

LEASE CONTRACT

This Lease Contract made and entered into, between Lottie Holcombe Garner, of 441 Dixie Hills Dr., Hernando, Ms 38632 hereinafter called Lessor and Malcolm Harris, Sr. of 6723 Elmore Road, Southaven, Ms 38671 hereinafter called Lessee,

W I T N E S S E T H:

For the considerations hereinafter mentioned and upon the terms and conditions hereinafter stated, the undersigned Lessor, by these presents, do hereby rent and lease unto the Lessee herein, the following described property situated in DeSoto County, Mississippi, to-wit:

The West 100 acres of the Northwest Quarter of Section Nineteen (19), Township Three (3), Range Seven (7) West, Less 23 acres more or less, off of the South part of said 100 acre tract, deeded to Caffey Robertson by deed of date July 19, 1871 of record in Book Z, Page 93, and less 5 acres more or less in the Northeast part of said 100 acre tract deeded by J.C. Acree by deed of date May 13, 1899 of record in Book 10, page 396, less one acre, more or less off of the West side of said 100 acre tract deeded to J. M. Dockery by deed of date June 22, 1886 of record in Book 5, Page 252, less one acre in the Southwest part of said 100 acre tract deed to Missouri Josephine Ross by Deed of dated June 24, 1903, of record in Book 12, page 570 of the Deed Records of DeSoto County, Mississippi, containing 67 acres, more or less, and being the same lands devised by Mrs. Lenora K. Earp by her Last Will and Testament of record in book 5, Page 74 of the records of Wills of DeSoto County, Mississippi.

One (1) acre of land, more or less, located in the Northwest Quarter of Section Nineteen (19) Township Three (3), Range Seven (7) lying East of the present Hernando-Belmont road, known as Old Highway 51; deeded to Harry J. Garner by C.E. Emerson by deed of date November 24, 1928 of record in Book 22, Page 271 of the Land Records of DeSoto County, Mississippi. The above described land is the same land deeded by Harry J. Garner to Harry Randolph Garner of date April 5, 1968, shown of record in Deed Book 74, Page 1, of the Land Deed Records of DeSoto County, Mississippi; one (1) acre tract of land that was conveyed to H.R. Garner by William Lee Garner, by deed dated April 29, 1968, filed for record at 10:00 o'clock a.m. on the 30th day of April, 1968, in Deed Book 74, Page 118 of the Land Records of DeSoto County, Mississippi. Further, the land being a portion of the same property conveyed by Eloise Pope Garner to H.R. Garner, a/k/a Harry Randolph Garner by Quit Claim Deed executed on the 27th day of January, 1982 and filed for record at 10 o'clock and 30 minutes a.m. on the 28th day of January, 1982, recorded in Deed book 57, page 315, in the Warranty Deeds of DeSoto County, Mississippi.

STATE MS. - DESOTO CO.

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BK 88 527

The term of this lease shall be for the life of the Lessee , or until the property is sold by the Lessor which event transpires first.

The Lessee, in consideration of the covenants and agreements contained herein and made by the Lessor, promises and agrees to pay as rental for lands, the following rent, to-wit:

1. One (1)dollar (\$1.00) per year.

The Lessee promises and covenants with the Lessor as follows:

1. Lessee covenants and agrees not to sublet said lands in full or in part to any third party unless the Lessor shall agree thereto in writing.

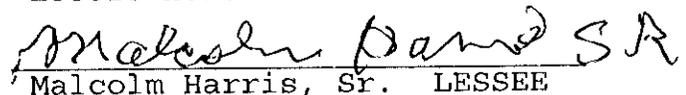
2.Lessee shall have full control and possession of the property to do anything he decides to be in the best interest of the property. He shall have all rights of hunting and other rights concerning the property during the period of this lease

3. Lessee covenants and agrees to vacate the lands above described on the termination of this Lease Contract voluntarily.

The Lessor and Lessee further mutually covenant and agree that the conditions and agreements stipulated herein constitute the sole and only agreement and contract in existence between the Lessor and Lessee.

WITNESS THE SIGNATURES OF THE PARTIES hereunto on this the 1st day of February, 2001.


Lottie Holcombe Garner LESSOR


Malcolm Harris, Sr. LESSEE

STATE OF MISSISSIPPI

COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for the said county and state, on this 1ST day of February, 2001, within my jurisdiction, the within named Lottie Holcombe Garner, Lessor, and Malcolm Harris, Sr., who acknowledged that they executed the above and foregoing Lease agreement for the consideration therein mentioned and for the purposes therein expressed..

Heather Marie Franks
(NOTARY PUBLIC)



My commission expires:

11-20-01

Prepared by
H.R. Garner
Attorney At Law
P.O. BOX 443
Hernando, Ms. 38632
Bus. phone # 662-429-4411

Lessor's Address : 441 Dixie Hills Dr., Hernando, Ms. 38632
Ph. 662-429-4411 (Bus) 662-429-9635 (Hm)
Lessee's address: 6723 Elmore Road, Southaven, Ms 38671 (Hm)
662-429-6893 (Bus) 662-349-1884

PREPARER'S STATEMENT AND INDEXING INSTRUCTIONS

TYPE OF INSTRUMENT:

() DEED () QUITCLAIM DEED () DEED OF TRUST (x) Lease

PREPARER'S NAME AND ADDRESS:

(x) H. R. Garner
Attorney at Law
P.O. Box 443\283 Loshier Street
Hernando, MS 38632
662-429-4411

INDEXING INSTRUCTIONS:

Please index in the Northwest Quarter of Section 19, Township 3,
Range 7 West, DeSoto County, Mississippi.

TENDERED FOR RECORDING BY (PLEASE RETURN TO):

(x) H. R. Garner
Attorney at Law
P.O. Box 443\283 Loshier Street
Hernando, MS 38632