein provided, amounts due Landlord or Tenant not paid when due shall bear interest at the Interest Rate from the past date due. Payment of such interest shall not excuse or cure any default by Landlord or Tenant under this Lease, provided, however, that interest shall not be payable on late charges incurred by Landlord or Tenant.

17.4 Time of Essence. Time is of the essence of this Lease and the performance of all obligations of the parties hereunder. All references in this Lease to "days" shall mean calendar days unless specifically modified herein to be "business" days.

17.5 Captions. Article and Section captions are for convenience only and are not a part hereof.

17.6 Incorporation of Prior Agreements; Amendments. This Lease contains all agreements of the parties with respect to any matter mentioned herein. No prior agreement or understanding pertaining to any such matter shall be effective. This Lease may be modified only in writing, signed by the parties in interest at the time of the modification. Except as otherwise stated in this Lease, Tenant hereby acknowledges that no real estate broker nor the Landlord or any employees or agents of any of said persons has made any oral or written warranties or representations to Tenant relative to the condition or use by Tenant of the Premises.

17.7 Notices. Any notice consent, requests, demand, approval or other communication (collectively "notice") required or permitted to be given hereunder shall be in

writing and may be given by personal delivery, by overnight or same day delivery service which provides for acknowledgment of receipt or by certified or registered mail. Notices shall be addressed as set forth below, or at such other address as either party shall designate in writing and delivered to the other party in accordance with the provisions of this Section. Either party may by written notice to the other specify a different address for notice purposes. A copy of all notices required or permitted to be given to Landlord or Tenant hereunder shall be concurrently transmitted to such party or parties at such addresses as Landlord or Tenant may from time to time hereafter designate by written notice to the other party.

If to Landlord:

FLEET MORRIS PETROLEUM, INC.
PO Box 2347
Madison, MS 39130

If to Tenant:

CITY OF BYRAM, MISSISSIPPI
PO Box 720222
Byram, MS 39272

With a copy to: Mills Scanlon Dye & Pittman
Attn: John P. Scanlon, Esq.
800 Avery Blvd., Ste. 101
Ridgeland, MS 39157

All notices shall be deemed effective as provided for herein. If personally delivered or sent by overnight delivery service, notice shall be deemed received at the time of delivery. If sent by mail, the notice shall be deemed fully delivered and received three (3) business days after being deposited in the mails, certified or registered mail receipt with appropriate postage prepaid for first-class mail. In the event of a postal strike, all notices shall be personally delivered, sent by air express service, or sent by overnight delivery service. Rejection or other refusal to accept notice or the inability to deliver the same because of a changed address of which no notice was given shall be deemed to be receipt of the notice sent.

17.8 Waivers. No waiver by Landlord or Tenant of any provision hereof shall be deemed a waiver of any other provision hereof or of any subsequent breach by the other party of the same or any other provision. Landlord's or Tenant's consent to or approval of any act shall not be deemed to render unnecessary the obtaining of Landlord's or Tenant's consent to or approval of any subsequent act by the other party. The acceptance of Rent hereunder by Landlord shall not be a waiver of any preceding breach by Tenant of any provision hereof, other than the failure of Tenant to pay the particular rent so accepted, regardless of Landlord's knowledge of such preceding breach at the time of acceptance of such Rent.

17.9 Holding Over. Except as set forth below, if Tenant remains in possession of the Premises or any part thereof after the expiration of the term hereof without the express written consent of Landlord, such occupancy shall be a tenancy from month to month at a rental in the amount of one hundred fifty percent (150%) of the last Minimum Monthly Rent plus all other charges payable hereunder, and upon all the terms hereof applicable to a month to month tenancy.

17.10 Cumulative Remedies. No remedy or election hereunder shall be deemed exclusive but shall, wherever possible, be cumulative with all other remedies at law or in equity.

17.11 Covenants and Conditions. Each provision of this Lease performable by Landlord or Tenant, as applicable, shall be deemed both a covenant and a condition.

17.12 Subordination. This Lease shall be subordinate to any ground lease, mortgage, deed of trust, or any other hypothecation for security now or hereafter placed upon the Premises, and to any and all advances made on the security thereof and to all renewals, modifications, consolidations, replacements and extensions thereof. Notwithstanding such subordination, Landlord shall, as an express condition precedent to any such subordination, obtain the agreement of such lenders as may perfect a security interest in the Premises after the date hereof that Tenant's right to quiet possession of the Premises shall not be disturbed if Tenant is not in default beyond any applicable notice and cure period and so long as Tenant shall pay the Rent and observe and perform all of the provisions of this Lease, unless this Lease is otherwise terminated pursuant to its terms. If any mortgagee, trustee or ground landlord shall elect to have this Lease prior to the lien of its mortgage, deed of trust or ground lease, it shall give written notice thereof to Tenant, whether this Lease is dated prior or subsequent to the date of said mortgage, deed of trust or ground lease or the date of recording thereof. Tenant agrees to execute any commercially reasonable documents required to effectuate such subordination or to make this Lease prior to the lien of any mortgage, deed of trust or ground lease, as the case may be provided that such commercially reasonable documents provide that so long as Tenant shall pay the Rent and observe and comply with all of the provisions of this Lease, Tenant's use, possession and occupancy of the Premises shall not be disturbed. Landlord shall use its best efforts to obtain a nondisturbance agreement from Landlord's lender in form and content reasonably satisfactory to Tenant. Notwithstanding any provision set forth in this Lease to the contrary, in the event Tenant does not receive a fully executed copy of a non-disturbance agreement on or before the Delivery Date, Tenant shall have the right to terminate this Lease upon thirty (30) days written notice to Landlord, but such termination shall be nullified and this Lease shall continue in full force and effect provided Landlord delivers to Tenant the non-disturbance agreement within said thirty (30) day period.

17.13 Waiver of Jury; Attorneys' Fees. Landlord and Tenant each hereby waive their respective rights to a jury trial in any action or proceeding brought by either party hereto and arising out of or relating to this Lease and/or the Premises. Landlord and Tenant agree that this paragraph constitutes a written consent to waiver of trial by jury, and each party hereto does hereby authorize and empower the other party to file this paragraph and or this Lease, as required, with the clerk or judge of any court of competent jurisdiction as written consent to waiver of a trial by jury. If either party hereto brings an action to enforce the terms hereof, declare the rights hereunder or in any way related to this Lease, the prevailing party in any such action or legal proceeding shall

be entitled to reasonable attorneys' fees and costs to be paid by the losing party, including fees and costs on appeal.

17.14 Landlord's Access. Landlord and Landlord's agents shall have the right, following reasonable advance written notice (which, at minimum, shall be one (1) business day advance written notice) to Tenant to enter the Premises at reasonable times for the purposes of inspecting the same, showing the same to prospective purchasers, or lenders, or tenants, and making such alterations, repairs, improvements or additions to the Premises as Landlord may deem necessary or desirable, provided that Landlord during any such entry by Landlord to the Premises Landlord shall exercise due care toward the Premises and Tenant's property in, on or about the Premises. Landlord may at any time place on or about the Premises any ordinary "For Sale" signs and Landlord may place on or about the Premises in locations reasonably approved by Tenant, any ordinary "For Lease" signs, all without rebate of Rent or liability to Tenant. Notwithstanding anything to the contrary contained herein, in the event that such entry into the Premises shall render the entirety of the Premises unsuitable for Tenant's business operations therein for more than seventy-two (72) hours, as reasonably and in good faith determined by Tenant (Tenant being obligated to provide Landlord written notice specifying in reasonable detail the reasons that the Premises shall be unsuitable), then all Rent shall abate, commencing on the expiration of such seventy-two (72) hour time period and ending on the date that the Premises shall be suitable for Tenant's business operations therein. If any such entry into the Premises shall cause damage or injury to the Premises or Tenant's property therein, then Landlord shall be responsible and liable for the same.

17.16 Merger. The voluntary or other surrender of this Lease by Tenant, or mutual cancellation thereof, or a termination by Landlord, shall not work a merger, and shall, at the option of Landlord, terminate all or any existing subtenancies or may, at the option of Landlord, operate as an assignment to Landlord of any or all such subtenancies.

17.17 Authority. If either Landlord or Tenant executes this Lease as a partnership, limited liability company or corporation, then such party and the persons and/or entities executing this Lease on behalf of such party represent and warrant that: (a) such party is a duly authorized and existing partnership, limited liability company or corporation, as the case may be, and is qualified to do business in the state in which the Premises are located; (b) such persons and/or entities executing this Lease are duly authorized to execute and deliver this Lease on Landlord's or Tenant's behalf, as applicable, in accordance with such party's partnership agreement or operating agreement (if Landlord or Tenant is a partnership or a limited liability company), or a duly adopted resolution of such party's board of directors and the such party's by laws (if Landlord or Tenant is a corporation); and (c) this Lease is binding upon such party in accordance with its terms.

17.18 Quiet Possession. Upon Tenant paying the rent reserved hereunder and observing and performing all of the covenants, conditions and provisions on Tenant's part to be observed and performed hereunder, Tenant shall have quiet possession of the Premises for the entire term hereof subject to all the provisions of this Lease.

17.19 Force Majeure. In the event that either party hereto shall be delayed or hindered in or prevented from the performance of any act required hereunder by reason of strikes, lock-outs, labor troubles, inability to procure materials, failure of power, governmental moratorium or other governmental action or inaction (including failure, refusal or delay in issuing permits, approvals and/or authorizations), injunction or court order, riots, insurrection, war, acts of terrorism (actual or threatened), fire, earthquake, flood or other natural disaster, excessive adverse weather conditions (which shall include excessive rain) or other reason of a like nature not the fault of the party delaying in performing work or doing acts required under the terms of this Lease (but excluding delays due to financial inability) (herein collectively, "Force Majeure Delays"), then performance of such act shall be excused for the period of the delay and the period for the performance of any such act shall be extended for a period equivalent to the period of such delay. The provisions of this Section 19.20 shall not apply to nor operate to excuse either party from the payment of any sums due hereunder to the other party, nor operate to extend the Term. With respect to Landlord's construction obligations under for Landlord's Work, no delay in the performance of such obligations shall be excused by reason of Force Majeure unless Landlord notifies Tenant of the delay within thirty (30) days after Landlord knew or should have known of the occurrence of the event giving rise to such delay.

17.20 Construction. Each party acknowledges that each party and its counsel have participated fully in the review and revision of this Lease. Any rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not apply in interpreting this Lease.

17.21 Binding Effect. This Lease shall bind the Parties, and inure to the benefit of, the parties to this Lease, their personal and legal representatives, successors and assigns.

17.22 Governing Law. This Lease has been delivered and executed in, and shall in all respects be governed by, subject to, enforced and construed in accordance with the laws of the State of Mississippi, including all matters of construction, validity, performance and enforcement.

17.23 Recording. This Lease shall not be recorded and neither party may record a memorandum of this Lease.

17.24 Consent. The consent by one party to any act by the other for which such consent was required shall not be deemed to imply consent or waiver of the necessity of obtaining such consent for the same or any similar acts in the future. No waiver or consent shall be implied from silence or any failure of a party to act, except as otherwise specified in this Lease.

17.25 Counterparts, Electronic and Facsimile Delivery. This Lease may be executed in two or more counterparts, each of which shall be deemed to be an original and all of which taken together shall be deemed to constitute the Lease when a duly authorized representative of each party has signed a counterpart. The parties intend to sign and deliver this Lease by electronic or facsimile transmission. Each party agrees that the delivery of the Lease by electronic or facsimile transmission shall have the same force and effect as delivery of original signatures and that each party may use such electronic or facsimile signatures as evidence of the execution

and delivery of the Lease by all parties to the same extent that an original signature could be used.

IN WITNESS WHEREOF, Landlord and Tenant have caused this Lease to be duly executed on or as of the day and year first above written.

LANDLORD:

FLEET MORRIS PETROLEUM, INC.

By: *Daniel Morris*

Printed Name: Daniel Morris

Title: Vice President

TENANT:
CITY OF BYRAM, MISSISSIPPI

By: *[Signature]*

Printed Name: RICHARD WHITE

Title: Mayor



EXHIBIT A

Legal Description

Approximately 1,000 square feet of interior space located on the south side of the Fleet Morris Petroleum, Inc. convenience store d/b/a Fleetway Market located on the following described property:

A parcel of land situated in the Northwest 1/4 of the Southwest 1/4 of Section 10, Township 4 North, Range 1 West, Hinds County, Mississippi, said parcel being more particularly described as follows, to-wit:

Commencing at the Southwest corner of Section 10, Township 4 North, Range 1 West, Hinds County, Mississippi, and run thence North for a distance of 2614.67 feet; run thence East for a distance of 573.53 feet to the intersection of the Easterly right of way line of Davis Road and the South right of way line of Siwell Road; run thence S 42°36'29" E along the South right of way line of Siwell Road for a distance of 20.40 feet; run thence N 78°48'26" E along said South right of way line for a distance of 163.71 feet to the POINT OF BEGINNING of the parcel herein described; thence continue N 78°48'26" E along said South right of way line for a distance of 37.56 feet; run thence S 88°40'50" E along said South right of way line for a distance of 252.18 feet; thence leaving said South right of way line, run S 00°51'05" E for a distance of 463.84 feet; run thence S 79°53'56" W for a distance of 379.91 feet; run thence N 42°35'59" W for a distance of 167.68 feet; run thence N 47°22'36" E for a distance of 148.14 feet; run thence N 42°35'59" W for a distance of 61.52 feet; run thence N 48°29'58" E for a distance of 165.98 feet; run thence North for a distance of 149.93 feet to the POINT OF BEGINNING, containing 4.261 acres, more or less.

Together with a 20 foot wide ingress and egress easement, said easement being more particularly described as follows, to-wit:

Commencing at the Southwest corner of Section 10, Township 4 North, Range 1 West, Hinds County, Mississippi, and run thence North for a distance of 2614.67 feet; run thence East for a distance of 573.53 feet to the intersection of the Easterly right of way line of Davis Road and the South right of way line of Siwell Road, said intersection also being the POINT OF BEGINNING of the easement herein described; run thence S 42°36'29" E along the South right of way line of Siwell Road for a distance of 20.40 feet; run thence N 78°48'26" E along said South right of way line for a distance of 163.71 feet; thence leaving said South right of way line, run South for a distance of 20.39 feet; run thence S 78°48'26" W for a distance of 170.97 feet; run thence N 42°36'29" W for a distance of 32.73 feet to the Easterly right of way line of Davis Road; run thence N 50°35'24" E along said Easterly right of way line for a distance of 20.03 feet to the POINT OF BEGINNING.

Also subject to half of a 50 foot wide ingress and egress easement along a portion of the West boundary thereof.

And being the same property described in instrument recorded in Book 7294 at Page 4714 in the records of the foregoing Chancery Clerk.

AND ALSO:

A parcel of land situated in the Northwest 1/4 of the Southwest 1/4 of Section 10, Township 4 North, Range 1 West, Hinds County, Mississippi, said parcel being more particularly described as follows, to-wit:

Commencing at the Southwest corner of Section 10, Township 4 North, Range 1 West, Hinds County, Mississippi, and run thence North for a distance of 2614.67 feet; run thence East for a distance of 573.53 feet to the intersection of the Easterly right of way line of Davis Road and the South right of way line of Siwell Road, said intersection also being the POINT OF BEGINNING of the parcel herein described; run thence S 42°36'29" E along the South right of way line of Siwell Road for a distance of 20.40 feet; run thence N 78°48'26" E along said South right of way line for a distance of 163.71 feet; thence leaving said South right of way line, run South for a distance of 149.93 feet; run thence S 48°29'58" W for a distance of 165.98 feet; run thence N 42°35'59" W for a distance of 220.00 feet to the Easterly right of way line of Davis Road; run thence N 50°35'24" E along said Easterly right of way line for a distance of 127.90 feet to the POINT OF BEGINNING, containing 1.000 acres, more or less.

Subject to a 20 foot wide ingress and egress easement along the North boundary, said easement being more particularly described as follows, to-wit:

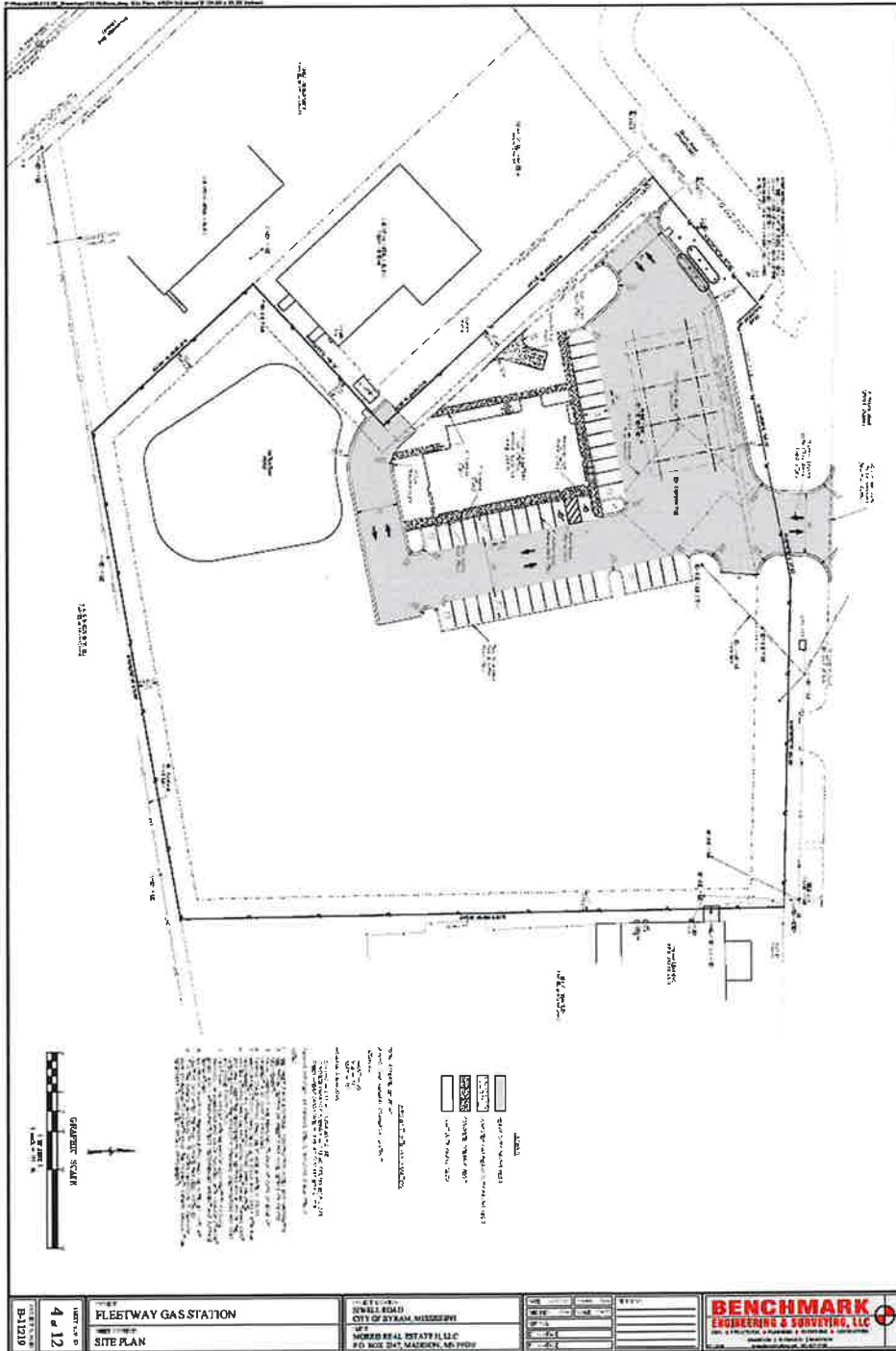
Commencing at the Southwest corner of Section 10, Township 4 North, Range 1 West, Hinds County, Mississippi, and run thence North for a distance of 2614.67 feet; run thence East for a distance of 573.53 feet to the intersection of the Easterly right of way line of Davis Road and the South right of way line of Siwell Road, said intersection also being the POINT OF BEGINNING of the easement herein described; run thence S 42°36'29" E along the South right of way line of Siwell Road for a distance of 20.40 feet; run thence N 78°48'26" E along said South right of way line for a distance of 163.71 feet; thence leaving said South right of way line, run South for a distance of 20.39 feet; run thence S 78°48'26" W for a distance of 170.97 feet; run thence N 42°36'29" W for a distance of 32.73 feet to the Easterly right of way line of Davis Road; run thence N 50°35'24" E along said Easterly right of way line for a distance of 20.03 feet to the POINT OF BEGINNING.

Also subject to half of a 50 foot wide ingress and egress easement along the Southwest boundary thereof.

And being the same property described in instrument recorded in Book 7294 at Page 4674 in the records of the foregoing Chancery Clerk.

EXHIBIT B

Site Plan



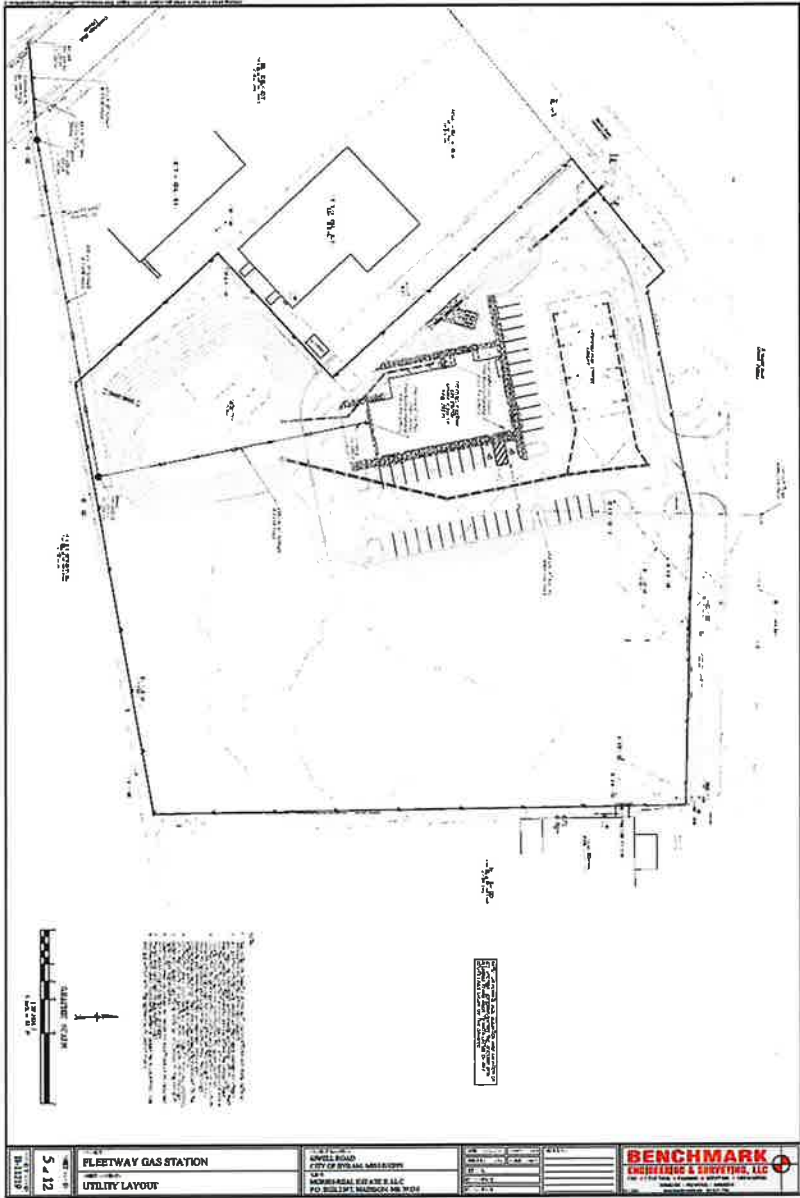




EXHIBIT D

Design and Dimensions of Tenant's Sign

(To Be Determined)

file copy

| | | |
|--|---|---|
| CONTRACT CHANGE ORDER | | CHANGE ORDER NUMBER: TWO (2) & FINAL |
| | | AGREEMENT DATE: July 22, 2024 |
| CONTRACT DESCRIPTION: Big Creek Sanitary Sewer Interceptor MCWI 538-2-CW-5.5 PFI Reference 26401.00 | | |
| OWNER: City of Byram 5901 Terry Road Byram, MS 39272 | CONTRACTOR: Hemphill Construction Company, Inc. P.O. Drawer 879 Florence, MS 39073-0879 | |
| The following changes will be made in the CONTRACT TIME: Current Contract Time: <u>630</u> Calendar Days Change in Contract Time: <u>N/A</u> Calendar Days Adjusted Contract Time: <u>N/A</u> Calendar Days The Adjusted Contract Completion Date is therefore <u>Unchanged</u> | The following changes will be made in the CONTRACT AMOUNT: Current Contract Amount: \$ <u>7,215,475.00</u> Change in Contract Amount: \$ <u>(375.00)</u> Adjusted Contract Amount: \$ <u>7,215,100.00</u> The change in the Contract Amount is based on the itemized attachment hereto. | |
| ENGINEER'S RECOMMENDATION I, the undersigned ENGINEER, do hereby recommend approval of this CHANGE ORDER to the Construction Agreement for the abovenamed Contract. This recommendation is based on the attached UNIT PRICE SCHEDULE and/or CHANGE ORDER JUSTIFICATION for each of the changes proposed. PICKERING FIRM, INC.  By: _____ Title: <u>Senior Const. Engineer</u> Date: <u>November 21, 2025</u> | CONTRACTOR'S ACCEPTANCE I, the undersigned duly authorized representative of the abovenamed CONTRACTOR, do hereby accept this CHANGE ORDER to the Construction Agreement and further agree that no other provision of the Contract Documents shall be altered or amended except as herein provided. WITNESS MY SIGNATURE this the <u>1st</u> day of <u>December</u> , 2025.  By: _____ Title: <u>President</u> | OWNER'S APPROVAL I, the undersigned duly authorized representative of the abovenamed OWNER, do hereby approve this CHANGE ORDER to the Construction Agreement was approved by the Board of Aldermen on the _____ day of <u>December</u> , 2025 and further acknowledge that no other provision of the Contract Documents shall be altered or amended except as herein provided. WITNESS MY SIGNATURE this the _____ day of <u>December</u> , 2025. By: _____ Title: <u>Mayor</u> |

**CITY OF BYRAM, MISSISSIPPI
 BIG CREEK SANITARY SEWER INTERCEPTOR
 MCWI 538-2-CW-5.5
 PFI PROJECT NO. 26401.00
 CHANGE ORDER NO. TWO (2)**

| ITEM NO. | DESCRIPTION | ORIGINAL QUANTITY | REVISED QUANTITY | INCREASE/DECREASE | UNIT | UNIT PRICE | AMOUNT |
|-----------------|--|--------------------------|-------------------------|--------------------------|-------------|-------------------|---------------|
| | BASE BID | | | | | | |
| 7 | Seeding & Fertilizer | 10.00 | 9.75 | -0.25 | AC | \$1,500.00 | \$ (375.00) |
| | | | | TOTAL | | | \$ (375.00) |
| | TOTAL DECREASE OF CHANGE TWO () | | | TOTAL | | | \$ (375.00) |
| | <u>JUSTIFICATION FOR CHANGE ORDER TWO (2)</u> | | | | | | |
| | Adjust acreage for actual area seeded & fertilized | | | | | | |

Fw: [External]Development of Pocket Park

From Erma Johnson <ejohnson@byram-ms.us>

Date Thu 2026-02-12 2:50 PM

To Julia Kraft <jkraft@byram-ms.us>

Good Afternoon Julia,

See Mr. Jerry Simmons's statement below regarding our discussion on Monday night work session.

Please make sure a copy is given to the Mayor, Aldermen, and Public Works

For the accuracy of the public record, we respectfully request that this statement be included in the official minutes of tonight meeting.

Thanks

Erma Johnson

Mayor Pro Tem. Ward 1

City of Byram

601-918-6369

"Get in good trouble, necessary trouble, and help redeem the soul of America."

US Rep. John Lewis

From: JERRY SIMMONS <ma6756@comcast.net>

Sent: Wednesday, February 11, 2026 6:39 PM

To: Erma Johnson <ejohnson@byram-ms.us>

Subject: [External]Development of Pocket Park

Ms. Johnson,

We live across from Pocket Park and the Kroger shopping area. Our family is opposed to further development of Pocket Park. We are already subjected to having to collect trash from the Kroger parking lot, automobile headlights in our windows exiting the parking lot, and the loud noise produced by certain automobiles. In addition, it becomes difficult to exit our property onto Siwell Road during peak traffic hours. We don't need additional problems caused by the expansion of the park.

Simmons Family

6756 Siwell Road

Byram, MS 39272



City of Byram, MS

Monthly Budget Report Group Summary

For Fiscal: Current Period Ending: 01/31/2026

| Account Type | January Budget | January Activity | Variance Favorable (Unfavorable) | Percent Used | YTD Budget | YTD Activity | Variance Favorable (Unfavorable) | Percent Used | Total Budget |
|--|-------------------|-------------------|----------------------------------|--------------|--------------------|--------------------|----------------------------------|---------------|--------------------|
| Fund: 001 - GENERAL FUND | | | | | | | | | |
| Revenue | 1,248,864.98 | 935,187.93 | -313,677.05 | -74.88% | 4,995,459.92 | 2,233,996.05 | -2,761,463.87 | -44.72% | 14,992,377.00 |
| Expense | 1,188,282.31 | 624,074.25 | 564,208.06 | 52.52% | 4,753,129.24 | 2,936,207.41 | 1,816,921.83 | 61.77% | 14,265,103.00 |
| Total Fund: 001 - GENERAL FUND: | 60,582.67 | 311,113.68 | 250,531.01 | | 242,330.68 | -702,211.36 | -944,542.04 | | 727,274.00 |
| Fund: 100 - TOURISM FUND | | | | | | | | | |
| Revenue | 17,227.27 | 8,314.65 | -8,912.62 | -48.26% | 68,909.08 | 46,594.94 | -22,314.14 | -67.62% | 206,810.00 |
| Expense | 17,227.26 | 0.00 | 17,227.26 | 0.00% | 68,909.04 | 40,767.51 | 28,141.53 | 59.16% | 206,810.00 |
| Total Fund: 100 - TOURISM FUND: | 0.01 | 8,314.65 | 8,314.64 | | 0.04 | 5,827.43 | 5,827.39 | | 0.00 |
| Fund: 101 - 2% PARKS & REC FUND | | | | | | | | | |
| Revenue | 123,650.52 | 73,458.85 | -50,191.67 | -59.41% | 494,602.08 | 313,255.24 | -181,346.84 | -63.33% | 1,484,400.00 |
| Expense | 179,961.32 | 0.00 | 179,961.32 | 0.00% | 719,845.28 | 0.00 | 719,845.28 | 0.00% | 2,160,400.00 |
| Total Fund: 101 - 2% PARKS & REC FUND : | -56,310.80 | 73,458.85 | 129,769.65 | | -225,243.20 | 313,255.24 | 538,498.44 | | -676,000.00 |
| Fund: 110 - LAW ENFORCEMENT | | | | | | | | | |
| Revenue | 1,527.55 | 0.00 | -1,527.55 | 0.00% | 6,110.20 | 99.93 | -6,010.27 | -1.64% | 18,338.00 |
| Total Fund: 110 - LAW ENFORCEMENT: | 1,527.55 | 0.00 | -1,527.55 | 0.00% | 6,110.20 | 99.93 | -6,010.27 | -1.64% | 18,338.00 |
| Fund: 115 - ARPA FUND | | | | | | | | | |
| Revenue | -2.20 | 0.00 | 2.20 | 0.00% | -420.75 | 3.17 | 423.92 | 0.75% | -420.75 |
| Expense | 420.75 | 0.00 | 420.75 | 0.00% | 420.75 | 0.00 | 420.75 | 0.00% | 420.75 |
| Total Fund: 115 - ARPA FUND: | -422.95 | 0.00 | 422.95 | | -841.50 | 3.17 | 844.67 | | -841.50 |
| Fund: 125 - SB 2948 FLOOD CONTROL FUND | | | | | | | | | |
| Revenue | 34,302.94 | 0.00 | -34,302.94 | 0.00% | 137,211.76 | 1,083.26 | -136,128.50 | -0.79% | 411,800.00 |
| Expense | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 | 288,907.91 | -288,907.91 | 0.00% | 0.00 |
| Total Fund: 125 - SB 2948 FLOOD CONTROL FUND: | 34,302.94 | 0.00 | -34,302.94 | | 137,211.76 | -287,824.65 | -425,036.41 | | 411,800.00 |
| Fund: 131 - HB603 DRAINAGE | | | | | | | | | |
| Revenue | 1,408.60 | 0.00 | -1,408.60 | 0.00% | 5,634.40 | 11.58 | -5,622.82 | -0.21% | 16,910.00 |
| Expense | 1,408.60 | 0.00 | 1,408.60 | 0.00% | 5,634.40 | 0.00 | 5,634.40 | 0.00% | 16,910.00 |
| Total Fund: 131 - HB603 DRAINAGE: | 0.00 | 0.00 | 0.00 | | 0.00 | 11.58 | 11.58 | | 0.00 |
| Fund: 133 - SB2468 SIWELL/TERRY ROAD | | | | | | | | | |
| Revenue | 43,149.40 | 0.00 | -43,149.40 | 0.00% | 172,597.60 | 1,281.75 | -171,315.85 | -0.74% | 518,000.00 |
| Expense | 43,149.40 | 0.00 | 43,149.40 | 0.00% | 172,597.60 | 0.00 | 172,597.60 | 0.00% | 518,000.00 |
| Total Fund: 133 - SB2468 SIWELL/TERRY ROAD: | 0.00 | 0.00 | 0.00 | | 0.00 | 1,281.75 | 1,281.75 | | 0.00 |
| Fund: 200 - 2012 GO BOND & INTEREST FUND | | | | | | | | | |
| Revenue | 77,506.70 | 0.00 | -77,506.70 | 0.00% | 310,026.80 | 14,301.88 | -295,724.92 | -4.61% | 930,453.00 |

Monthly Budget Report

For Fiscal: Current Period Ending: 01/31/2026

| Account Type | January Budget | January Activity | Variance Favorable (Unfavorable) | Percent Used | YTD Budget | YTD Activity | Variance Favorable (Unfavorable) | Percent Used | Total Budget |
|---|-------------------|--------------------|----------------------------------|--------------|--------------------|----------------------|----------------------------------|--------------|--------------------|
| Expense | 77,506.73 | 0.00 | 77,506.73 | 0.00% | 310,026.92 | 25,377.32 | 284,649.60 | 8.19% | 930,453.00 |
| Total Fund: 200 - 2012 GO BOND & INTEREST FUND: | -0.03 | 0.00 | 0.03 | | -0.12 | -11,075.44 | -11,075.32 | | 0.00 |
| Fund: 215 - 2017 BTC TIF BOND & INT FUND | | | | | | | | | |
| Revenue | 105,445.70 | 0.00 | -105,445.70 | 0.00% | 421,782.80 | 3,669.08 | -418,113.72 | -0.87% | 1,265,855.00 |
| Expense | 105,445.87 | 0.00 | 105,445.87 | 0.00% | 421,783.48 | 26,763.75 | 395,019.73 | 6.35% | 1,265,857.00 |
| Total Fund: 215 - 2017 BTC TIF BOND & INT FUND: | -0.17 | 0.00 | 0.17 | | -0.68 | -23,094.67 | -23,093.99 | | -2.00 |
| Fund: 220 - 2018 SEWER SYSTEM REV BOND & INT FUND | | | | | | | | | |
| Revenue | 58,755.98 | 0.00 | -58,755.98 | 0.00% | 235,023.92 | 35,393.67 | -199,630.25 | -15.06% | 705,354.00 |
| Expense | 58,755.98 | 0.00 | 58,755.98 | 0.00% | 235,023.92 | 0.00 | 235,023.92 | 0.00% | 705,354.00 |
| Total Fund: 220 - 2018 SEWER SYSTEM REV BOND & INT FUND: | 0.00 | 0.00 | 0.00 | | 0.00 | 35,393.67 | 35,393.67 | | 0.00 |
| Fund: 225 - BTC PHASE 3 TIF 2025 | | | | | | | | | |
| Revenue | 0.00 | 0.00 | 0.00 | 0.00% | 852,700.00 | 800,000.00 | -52,700.00 | -93.82% | 852,700.00 |
| Expense | 0.00 | 0.00 | 0.00 | 0.00% | 747,300.00 | 747,300.00 | 0.00 | 100.00% | 747,300.00 |
| Total Fund: 225 - BTC PHASE 3 TIF 2025: | 0.00 | 0.00 | 0.00 | | 105,400.00 | 52,700.00 | -52,700.00 | | 105,400.00 |
| Fund: 301 - 2022 CDBG - DRAINAGE PROJECT | | | | | | | | | |
| Revenue | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 | 338,668.26 | 338,668.26 | 0.00% | 0.00 |
| Expense | 75,442.55 | 0.00 | 75,442.55 | 0.00% | 301,770.20 | 582,042.58 | -280,272.38 | 192.88% | 905,673.00 |
| Total Fund: 301 - 2022 CDBG - DRAINAGE PROJECT: | -75,442.55 | 0.00 | 75,442.55 | | -301,770.20 | -243,374.32 | 58,395.88 | | -905,673.00 |
| Fund: 302 - ARPA - BIG CREEK INTERCEPTOR FUND | | | | | | | | | |
| Revenue | 99,579.59 | 0.00 | -99,579.59 | 0.00% | 398,318.36 | 0.00 | -398,318.36 | 0.00% | 1,195,984.00 |
| Expense | 99,580.43 | 0.00 | 99,580.43 | 0.00% | 398,321.72 | 1,177,984.00 | -779,662.28 | 295.74% | 1,195,984.00 |
| Total Fund: 302 - ARPA - BIG CREEK INTERCEPTOR FUND: | -0.84 | 0.00 | 0.84 | | -3.36 | -1,177,984.00 | -1,177,980.64 | | 0.00 |
| Fund: 304 - ERBR | | | | | | | | | |
| Revenue | 251,963.16 | 0.00 | -251,963.16 | 0.00% | 1,007,852.64 | 11,683.95 | -996,168.69 | -1.16% | 3,024,768.00 |
| Expense | 251,963.17 | 168,436.00 | 83,527.17 | 66.85% | 1,007,852.68 | 779,142.00 | 228,710.68 | 77.31% | 3,024,768.00 |
| Total Fund: 304 - ERBR: | -0.01 | -168,436.00 | -168,435.99 | | -0.04 | -767,458.05 | -767,458.01 | | 0.00 |
| Fund: 400 - SEWER FUND | | | | | | | | | |
| Revenue | 218,630.75 | 174,709.76 | -43,920.99 | -79.91% | 874,523.00 | 710,994.06 | -163,528.94 | -81.30% | 2,624,619.00 |
| Expense | 191,759.01 | 53,716.15 | 138,042.86 | 28.01% | 767,036.04 | 410,256.23 | 356,779.81 | 53.49% | 2,301,919.00 |
| Total Fund: 400 - SEWER FUND: | 26,871.74 | 120,993.61 | 94,121.87 | | 107,486.96 | 300,737.83 | 193,250.87 | | 322,700.00 |
| Fund: 600 - UNEMPLOYMENT FUND | | | | | | | | | |
| Revenue | 4,277.36 | 0.00 | -4,277.36 | 0.00% | 17,109.44 | 258.49 | -16,850.95 | -1.51% | 51,349.00 |
| Expense | 4,277.36 | 0.00 | 4,277.36 | 0.00% | 17,109.44 | 0.00 | 17,109.44 | 0.00% | 51,349.00 |
| Total Fund: 600 - UNEMPLOYMENT FUND: | 0.00 | 0.00 | 0.00 | | 0.00 | 258.49 | 258.49 | | 0.00 |
| Report Total: | -8,892.44 | 345,444.79 | 354,337.23 | | 70,680.54 | -2,503,453.40 | -2,574,133.94 | | 2,995.50 |

Fund Summary

| Fund | January Budget | January Activity | Variance Favorable (Unfavorable) | Percent Used | YTD Budget | YTD Activity | Variance Favorable (Unfavorable) | Percent Used | Total Budget |
|---------------------------------|------------------|-------------------|----------------------------------|--------------|------------------|----------------------|----------------------------------|--------------|-----------------|
| 001 - GENERAL FUND | 60,582.67 | 311,113.68 | 250,531.01 | | 242,330.68 | -702,211.36 | -944,542.04 | | 727,274.00 |
| 100 - TOURISM FUND | 0.01 | 8,314.65 | 8,314.64 | | 0.04 | 5,827.43 | 5,827.39 | | 0.00 |
| 101 - 2% PARKS & REC FUND | -56,310.80 | 73,458.85 | 129,769.65 | | -225,243.20 | 313,255.24 | 538,498.44 | | -676,000.00 |
| 110 - LAW ENFORCEMENT | 1,527.55 | 0.00 | -1,527.55 | | 6,110.20 | 99.93 | -6,010.27 | | 18,338.00 |
| 115 - ARPA FUND | -422.95 | 0.00 | 422.95 | | -841.50 | 3.17 | 844.67 | | -841.50 |
| 125 - SB 2948 FLOOD CONTROL F | 34,302.94 | 0.00 | -34,302.94 | | 137,211.76 | -287,824.65 | -425,036.41 | | 411,800.00 |
| 131 - HB603 DRAINAGE | 0.00 | 0.00 | 0.00 | | 0.00 | 11.58 | 11.58 | | 0.00 |
| 133 - SB2468 SIWELL/TERRY ROA | 0.00 | 0.00 | 0.00 | | 0.00 | 1,281.75 | 1,281.75 | | 0.00 |
| 200 - 2012 GO BOND & INTERES | -0.03 | 0.00 | 0.03 | | -0.12 | -11,075.44 | -11,075.32 | | 0.00 |
| 215 - 2017 BTC TIF BOND & INT F | -0.17 | 0.00 | 0.17 | | -0.68 | -23,094.67 | -23,093.99 | | -2.00 |
| 220 - 2018 SEWER SYSTEM REV E | 0.00 | 0.00 | 0.00 | | 0.00 | 35,393.67 | 35,393.67 | | 0.00 |
| 225 - BTC PHASE 3 TIF 2025 | 0.00 | 0.00 | 0.00 | | 105,400.00 | 52,700.00 | -52,700.00 | | 105,400.00 |
| 301 - 2022 CDBG - DRAINAGE PR | -75,442.55 | 0.00 | 75,442.55 | | -301,770.20 | -243,374.32 | 58,395.88 | | -905,673.00 |
| 302 - ARPA - BIG CREEK INTERCE | -0.84 | 0.00 | 0.84 | | -3.36 | -1,177,984.00 | -1,177,980.64 | | 0.00 |
| 304 - ERBR | -0.01 | -168,436.00 | -168,435.99 | | -0.04 | -767,458.05 | -767,458.01 | | 0.00 |
| 400 - SEWER FUND | 26,871.74 | 120,993.61 | 94,121.87 | | 107,486.96 | 300,737.83 | 193,250.87 | | 322,700.00 |
| 600 - UNEMPLOYMENT FUND | 0.00 | 0.00 | 0.00 | | 0.00 | 258.49 | 258.49 | | 0.00 |
| Report Total: | -8,892.44 | 345,444.79 | 354,337.23 | | 70,680.54 | -2,503,453.40 | -2,574,133.94 | | 2,995.50 |



BYRAM POLICE DEPARTMENT

CHIEF KEVIN R. TURNER

P.O. BOX 720222 ~ BYRAM, MS 39272

~ Accredited by the Mississippi Law Enforcement Accreditation Commission 2012 ~



Monthly Report

January 2026

| | |
|--|------------|
| Calls for Service | 602 |
| Murder | 0 |
| Rape | 0 |
| Robbery | 0 |
| Assaults (including domestic violence) | 4 |
| Burglary (auto, residential, business, other) | 1 |
| Vehicle Theft | 3 |
| Crashes (Roadway – Not Incl Parking Lot) | 25 |
| Citations Issued | 296 |
| Arrests | 37 |
| Misdemeanor | 24 |
| Felony | 13 |
| DUI Arrests | 4 |
| Local Warrants Served | 18 |

Staffing: (2) Sworn Officer vacancies

(1) Full-Time Dispatch vacancy

(1) Civilian administrative position – on hold for hiring until approval of FY26 budget

NERIS- Incident Type Count (Previous Month)

| Incident Agency Name | Incident Primary Incident Type Category 1 (filincident.03) | Incident Type Primary (filincident.03) | Incident Type Count | Percent of Total Incidents |
|------------------------------------|--|--|---------------------|----------------------------|
| Incident Agency FDID: 25015 | | | | |
| CITY OF BYRAM FD | No Emergency | Cancelled | 8 | 6.299% |
| CITY OF BYRAM FD | Fire | Fire - Outside Fire - Dumpster / Other Outdoor Container Fire | 1 | 0.787% |
| CITY OF BYRAM FD | Fire | Fire - Outside Fire - Trash / Rubbish Fire | 4 | 3.150% |
| CITY OF BYRAM FD | Fire | Fire - Outside Fire - Vegetation / Grass Fire | 1 | 0.787% |
| CITY OF BYRAM FD | Fire | Fire - Structure Fire - Confined Cooking / Appliance Fire | 1 | 0.787% |
| CITY OF BYRAM FD | Fire | Fire - Structure Fire - Room and Contents Fire | 2 | 1.575% |
| CITY OF BYRAM FD | Fire | Fire - Structure Fire - Structural Involvement | 4 | 3.150% |
| CITY OF BYRAM FD | Fire | Fire - Transportation Fire - Vehicle Fire - Passenger | 1 | 0.787% |
| CITY OF BYRAM FD | Hazardous Situation | Hazardous Situation - Hazard Nonchemical - Motor Vehicle Collision (NO INJURIES) | 2 | 1.575% |
| CITY OF BYRAM FD | | Law Enforcement Support | 1 | 0.787% |
| CITY OF BYRAM FD | Medical | Medical - Illness - Allergic Reaction / Stings | 1 | 0.787% |
| CITY OF BYRAM FD | Medical | Medical - Illness - Altered Mental Status | 4 | 3.150% |
| CITY OF BYRAM FD | Medical | Medical - Illness - Back Pain (Non - Trauma) | 1 | 0.787% |
| CITY OF BYRAM FD | Medical | Medical - Illness - Breathing Problems | 23 | 18.110% |
| CITY OF BYRAM FD | Medical | Medical - Illness - Chest Pain (Non - Trauma) | 2 | 1.575% |
| CITY OF BYRAM FD | Medical | Medical - Illness - Convulsions / Seizures | 4 | 3.150% |
| CITY OF BYRAM FD | Medical | Medical - Illness - Diabetic Problems | 2 | 1.575% |
| CITY OF BYRAM FD | Medical | Medical - Illness - Headache | 1 | 0.787% |
| CITY OF BYRAM FD | Medical | Medical - Illness - Heart Problems | 1 | 0.787% |
| CITY OF BYRAM FD | Medical | Medical - Illness - Nausea / Vomiting | 2 | 1.575% |
| CITY OF BYRAM FD | Medical | Medical - Illness - Overdose / Poisoning | 1 | 0.787% |
| CITY OF BYRAM FD | Medical | Medical - Illness - Psychological Behavior Issues | 3 | 2.362% |
| CITY OF BYRAM FD | Medical | Medical - Illness - Sick Case | 4 | 3.150% |
| CITY OF BYRAM FD | Medical | Medical - Illness - Stroke / CVA | 1 | 0.787% |
| CITY OF BYRAM FD | Medical | Medical - Illness - Unconscious Victim | 1 | 0.787% |
| CITY OF BYRAM FD | Medical | Medical - Illness - Unknown Problem | 2 | 1.575% |
| CITY OF BYRAM FD | Medical | Medical - Illness - Well Person Check | 2 | 1.575% |
| CITY OF BYRAM FD | Medical | Medical - Injury / Trauma - Animal Bites | 1 | 0.787% |
| CITY OF BYRAM FD | Medical | Medical - Injury / Trauma - Assault | 2 | 1.575% |
| CITY OF BYRAM FD | Medical | Medical - Injury / Trauma - Fall | 7 | 5.512% |
| CITY OF BYRAM FD | Medical | Medical - Injury / Trauma - Industrial Accident/Inaccessible | 2 | 1.575% |

| Incident Agency Name | Incident Primary Incident Type Category 1 (fiincident.03) | Incident Type Primary (fiincident.03) | Incident Type Count | Percent of Total Incidents |
|----------------------|---|--|---------------------|----------------------------|
| BYRAM FD | | Incident/Other Entrapment (Non - Vehicle) | | |
| CITY OF BYRAM FD | Medical | Medical - Injury / Trauma - Motor Vehicle Collision (With Injuries) | 5 | 3.937% |
| CITY OF BYRAM FD | Medical | Medical - Other - Medical Alarm | 1 | 0.787% |
| CITY OF BYRAM FD | No Emergency | No Emergency - False Alarm - Accidental Alarm | 1 | 0.787% |
| CITY OF BYRAM FD | No Emergency | No Emergency - False Alarm - Malfunctioning Alarm | 2 | 1.575% |
| CITY OF BYRAM FD | No Emergency | No Emergency - Good Intent - No Incident Found Upon Arrival / Location Error | 1 | 0.787% |
| CITY OF BYRAM FD | No Emergency | No Emergency - Good Intent - Smoke From Nonhostile Source (Smoke Scare) | 3 | 2.362% |
| CITY OF BYRAM FD | Public Service | Public Service - Alarms (Non Medical) - CO Alarm | 2 | 1.575% |
| CITY OF BYRAM FD | Public Service | Public Service - Alarms (Non Medical) - Fire / Smoke Alarm | 1 | 0.787% |
| CITY OF BYRAM FD | Public Service | Public Service - Citizen Assist - Citizen Assist / Service Call | 3 | 2.362% |
| CITY OF BYRAM FD | Public Service | Public Service - Citizen Assist - Lift Assist | 9 | 7.087% |
| CITY OF BYRAM FD | Public Service | Public Service - Other - Move - up | 1 | 0.787% |
| CITY OF BYRAM FD | Public Service | Public Service - Smoke Alarm Install | 4 | 3.150% |
| CITY OF BYRAM FD | Rescue | Rescue - Outside - Extrication / Entrapped | 1 | 0.787% |
| CITY OF BYRAM FD | Rescue | Rescue - Transportation - Aviation Collision / Crash | 1 | 0.787% |
| | | | Total: 127 | |
| | | | Total: 127 | |

Report Filters

Agency Fdid: contains '25015'
 Incident Alarm Date: is between '1/1/2026' and '1/31/2026'

Report Criteria

Incident Type Primary (fiincident.03): Is Not Blank
 Incident Alarm Date: Is Equal To Last Month

Description

Count of incidents by Primary Incident Type from the previous month.

BYRAM PUBLIC WORKS DEPARTMENT MONTHLY REPORT JANUARY 2026

| INSPECTION | Current Month: Jan - 26 | | | Current Month: Dec - 25 | | |
|-----------------------------------|-------------------------|----------------------|---------------------|-------------------------|----------------------|--------------------|
| | Issued | Value | Fee | Issued | Value | Fee |
| BUILDING PERMITS | | | | 3 | \$ 17,150.00 | \$ 153.00 |
| Residential | | | | | | |
| New Construction | 1 | \$ 168,225.00 | \$ 881.00 | 2 | \$ 367,350.00 | \$ 1,852.00 |
| Remodel & Addition-pool | | | | 1 | \$ 7,500.00 | \$ 122.00 |
| ACCESSORY- | | | | | | |
| Permit Fee-Boring | | | | | | |
| Commercial | | | | | | |
| New Construction | | | | | | |
| Commercial Remodel | | | | | | |
| Commercial Electric & Mechanical | | | | 1 | | \$ 26.00 |
| commercial plumbing | | | | | | |
| Development Fees | | | | | | |
| ACCESSORY or Misc | 2 | \$ 49,500.00 | \$ 417.00 | | | |
| Cell Tower Addition | | | | | | |
| Rental Property | | | | | | |
| Rental Renewal | 17 | | \$ 7,464.00 | 5 | | \$ 156.00 |
| Park Pavillon Rental | | | | | | |
| Mobile Home | | | | 2 | | \$ 102.00 |
| Demolition | | | | | | |
| Fire Suppression | | | | | | |
| Variance Request/Land Disturbance | | | | | | |
| Utility Release | 27 | | \$ 702.00 | 32 | | \$ 806.00 |
| Roofing | 4 | \$ 105,195.10 | \$ 614.00 | 3 | \$ 38,855.05 | \$ 258.00 |
| Banners & Signs | 3 | \$ 62,000.00 | \$ 228.00 | | | |
| TOTAL FEES COLLECTED | 54 | \$ 384,920.10 | \$ 10,306.00 | 49 | \$ 430,855.05 | \$ 3,475.00 |
| PRIVILEGE & CONTRACTORS LICENSE | CURRENT | | | PREVIOUS | | |
| New Business & Renewals | 12 | | \$ 485.01 | 12 | | \$ 274.46 |
| PLANNING / ZONING | | | | | | |
| Public Hearings | | | | | | |
| Conditional Use | 1 | | \$ 284.00 | | | |
| Architectural Review | | | | | | |

| SEWER | Current Month | | | Previous Month | |
|------------------------------------|----------------|---------------------|--|-----------------|---------------------|
| | Number | Amount | | Number | Amount |
| Billings | 3444 | \$ 191,966.99 | | 3441 | \$ 191,613.81 |
| Late Charges | 1351 | \$ 13,510.00 | | 1370 | \$ 13,700.00 |
| Deposits | 11 | \$ 1,100.00 | | 11 | \$ 1,100.00 |
| Adjustment Code | | \$ (172.32) | | | \$ (479.21) |
| Applied Deposits | | \$ (300.00) | | | \$ (200.00) |
| Payments Received | 1759 | \$ (159,256.65) | | 1843 | \$ (147,941.40) |
| Drafts | 395 | \$ (18,709.08) | | 389 | \$ (18,720.53) |
| Monthly Outstanding balance | | \$ 28,138.94 | | | \$ 39,072.67 |
| | | | | | |
| St. & SW Work Order | Completed 1/26 | Open Work Orders | | Completed 12/25 | Open Work Orders |
| Tree limbs pickup | 17 | 13 | | 8 | 8 |
| Potholes/road repair | 9 | 56 | | 1 | 53 |
| Sinkholes | 4 | | | | 41 |
| dead animals on ROW | | | | | |
| Mowing | | 10 | | | 10 |
| PUBLIC WORKS MISC | 2 | 21 | | | 19 |
| Sewer Misc | 2 | 3 | | | 3 |
| LT STATION /LEAK/BREAK | 2 | 2 | | | 1 |
| Ditching/Culvert/Drainage | | 82 | | 4 | 78 |
| Street Signs | | 2 | | | 1 |
| TOTAL | 36 | 189 | | 13 | 214 |

ADJUSTMENT CODE BREAKDOWN

| | |
|------------------|-------------|
| SEWER ADJ | \$ (132.32) |
| MULTIPLE ADJ | |
| RETURN CHECK FEE | |
| REVERSE PENALTY | \$ (40.00) |
| | \$ (172.32) |

02-02-2026 07:00 AM
PERIOD: 1/01/2026 THRU 1/31/2026
ZONE: * - All Zones
REVENUE CODE: All
ADJUSTMENT CODES:

MONTHLY TRANSACTION REPORT

PAGE:

===== A D J U S T M E N T C O D E T O T A L S =====

| TYPE | COUNT | REVENUE CODE | DISTRIBUTION |
|--------------------------|-------|--------------|--------------|
| 200 - SEWER ADJ | 2 | 200-SEWER | 132.32- |
| BCA - BILLING CREDIT ADJ | 582 | 200-SEWER | 11,415.38- |
| | | 996-UNAPPL | 11,415.38 |
| RPEN - REVERSE PENALTY | 4 | 295-PENALT | 40.00- |

ADJUSTMENT CODE TOTAL FOR PERIOD 172.32CR

| ID | ISSUED TO | DATE | PACKET | TYPE | ===== DISTRIBUTION ===== | | | | TOTAL |
|------|---------------------|-----------|--------|---------|--------------------------|---------|-----|----------|---------|
| | | | | | FEE | PENALTY | TAX | INTEREST | |
| 0138 | RODS PLUMBING | 1/30/2026 | 01764 | Payment | 25.00- | 3.00- | | | 28.00- |
| 0318 | ROYAL NAILS | 1/21/2026 | 01761 | Payment | 20.00- | 2.40- | | | 22.40- |
| 1458 | WILLIAMS DENTAL & A | 1/07/2026 | 01758 | Payment | 20.00- | 2.40- | | | 22.40- |
| 1493 | 2 FOR 7 KITCHEN | 1/22/2026 | 01762 | Payment | 20.00- | | | | 20.00- |
| 1519 | WARREN CORPORATION | 1/16/2026 | 01760 | Payment | 55.00- | 6.60- | | | 61.60- |
| 1690 | THE VENUE AT BYRAM | 1/07/2026 | 01758 | Payment | 20.00- | 2.40- | | | 22.40- |
| 1806 | CHOSEN DUO BARBER & | 1/06/2026 | 01756 | Payment | 21.00- | 2.31- | | | 23.31- |
| 1863 | MANDUJANOS POOL CON | 1/23/2026 | 01763 | Payment | 20.00- | 2.40- | | | 22.40- |
| 2191 | LEFT LANE AUTO LLC | 1/06/2026 | 01757 | Payment | 200.00- | | | | 200.00- |
| 2192 | HUNTINGTON BANK | 1/08/2026 | 01759 | Payment | 22.50- | | | | 22.50- |
| 2193 | THE VILLAGE RENTALS | 1/22/2026 | 01762 | Payment | 20.00- | | | | 20.00- |
| 2194 | THE LEAGUE AFTERSCH | 1/30/2026 | 01764 | Payment | 20.00- | | | | 20.00- |

===== FEE CODE TOTALS BY TYPE =====

| FEE CODE | TYPE | COUNT | DISTRIBUTION | | | | TOTAL |
|------------------------|---------|-------|--------------|---------|------|----------|----------|
| | | | FEE | PENALTY | TAX | INTEREST | |
| CONTRACTOR | Payment | 1 | 25.00CR | 3.00CR | 0.00 | 0.00 | 28.00CR |
| HOME OCC | Payment | 1 | 21.00CR | 2.31CR | 0.00 | 0.00 | 23.31CR |
| INVENTORY | Payment | 1 | 35.00CR | 4.20CR | 0.00 | 0.00 | 39.20CR |
| NON MFT EM | Payment | 10 | 382.50CR | 12.00CR | 0.00 | 0.00 | 394.50CR |
| GRAND TOTAL FOR PERIOD | | | | | | | 485.01CR |

===== TOTALS BY TRANSACTION TYPE =====

| TYPE | COUNT | DISTRIBUTION | | | | TOTAL |
|------------------|-------|--------------|---------|------|----------|----------|
| | | FEE | PENALTY | TAX | INTEREST | |
| Payment | 12 | 463.50CR | 21.51CR | 0.00 | 0.00 | 485.01CR |
| TOTAL FOR PERIOD | 12 | | | | | 485.01CR |

STATE OF MISSISSIPPI

Office of the Governor



PROCLAMATION

WHEREAS, on January 22, 2026, pursuant to the Constitution of the State of Mississippi and Miss. Code Ann. § 33-15-11(b)(17), I issued a Proclamation declaring that a State of Emergency exists in the State of Mississippi as a result of expected prolonged freezing temperatures and winter weather, including sleet, freezing rain and ice beginning on January 23, 2026, and continuing through January 27, 2026. This State of Emergency shall remain in effect through January 30, 2026, or until such time as this threat to public safety shall cease to exist as prescribed by Miss. Code Ann. § 33-15-11(b)(17); and

WHEREAS, as a result of the prolonged freezing temperatures and winter weather, a clear and present danger to the life and safety of the residents of the impacted areas of the State has resulted. Further, many roads throughout the impacted areas of the State have been rendered impassable, widespread and extended power outages exist, and the normal operation of many state, county and local government offices and agencies, including county tax collectors, have been impacted; and

WHEREAS, pursuant to Miss. Code Ann. § 27-41-1, all ad valorem taxes shall be due on or before the first day of February of the year succeeding the date of assessment: "Except as may otherwise be provided in Section 27-41-2, all state, county, school, road, levee and other taxing districts and municipal ad valorem taxes, except ad valorem taxes levied for county or district or municipal bonds and other evidences of indebtedness for money borrowed, and interest thereon, heretofore or hereafter assessed or levied shall be due, payable and collectible by the tax collector and shall be paid on or before the first day of February next succeeding the date of the assessment and levying of such taxes"; and

WHEREAS, pursuant to Miss. Code Ann. § 27-41-9, if any person fails to pay the ad valorem tax levied and assessed against him when due, he shall be required to pay, in addition to the amount of the taxes unpaid after February 1, the interest thereon at the rate of ½ of 1% per month, or fractional part thereof, from February 1 to the date of payment of such tax; and

WHEREAS, pursuant to Miss. Code Ann. § 27-41-9, the Governor is authorized to extend the time for the imposition of the ½ of 1% monthly penalty for failure to timely pay ad valorem taxes due to the existence of "unusual conditions in any county where neither the taxpayer nor the tax collector is negligent or responsible for the delay incident to such tax payments. . . ." This statute authorizes the Governor to "extend the time for the imposition of this penalty for a period not to exceed sixty (60) days. . ."; and

WHEREAS, as a result of the prolonged freezing temperatures and winter weather, the following forty-nine counties have submitted official damage reports to the Mississippi Emergency Management Agency, ranging from affected to destroyed property: Adams, Alcorn, Attala, Benton, Bolivar, Calhoun, Carroll, Chickasaw, Choctaw, Claiborne, Clarke, Clay, Coahoma, Desoto, Grenada, Hinds, Holmes, Humphreys, Itawamba, Jefferson, Lafayette, Leake, Leflore, Lowndes, Marshall, Monroe, Montgomery, Newton, Oktibbeha, Panola, Pontotoc, Prentiss, Quitman, Rankin, Smith, Sharkey, Sunflower, Tallahatchie, Tate, Tippah, Tishomingo, Tunica, Union, Warren, Washington, Webster, Wilkinson, Yalobusha and Yazoo (collectively, "Impacted Counties").

NOW, THEREFORE, I, Tate Reeves, Governor of the State of Mississippi, pursuant to the authority vested in me under the Mississippi Constitution and Miss. Code Ann. §§ 33-15-11(b)(17) and 27-41-9, and in the public interest and for the general welfare, do hereby proclaim that "unusual conditions" exist as a result of the prolonged freezing temperatures and winter weather in the Impacted Counties for which "neither the taxpayer nor the tax collector is negligent or responsible" and will delay the timely payment and receipt of ad valorem taxes.

FURTHER, pursuant to Miss. Code Ann. § 27-41-9, I hereby extend the time for the imposition of the ½ of 1% penalty per month for the failure to timely pay ad valorem taxes in the Impacted Counties until **March 3, 2026**. This Proclamation shall be filed with the Clerk of the Board of Supervisors of each of the Impacted Counties and shall be spread at large upon the minutes of the next regular meeting of the Board of Supervisors held after that date of the filing of this Proclamation in each of the Impacted Counties.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Great Seal of the State of Mississippi to be affixed.



DONE in the City of Jackson, on the 29th day of January, in the year of our Lord, two thousand and twenty-six, and of the Independence of the United States of America, the two hundred and fiftieth.

TATE REEVES
GOVERNOR

BY THE GOVERNOR

MICHAEL WATSON
SECRETARY OF STATE