

**STATE OF GEORGIA,  
COUNTY OF FULTON:**

AG 5700-MF-(1192242)  
Baldwin County - SPC: 401.110

**SECOND AMENDMENT TO LEASE AGREEMENT**

THIS SECOND AMENDMENT (“Second Amendment”) entered into this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by and between **STATE OF GEORGIA**, acting by and through its STATE PROPERTIES COMMISSION (hereinafter “SPC”), whose address for purposes of this Agreement is: Attention: Executive Director, 270 Washington Street, Suite 2-129, Atlanta, Georgia 30334, Party of the First Part, hereinafter referred to as “Lessor”, and **BALDWIN COUNTY, GEORGIA**, a political subdivision of the State of Georgia, acting by and through its Chairman and Board of Commissioners or authorized governing body, and as assignee and successor to the Milledgeville-Baldwin County Recreation Commission, whose address for purposes of this Agreement is 1601 North Columbia Street, Suite 230, Milledgeville, Georgia 31061, Party of the Second Part, hereinafter referred to as “Lessee”(the words “Lessor” and “Lessee” to include their successors and assigns where the context requires or permits).

**W I T N E S S E T H:**

WHEREAS, Lessor is the owner of certain real property consisting of approximately 536.916 acres situated in the 1<sup>st</sup> Land District, 318<sup>th</sup> and 319<sup>th</sup> G. M. District, Baldwin County, Georgia, and more particularly described in Exhibit “A” attached hereto and incorporated by reference (hereinafter the “Leased Premises”); and

WHEREAS, pursuant to that Lease Agreement dated August 7, 1979 and Amendment to Lease Agreement dated April 2, 1998, the Leased Premises have been leased to Lessee for recreational purposes (hereinafter referred to as the “Lease”); and

WHEREAS, Lessee desires to lease Premises for an additional period of twenty-five (25) years to expire June 30, 2046 for the same purpose; and

WHEREAS, Lessor and Lessee desire to extend the term of the Lease for the consideration of \$250.00 per year; and

WHEREAS, by Resolution Act No. 297 (H.R. 142) approved by the Governor on May 10, 2021, the General Assembly authorized the State of Georgia, acting by and

through its State Properties Commission, to lease the Leased Premises to Baldwin County for an additional period of twenty (25) years for the consideration of \$250 annually with the Georgia Forestry Commission reserving timber rights over the entire leased area; and

WHEREAS, Lessor and Lessee desire to amend the terms and conditions of the Lease as set forth herein.

NOW THEREFORE, for and in consideration of the foregoing premise and other good and valuable consideration, the receipt of which is hereby acknowledged by the parties and which the parties respectively agree constitutes sufficient consideration received at or before the execution hereof, the parties do hereby agree to this Amendment as follows:

1. The foregoing recital of facts is hereby incorporated herein to the same extent as if hereinafter fully set forth. Capitalized words and phrases used herein which are not defined herein, but are defined in the Lease shall have the meaning ascribed thereto in the Lease.
2. Paragraph 2 of the Lease shall be amended by deleting the language of the entire paragraph and substituting the following:

“Unless sooner terminated as hereinafter provided, this Lease shall expire on June 30, 2046.”

3. Paragraph 3 of the Lease shall be amended by deleting the language of the entire paragraph and substituting the following:

“The rental shall be TWO HUNDRED FIFTY AND 00/100 DOLLARS (\$250.00) per year, as provided in Section 3 of the 1979 Lease, and shall be paid annually on the 1<sup>st</sup> of July. The first payment of rent shall be paid no later than July 31, 2021

4. Except as expressly herein modified, the Lease shall remain in full force and effect.
5. This Second Amendment may be executed in two (2) counterparts which are separately numbered but each of which is deemed an original of equal dignity with the other and which is deemed one and the same instrument as the other.
6. This Second Amendment shall be governed by and construed in accordance with the laws of the State of Georgia.
7. The undersigned represent that he or she is duly authorized to execute this Second Amendment on behalf of his or her respective party hereto.

8. This Second Amendment constitutes the entire agreement between the Parties with respect to changes to the Lease and supersedes all prior amendments, negotiations, discussions, statements or understanding between such parties with respect to such matters. Any changes to this Second Amendment must be in writing and signed by all Parties.

IN WITNESS WHEREOF, the parties hereto have executed this Second Amendment on the day and year first above written.

*(Signatures begin on next page and remainder of page is intentionally blank)*

Party of the First Part

**STATE OF GEORGIA,**  
acting by and through its State Properties  
Commission

By: \_\_\_\_\_ (Seal)  
GOVERNOR BRIAN P. KEMP  
as Chairman of the State  
Properties Commission

Attest: \_\_\_\_\_ (Seal)

Executive Director  
State Properties Commission

(State Properties Commission  
Seal Affixed Here)

(Seal of the State of Georgia  
Affixed here)

Signed, sealed and delivered,  
as to Party of the First Part, in our presence:

\_\_\_\_\_  
Unofficial Witness

\_\_\_\_\_  
Official Witness, Notary Public

My Commission Expires:

(Notary Public Seal Affixed here)

*(Signatures continued on next page)*

Party of the Second Part

**BALDWIN COUNTY, GEORGIA**

By: \_\_\_\_\_ (Seal)

Attest: \_\_\_\_\_ (Seal)

Signed, sealed and delivered,  
as to Party of the Second Part, in our presence:

\_\_\_\_\_  
Unofficial Witness,

\_\_\_\_\_  
Official Witness, Notary Public

My Commission Expires

(Notary Public Seal Affixed Here)

**EXHIBIT "A"**

Begin on Next Page





SHOWING PROPERTY OF THE STATE OF GEORGIA AND THE YOUTH DEVELOPMENT CENTER	
PREPARED FOR THE STATE PROPERTIES COMMISSION BY DONALD J. CARRETT, & ASSOCIATES, INC., MORE PARTICULARLY, NO. 2450, 4175 RIVERVIEW DRIVE, SUITE 11, MARIETTA, GEORGIA 30151-1117	
LAND LOTS 1-18, 258-266	318TH G.M. 2
BALDWIN COUNTY, GEORGIA	
REVISION	DATE
NO. 1	10/11/77
NO. 2	11/15/77
NO. 3	12/15/77
NO. 4	1/15/78
NO. 5	2/15/78
NO. 6	3/15/78
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NO. 13	10/15/78
NO. 14	11/15/78
NO. 15	12/15/78
NO. 16	1/15/79
NO. 17	2/15/79
NO. 18	3/15/79
NO. 19	4/15/79
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NO. 25	10/15/79
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NO. 27	12/15/79
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