

**NOTICE OF HEARING ON PROPOSED LEASE
LEBANON COMMUNITY SCHOOL CORPORATION**

You are hereby notified that a public hearing will be held before the Board of School Trustees (the "Board") of the Lebanon Community School Corporation (the School Corporation"), on Tuesday, November 15, 2022, at the hour of 7:00 p.m. (Local Time) in the Herman B Wells Conference Center, Lebanon High School, Tiger Way, Lebanon, Indiana regarding a proposed lease agreement (the "Lease") to be entered into between Lebanon Middle School Building Corporation (the "Building Corporation"), as lessor, and the School Corporation, as lessee.

The proposed Lease upon which hearing will be held is for a term of twenty-two (22) years, commencing, with regard to Perry-Worth Elementary School ("Perry-Worth") upon the date that the Building Corporation obtains fee simple title to such real estate, and with regard to the new elementary school (the "New Elementary," with Perry Worth, collectively, the "Leased Premises") upon the date of the completion of the building to be constructed by the Building Corporation.

The Lease provides for rental during renovation for Perry-Worth in the amount of up to \$3,764,500 per payment payable on June 30 and December 31 beginning on June 30, 2023, until the completion of construction of the Leased Premises. Thereafter, the Lease provides for a maximum annual rental of \$7,529,000, payable on June 30 and December 31 of each year during the term of the Lease, commencing with the completion of the Leased Premises or June 30, 2025, whichever is later. As additional rental, the School Corporation shall maintain insurance on the buildings as required in the Lease, shall pay all taxes and assessments against such property, as well as the cost of alterations and repairs, and shall pay rebate amounts to the United States Treasury, as necessary. After the sale by the Building Corporation of its ad valorem

property tax first mortgage bonds to pay for the cost of the buildings, including the acquisition of the sites thereof and other expenses incidental thereto, the annual rental shall be reduced to an amount equal to the multiple of \$1,000 next higher than the sum of principal and interest due on such bonds in each twelve-month period ending on January 15 plus \$5,000, payable in equal semiannual installments.

The Lease gives an option to the School Corporation to purchase the property on any rental payment date.

The buildings to be renovated and constructed as part of the Leased Premises will be the Perry-Worth Elementary School located at 3900 East CR 300 South, Lebanon, and a new elementary school to be constructed on School Corporation land located at the northwest corner of the intersection of Fordice Road and John Bart Road, Lebanon.

The plans and specifications, including the estimates for the cost of said renovation and construction as well as a copy of the proposed Lease, are available for inspection by the public on all business days, during business hours, at the Administration Building of the School Corporation, 1810 North Grant Street, Lebanon, Indiana.

At such hearing all persons interested shall have a right to be heard upon the necessity for the execution of the Lease, and upon whether the Lease rental provided for therein to be paid to the Building Corporation is a fair and reasonable rental for the proposed buildings. Such hearing may be adjourned to a later date or dates and following such hearing the Board of the School Corporation may either authorize the execution of the Lease as originally agreed upon or may make modifications therein as may be agreed upon with the Building Corporation.

Dated this 13th day of October, 2022.

/s/ Secretary, Board of School Trustees
Lebanon Community School Corporation