



City Council | Agenda

Tuesday, March 31, 2026 – 3:30 PM

City Hall – Council Chambers
2309 15th Street, Gulfport

3:30 PM Invocation, Pledge of Allegiance, Call to Order

Declaration of Special Call Meeting

Policy Issues

- 1 Resolution - approving Amendment No. 4 to the Contract with GPT SFM, LLC for the Operation and Maintenance of the City's Sportsplex facility and memorializing extension of this agreement, and for related purposes.

- 2 Resolution - acknowledging real property to be surplus, approving lease agreement with GPT SFM, LLF for the rental of surplus municipal property at the Gulfport Sportsplex, and for related purposes.

Setting of Next Meeting and Adjournment

Indexing Instructions:

In the SE ¼ of
Section 18, Township 7 South,
Range 11 West
First Judicial District of
Harrison County, Mississippi

AND

In the NE ¼ of the NW ¼ of
Section 11, Township 7 South,
Range 11 West

Lessor: City of Gulfport
P. O. Box 1780
Gulfport, Mississippi 39502
Telephone: (228) 868-5811

This Instrument principally prepared by:

Jeffrey S. Bruni, Esq., Attorney
MS Bar No. 9573
Post Office Box 1780
Gulfport, Mississippi 39502
Telephone: (228) 868-5811
Facsimile: (228) 868-5795

Lessee: GPT SFM, LLC
17755 U. S. Highway 19 North, #300
Clearwater, FL 33755

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

**MEMORANDUM OF LEASE AGREEMENT FOR LEASE OF CERTAIN
MAINTENANCE AND OFFICE FACILITIES AT 17200 16TH STREET
IN GULFPORT, MISSISSIPPI**

THIS AGREEMENT entered into and executed in the City of Gulfport, Mississippi, on
the dates hereinafter set forth by and between the CITY OF GULFPORT, MISSISSIPPI,

also hereinafter referred to as “Landlord” or “City”, and GPT SFM, LLC, also hereinafter referred to as “Tenant,” “Lessee,” or “SFM” for the purposes, and on the terms and conditions, and under the authority hereinafter set forth:

WITNESSETH THAT:

WHEREAS, the Governing Authority for the City of Gulfport, Mississippi determined on December 19, 2023, that the City no longer had any municipal need for the real property with improvements described in the survey plat and legal description collectively attached hereto as Exhibit “A” and generally referred to as certain maintenance and office facilities at the Gulfport Sportsplex owned by the City and located at or near 17200 16th Street in Gulfport, Mississippi and certain maintenance and office facilities at the Goldin Sportsplex owned by the City and located at or near 12136 Prudie Circle in Gulfport, Mississippi, and the same was surplus municipal property and the parties subsequently entered into that certain “Memorandum of Lease Agreement” for the lease of areas or facilities located at both the Gulfport Sportsplex and at the Goldin Sportsplex, with such lease being effective April 1, 2024, through March 31, 2026; and

WHEREAS, the City’s Governing Authority has since determined that it would be in its best interests to manage and operate the City’s Goldin Sportsplex and which thereby signifies and means that the City does in fact have a municipal need of the facility heretofore leased to SFM and such facility will no longer be leased to SFM effective at 11:59 p.m. on March 31, 2026; and

WHEREAS, the City is desirous of entering into a lease arrangement whereby the same areas previously leased to SFM at the Gulfport Sportsplex property located at or near 17200 16th Street in Gulfport, to which the Governing Authority has determined is still surplus property, would again be leased to GPT SFM, LLC (“SFM”) for the fair market price/value equal to the average of appraisals obtained in December 2023 from Everette E. Ladner, III, MAI, SRA and Jason Garner, MAI, both Mississippi licensed appraisers, for the same; and

WHEREAS, SFM has expressed an interest in leasing the surplus municipal property identified herein from the City for a one (1) year term, subject to the same being extended by the parties for additional periods of time as set forth herein, and the City desires to lease the same to SFM, and finds that the lease contemplated and set forth herein is in the best interest of the City of Gulfport; and

NOW THEREFORE, for the purposes hereinabove recited, and pursuant to authority granted under Miss. Code Ann. § 57-7-1 (1972), as amended, the City of Gulfport does hereby agree to lease certain real property plus existing improvements associated with maintenance and office facilities located at the Gulfport Sportsplex at or near 17200 16th Street in Gulfport, Mississippi and shown and depicted in the survey plats and descriptions collectively attached hereto as Exhibit “A,” hereinafter referred to as the “Leased Premises,” as hereinabove identified, to GPT SFM, LLC, and the parties covenant and agree as follows, to wit:

1. Term. (a) Initial or Base Term. The term of the Lease Agreement shall commence at 12:00 a.m. on April 1, 2026, and end at 11:59 p.m. on March 31, 2027, unless sooner terminated as hereinafter provided. Tenant shall not sub-let the Leased Premises during the term of the Lease Agreement unless approved in writing by the City of Gulfport’s Governing Authority, by and through its designee. (b) Expiration of Initial or Base Term. Upon and after expiration of the term, the Lease shall continue on a month to month basis until such time as it is terminated by either party upon thirty (30) days written notice to the other party or extended according to terms then mutually acceptable to the parties and agreed to in writing.

2. Termination; Default. (a) Voluntary Termination. This Lease Agreement may be terminated at any time by Tenant, provided at least sixty (60) days written notice is provided by Tenant to City and on condition that all compensation, including monthly installments and any accrued interest and late charges due and payable to the City are fully paid. This Lease Agreement may also be terminated at any time upon mutual and written agreement of the parties and on similar condition that all compensation, including monthly installments and any accrued interest and late charges due and payable to the City are fully paid. (b) Default by Tenant. 1) Termination due to termination or end of contract with City. Termination or end of the Tenant’s contract for operation and maintenance of the City’s Gulfport Sportsplex facility shall be cause for termination upon declaration by thirty (30) days written Notice of Termination by the Tenant and/or City. 2) Failure to Pay Compensation. Default in payment of compensation unpaid for more than sixty (60) days shall be cause for immediate termination declared by the City by written notice to Tenant. 3) Other Default and Termination. Other than default provided in 1) or 2) above of this paragraph, should any condition, covenant or obligation of Tenant under this Lease Agreement be in default or breached by Tenant, and if such default or breach shall not be

cured within sixty (60) days after City's written Notice to Tenant of such default, then this Lease Agreement may be declared by the City to be terminated, with the City entitled to all rights and remedies under this Lease Agreement and state or local law. In the event that Tenant, within the sixty (60) day period demonstrates that it has taken action to cure the default within a reasonable period which shall take longer than sixty (60) days to cure, and provided that thereafter the action to cure continue in a prudent manner to cure the default within sixty (60) days after the original notice of default, then the Lease Agreement shall remain in full force and effect. (c) Default by City. For failure by the City to perform any obligation under this Agreement, then unless the breach or default is cured by the City within sixty (60) days after written notice of default is given to the City by the Tenant, Tenant may declare the Lease Agreement terminated, null and void upon surrender of the Leased Premises to the City without further monthly or annual installments of compensation thereafter becoming due, and Tenant shall be entitled to remove its contents and vacate the Leased Premises, or in lieu of declaring termination of the Lease Agreement, Tenant shall be entitled to seek any legal rights and remedies, including specific performance it may have at law or in equity against the City for default. (d) Attorney Fees. If either party be required to utilize the services of an attorney to enforce this Lease Agreement or any of the provisions hereof against the other party, reasonable attorney fees and costs shall be assessed against the party adjudicated to be at fault. (e) Rights not Waived. Failure on the part of either party hereto to enforce any right under this Lease Agreement shall not be construed to be a waiver of rights of the party not at fault to enforce the provision violated, or any future violations of such provision.

3. Compensation (Rent) and Taxes. (a) Principal or Base Rent. Annual rent of a total amount of \$63,732.00 shall be paid by Tenant to the Landlord during each annual period of the Base Term to be paid in twelve (12) equal consecutive monthly installments of \$5,311.00, payable in advance, on or before the first day of each month, with the first payment due hereunder due on or before April 1, 2026. It is understood that this amount of Annual Rent is derived as the average of two (2) fair market appraisals of the Leased Premises and all its parts obtained from Everette E. Ladner, III, MAI, SRA and Jason Garner, MAI, both licensed appraisers, and that such appraisals were obtained in December 2023. (b) CPI Adjustments. After the first annual (12- consecutive month) period of the base term (ending March 31, 2027), and at the end of any subsequent extended and successive annual period thereafter during the remainder of the Lease (includes all renewal terms), base rent (all rent monies owed the City) shall be positively adjusted according to the CPI Index compared to the rent of the previous year using the Index for the Bureau of Labor Statistics Consumer Price Index, All Products, South Region Index with a positive cap of 3% and a bottom cap of 1%. For example, if the percentage change in the 2024 Index from January 2024 to December 2024 is 4%, the monthly rent for the October 2024 to September 2025 time period will be the then current monthly rent amount plus the product of the then current monthly rent amount times 3% of this amount. If, however, the percentage change is equal to zero (0) or less than zero (0) (any negative amount), the monthly rent due for such period shall be then current monthly rent amount (which could include increases from earlier CPI-adjusted amounts) plus the product of the then current monthly rent amount times 1% of this amount. A negative CPI Index shall not be used in any term, renewal or otherwise, to adjust the monthly rent amount to be less than the then current monthly rent amount that is otherwise applicable to such term. (c) Late Payment Charges. For any monthly installment remaining unpaid for more than ten (10) days after the due date thereof, a late payment charge equal to five percent (5.0%) of the payment then due and unpaid shall be added as compensation due and owing. (d) Acceleration of Annual Payment for default. In the event that any amounts remain due and owing for more than ninety (90) days after due date, the entire Base Term rent or unpaid remainder thereof shall become

immediately due and payable and interest on the unpaid amount shall thereafter accrue at the rate of eight percent (8.0%) per annum until principal, interest and late charges are fully paid. (e) Provision for Utility Services. Lessee shall be responsible for the provision of any utilities provided to or for any of the land space, structure(s), land/real property, improvements, and property leased to Tenant herein, including, but not limited to, utility services for electricity, telephone, broadband, water, and sewage. (f) Taxes. Should this Lease Agreement result in any taxes, including ad valorem taxes, being assessed to Tenant on its leasehold interest in the Leased Premises by any appropriate and duly authorized taxing authority, Tenant shall be solely responsible for the payment of the same. (g) Repair to/Replacement of Leased Premises; Appraisals. It is acknowledged and agreed that the aforementioned appraisals that were completed by Everette E. Ladner, III and Jason Garner in December 2023 were based on the value of the Leased Premises as of December 2023. If during the term of this Lease Agreement the Leased Premises is required to be substantially repaired or renovated or replaced (in an amount in excess of 50% of the building space or facility footprint), the amount of Annual Rent will be adjusted accordingly and the parties will either agree to obtain two (2) updated fair market appraisals of the Leased Premises and all its parts, following completion of repairs/renovations or replacement, from the same appraisers or others agreed upon by the parties, with the parties to evenly split the costs for obtaining these appraisals, or to amortize the cost of repair/renovation or replacement, as the case may be, over the remaining term of the Lease Agreement and apply the same to the Annual Rent (in addition to the then current amount of Annual Rent under this Agreement). If the parties cannot agree on which method to utilize, the City will obtain the two (2) updated fair market appraisals at its cost, following completion of repairs/renovations or replacement, and then the average of these appraisals will be used to determine Annual Rent moving forward with the costs of obtaining these appraisals also added to the Annual Rent. The new and adjusted Annual Rent will commence being due in the succeeding month following completion of the last of the two (2) appraisals.

4. Maintenance. Tenant shall maintain the Leased Premises and return it upon termination of the Lease in a clean and sanitary condition, and in a good state of repair, normal wear and tear excepted. Landlord shall be responsible for repairs to and maintenance of the roof, structural part of the floor, walls, plumbing system, electrical system, HVAC system, and other parts of the building structure in good repair. Tenant shall be responsible for repairs to and maintenance of plumbing fixtures, electrical fixtures and all other repair and maintenance not otherwise delegated to Landlord, including damage caused to the premises by Tenant or its invitees and guests. Tenant shall properly dispose of all garbage and trash, and maintain the exterior of the building entrances in clean condition, and shall notify the City of Gulfport of any apparent structural hazard or dangerous condition existing within or without the facility. Tenant shall supervise the assembly of patrons, and shall not allow more persons within the facility than are allowed by state and local laws, ordinances, and fire codes, and shall take immediate precaution and security measures to avoid imminent danger to life and health. City shall have the right to inspect the premises at any time. Tenant alone shall ensure compliance with all applicable laws, statues, ordinances and regulations governing the operations that will be undertaken on the Leased Premises.

5. Improvements. No improvements shall be made that affect the structural integrity of any building or structure. Any improvements or renovations to buildings, structures, or any fixtures during the term of this Lease shall require plan approval by the City of Gulfport, prior to any construction, and shall become the property of the City upon termination, cancelation, or end

of the lease. All tenant owned appliances and building improvements shall be maintained by Tenant. At the termination, cancellation or end of lease, Tenant shall remove all of its personal property and shall return premises to the condition it was in prior to the placement of the property on the premises, reasonable wear and tear excepted.

6. Utilities. Tenant shall pay cost of use for electricity, water and gas and all other utility costs and fees, including, but not limited to, alarm monitoring, and any communication lines.

7. Use of Leased Premises. In compliance with this Agreement, Tenant shall have the peaceful use and possession of the Leased Premises. The use of the Leased Premises is in conjunction and association with and in furtherance of Tenant's provision of services pursuant Tenant's contract with the City for operation and maintenance of the City's Gulfport Sportsplex facility (generally located at or near 17200 16th Street in Gulfport, Mississippi). The Leased Premises shall only be used within and in furtherance of the scope of the Tenant's privatization contract with the City.

8. Other Conditions on Use of Leased Premises. (a) *Signage.* Any and all signs to be posted by Tenant or on its behalf shall be approved in advance by the City for location and for conformity to the City standards, regulations, and ordinances. No signs shall be allowed that violate City of Gulfport sign ordinances or other applicable laws and regulations.

9. Insurance. (a) *General Liability Insurance.* Tenant shall keep in full force and effect at its expense a policy of general liability, naming the City as an additional insured of combined single limit coverage of not less than \$1,000,000.00 with a company having a rating of Best's A- or better, and shall provide a certificate or other proof of coverage to the City, with such insurance to cover all activities, business and functions of Tenant and its employees, servants, agents, and invitees on the Leased Premises. Tenant shall maintain workers compensation insurance, if required by law, and/or employees liability insurance, to the extent that it utilizes paid employees on or within the Leased Premises, and any and all other insurance it deems advisable or necessary for its property, employees, business, activities, and any liabilities and shall provide for the City of Gulfport as an additional named insured on all Tenant's policies. Tenant shall inform and notify Landlord in writing within fourteen (14) days of any claims of liability resulting from the use of the Leased Premises. Tenant shall provide proof of coverage. Within thirty (30) days of annual expiration of tenant's insurance policy(ies), Tenant shall provide City with proof of renewal or proof of coverage by a different carrier. It is understood that under this Agreement, the Tenant shall be in full custody and control of the Leased Premises as described and set forth herein, and all of its improvements, equipment, machinery, tools, and contents. (b) *Contents Insurance.* Tenant, being responsible for contents, equipment, and appliances on or about the Leased Premises, may maintain such reasonable casualty and peril insurance coverage on the contents, on all stock items, and any and all appliances, and equipment that it owns, to the extent, if any, that it deems needed or, if it chooses not to acquire such insurance, it shall do so at its own peril.

10. Indemnity; Hold Harmless. To the greatest extent permissible or possible, Tenant agrees to fully defend and hold harmless and indemnify the City and its employees, officials, and agents with respect to and from and against any and all claims of liability and demands and causes of action for injury, death, or damages or loss to properties or otherwise and all damages, costs, liability, fees, penalties, judgments, expenses, orders, lawsuits, assessments, and proceedings for

legal and/or equitable relief that occur on or as a result of or arise out of the use of the Leased Premises or in any way arise out of, relate to, or involve any acts or omissions of Tenant or those of its employees, officers, patrons, guests, contractors, or agents, except Tenant will neither indemnify nor defend the City and its employees, officials, and agents for any claims or damages caused by any intentional or reckless conduct on the part of the City and its employees, officials, and agents. Only to the extent that the City is authorized by the laws of the State of Mississippi, and without waiving any constitutional, statutory, or common law defenses, immunities, or exemptions from liability, including, but not limited to, those set forth in Miss. Code Ann. § 11-46-9(1) (Rev. 2001), the City agrees to defend, indemnify, and hold harmless GPT SFM, LLC with respect to or from and against all claims, demands, causes of actions, lawsuits, judgments, and orders arising out of or as a result of negligent acts or omissions of the City.

11. Notice. Any official written notices required to be given under this Lease shall be hand delivered or mailed by U.S. Mail to the following:

Landlord / Owner:

City of Gulfport
Attention: Mayor
2309 15th Street
Gulfport, Mississippi 39501

With a copy to:

City Attorney
City of Gulfport
2309 15th Street
Gulfport, Mississippi 39501

Tenant / Lessee:

GPT SFM, LLC
Attention: Jason Clement, Manager
17755 U. S. Highway 19 North, #300
Clearwater, FL 33755
Email: jclement@sportsfacilities

or to:

Bruce Rector
General Counsel
GPT SFM, LLC
17755 U. S. Highway 19 North, #300
Clearwater, FL 33755
Email: brector@sportsfacilities.com

Also, for unofficial notices, and requests, Tenant may notify Landlord by contacting the Office of the Chief Administrative Officer, telephone number (228) 868-5770.

12. Nondiscrimination. Landlord and Tenant agree not to discriminate because of race, color, religion, sex, age, national origin, disability, or status as a qualifying Veteran, as defined and prohibited by applicable law, and that they will operate as Equal Opportunity Employers in compliance with applicable federal, state and local laws, ordinances, and regulations.

13. Severability; Non-Endorsement. If any word, clause, sentence, paragraph, condition, provision, or term of this agreement is or hereafter becomes legally unenforceable, the same shall be severed from this agreement, and all remaining provisions of this agreement shall be unaffected, and shall be interpreted in accordance with the express written intention of this Lease Agreement. It is further understood by the parties that Landlord exercises no view or position concerning and does not sponsor, endorse, or adopt the beliefs, opinions, or philosophies of Tenant and the execution, enforcement, and administration of, or any performance in accordance with this Lease Agreement, and/or any use or occupancy of the Leased Premises by Landlord, Tenant, or any other person or entity shall not in any way be construed or interpreted as Landlord's sponsorship, endorsement, or adoption of such beliefs, opinions, or philosophies.

14. Non-Waiver. In the event Landlord fails to enforce any provision of this Lease, it shall not thereby be construed to waive its right of enforcement thereof at some later time.

15. Amendment. This Lease Agreement may be amended only by written instrument approved by Landlord and Tenant. Amendments hereto shall be effective as of the date of passage by the municipal governing authority.

16. Entire Agreement. This Lease constitutes the entire agreement between Landlord and Tenant relating to the lease of the Leased Premises and no prior written or oral covenants or representations relating thereto and not set forth herein shall be binding on either party hereto. This Lease Agreement supersedes any covenant appurtenant to or involving the Leased Premises or the property on which it is located.

17. Authority and Guarantee. The undersigned represent that they have full power and authority to enter into this agreement on behalf of the Landlord and Tenant and that they enter into this agreement, on behalf of said entities, with full knowledge and understanding of the terms and conditions contained herein.

18. Applicable Law. This Lease and all of its provisions shall be governed by and interpreted in accordance with Mississippi law.

THIS MEMORANDUM OF LEASE AGREEMENT is made, dated, executed and signed on the day and dates hereinafter set forth by the officers duly authorized so to act.

(SIGNATURES APPEARING ON FOLLOWING PAGE)

Landlord:

CITY OF GULFPORT, MISSISSIPPI

By: _____
Hugh Keating, Mayor

Attest: _____
Rashida Bell, City Clerk

Dated: March _____, 2026

Tenant:

GPT SFM, LLC

By: _____
Signature

Printed Name

Its: _____

Dated: March _____, 2026

STATE OF MISSISSIPPI

COUNTY OF HARRISON

PERSONALLY CAME and appeared before me, the undersigned authority in and for the jurisdiction aforesaid on this the _____ day of _____, 2026, **HUGH KEATING**, who acknowledged to me that he is the duly elected and serving **Mayor** of the **City of Gulfport, Mississippi**, and that he signed, executed and delivered duplicate original counterparts of the above and foregoing instrument in writing for and in behalf of the City of Gulfport after having been first duly authorized by the City Governing Authority so to act.

NOTARY PUBLIC

My Commission Expires:

(S E A L)

STATE OF _____

COUNTY OF _____

PERSONALLY CAME and appeared before me, the undersigned authority in and for the jurisdiction aforesaid on this the _____ day of _____, 2026, _____, who acknowledged to me that he is the duly elected and serving _____ of **GPT SFM, LLC**, a corporation duly licensed to be doing business in the State of Mississippi, and that he signed, executed and delivered duplicate original counterparts of the above and foregoing instrument in writing for and in behalf of **GPT SFM, LLC**, after having been first duly authorized so to act.

NOTARY PUBLIC

My Commission Expires:

(S E A L)

Return after Recording to:

Jeffrey S. Bruni, Esq.
City Attorney
Post Office Box 1780
Gulfport, Mississippi 39502
Telephone No.: (228) 868-5811

DESCRIPTION OF "AREA 1 OFFICE SPACES AT THE SOCCER PAVILION, LOCATED WITHIN THE GULFPORT SPORTSPLEX":

THE FOLLOWING DESCRIPTION IS BASED ON THE MISSISSIPPI STATE PLANE COORDINATE SYSTEM, EAST ZONE 2301, NAD83-2011, GRID VALUES UTILIZING A CONVERGENCE ANGLE OF -00°08'50", A COMBINED SCALE FACTOR OF 0.99995891:

A PARCEL OF LAND SITUATED IN THE SE ¼ OF SECTION 18, TOWNSHIP 7 SOUTH, RANGE 11 WEST, CITY OF GULFPORT, 1ST JUDICIAL DISTRICT, HARRISON COUNTY, MISSISSIPPI AND BEING MORE DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND IRON ROD WITH CAP NOW MONUMENTING THE SOUTHEAST CORNER OF COMMON AREA 4 AS PER MAP OR PLAT ENTITLED "LANDRY TRACE SUBDIVISION PHASE 1" AND ON FILE IN THE LAND RECORDS OF THE 1ST JUDICIAL DISTRICT, HARRISON COUNTY, MISSISSIPPI IN PLAT BOOK 62 AT PAGE 12;

THENCE RUN SOUTH FOR A DISTANCE OF 113.78 FEET TO A POINT;

THENCE EAST FOR A DISTANCE OF 661.42 FEET TO THE SOUTHWEST CORNER OF THE EXISTING BUILDING OF "AREA 1 OFFICE SPACES AT THE SOCCER PAVILION AND LOCATED WITHIN THE GULFPORT SPORTSPLEX" FOR THE POINT OF BEGINNING;

THENCE S89°50'40"E FOR A DISTANCE OF 31.3 FEET TO A BUILDING CORNER;

THENCE N00°09'20"E FOR A DISTANCE OF 26.7 FEET TO A BUILDING CORNER;

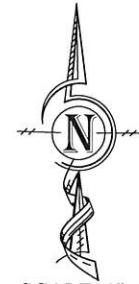
THENCE N89°50'40"W FOR A DISTANCE OF 31.3 FEET TO A BUILDING CORNER;

THENCE S44°41'43"W FOR A DISTANCE OF 4.7 FEET TO A BUILDING CORNER;

THENCE S00°09'20"W FOR A DISTANCE OF 20.0 FEET TO A BUILDING CORNER;

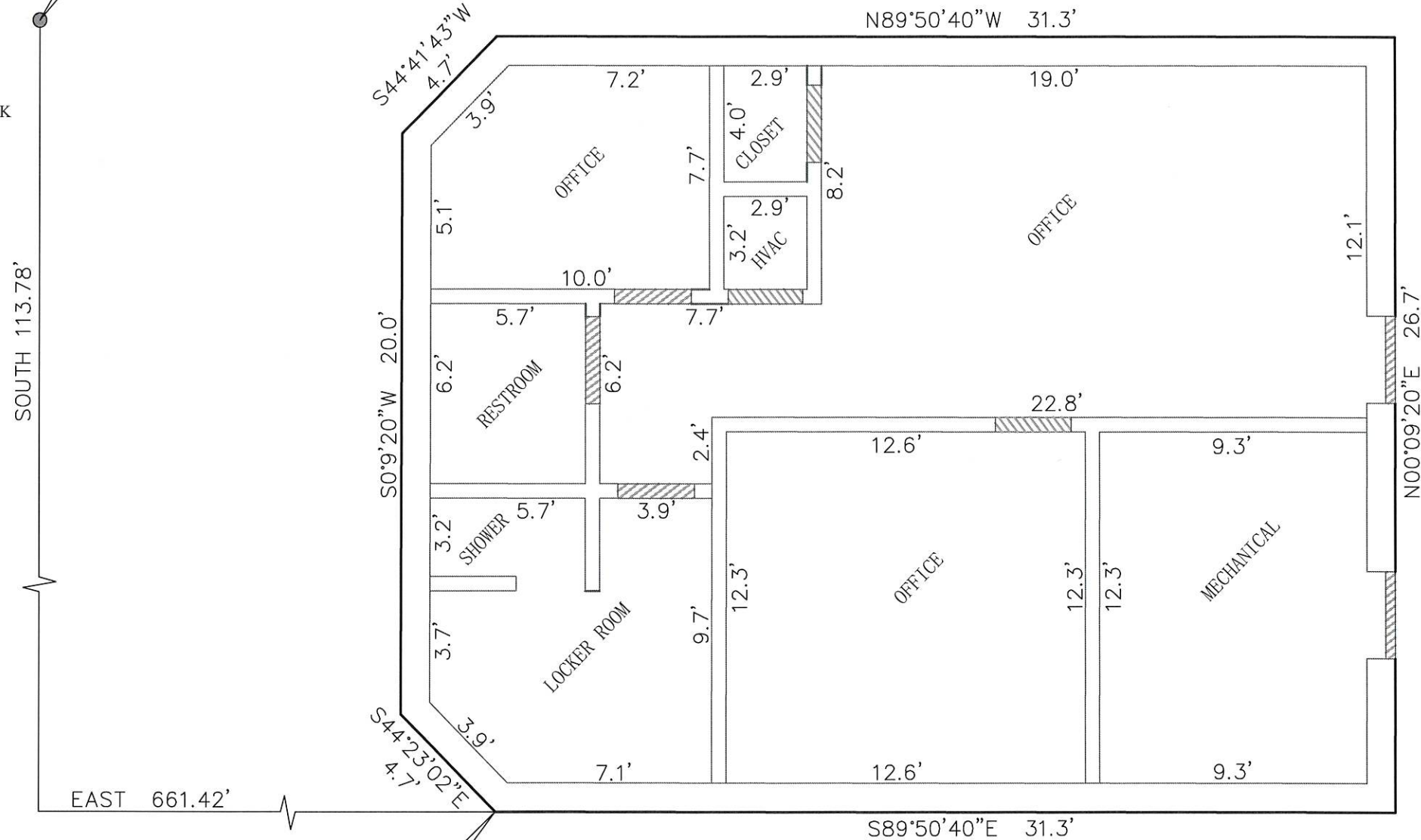
THENCE S44°23'02"E FOR A DISTANCE OF 4.7 FEET TO THE POINT OF BEGINNING.

THE PROPERTY CONTAINS 912.7 SQUARE FEET, MORE OR LESS AND IS LOCATED IN THE SE ¼ OF SECTION 18, TOWNSHIP 7 SOUTH, RANGE 11 WEST, 1ST JUDICIAL DISTRICT, CITY OF GULFPORT, HARRISON COUNTY, MISSISSIPPI.



SCALE: 1"= 5'
MISSISSIPPI STATE PLANE
EAST ZONE (2301)
NAD83-2011
EARL DUDLEY GPS NETWORK
GRID NORTH
CONVERGENCE: -00°08' 50"
SCALE FACTOR: 0.99995963
COMBINED: 0.99995891

COMMENCEMENT POINT:
THE SOUTHEAST CORNER OF COMMON AREA 4
"LANDRY TRACE SUBDIVISION PHASE 1"
PLAT BOOK 62 PAGE 12
½" IRON ROD FOUND
N: 339697.24 E: 892539.38



POINT OF BEGINNING
THE SOUTHWEST CORNER OF
"AREA 1 OFFICE SPACES AT THE SOCCER
PAVILION LOCATED WITHIN GULFPORT
SPORTSPLEX"
N: 339583.46 E: 893200.80

LEGEND

- = MONUMENT FOUND (TYPE NOTED)
- ▨ = DOOR/DOORWAY

TABULATIONS:

797.6 SQ. FT. INTERIOR SPACE
912.7 SQ. FT. EXTERIOR SPACE

NOTES:

- 1) PROPERTY IS SUBJECT TO ANY EASEMENTS, RIGHTS OF WAY, AND/OR RESTRICTIONS ON RECORD.
- 4) ALL BEARINGS ON THIS PLAT ARE BASED ON GPS OBSERVATIONS, GRID NORTH NAD 83, MISSISSIPPI STATE PLANE EAST ZONE 2301.
- 3) BRICK BUILDING ON CONCRETE SLAB

Exhibit "A"
to
Lease Agreement

GEORGE R. MOONEY
PROFESSIONAL SURVEYOR
MS. LICENSE #2797
CLASS "C" SURVEY

This is to certify that I have surveyed the proposed lease area described and delineated hereon; and that the measurements and other data indicated are correct to the best of my knowledge and belief.

SURVEY OF PROPOSED AREA 1
"OFFICE SPACES AT THE SOCCER PAVILION LOCATED WITHIN GULFPORT SPORTSPLEX" SE ¼ SECTION 18, TOWNSHIP 7 SOUTH, RANGE 11 WEST, CITY OF GULFPORT, FIRST JUDICIAL DISTRICT, HARRISON COUNTY, MISSISSIPPI.

JOB #: 0692-23
DRAWN BY: CRT
CHECKED BY: GRM
DATE: 11/28/2023

CITY OF GULFPORT ENGINEERING DEPARTMENT
4050 HEWES AVENUE, GULFPORT, MS 39507



DESCRIPTION OF "AREA 2 OFFICE SPACES AT THE BASEBALL/SOFTBALL PAVILION, LOCATED WITHIN THE GULFPORT SPORTSPLEX":

THE FOLLOWING DESCRIPTION IS BASED ON THE MISSISSIPPI STATE PLANE COORDINATE SYSTEM, EAST ZONE 2301, NAD83-2011, GRID VALUES UTILIZING A CONVERGENCE ANGLE OF -00°08'50", A COMBINED SCALE FACTOR OF 0.99995891:

A PARCEL OF LAND SITUATED IN THE SE ¼ OF SECTION 18, TOWNSHIP 7 SOUTH, RANGE 11 WEST, CITY OF GULFPORT, 1ST JUDICIAL DISTRICT, HARRISON COUNTY, MISSISSIPPI AND BEING MORE DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND IRON ROD WITH CAP NOW MONUMENTING THE SOUTHEAST CORNER OF COMMON AREA 4 AS PER MAP OR PLAT ENTITLED "LANDRY TRACE SUBDIVISION PHASE 1" AND ON FILE IN THE LAND RECORDS OF THE 1ST JUDICIAL DISTRICT, HARRISON COUNTY, MISSISSIPPI IN PLAT BOOK 62 AT PAGE 12;

THENCE RUN SOUTH FOR A DISTANCE OF 1453.56 FEET TO A POINT;

THENCE WEST FOR A DISTANCE OF 241.32 FEET TO THE NORTHEAST CORNER OF THE EXISTING BUILDING OF "AREA 2 OFFICE SPACES AT THE BASEBALL/SOFTBALL PAVILION AND LOCATED WITHIN THE GULFPORT SPORTSPLEX" FOR THE POINT OF BEGINNING;

THENCE S73°50'35"W FOR A DISTANCE OF 20.0 FEET TO A BUILDING CORNER;

THENCE S29°18'12"W FOR A DISTANCE OF 4.7 FEET TO A BUILDING CORNER;

THENCE S16°09'25"E FOR A DISTANCE OF 31.3 FEET TO A BUILDING CORNER;

THENCE N73°50'35"E FOR A DISTANCE OF 26.7 FEET TO A BUILDING CORNER;

THENCE N16°09'25"W FOR A DISTANCE OF 31.3 FEET TO A BUILDING CORNER;

THENCE N61°37'03"W FOR A DISTANCE OF 4.7 FEET TO THE POINT OF BEGINNING.

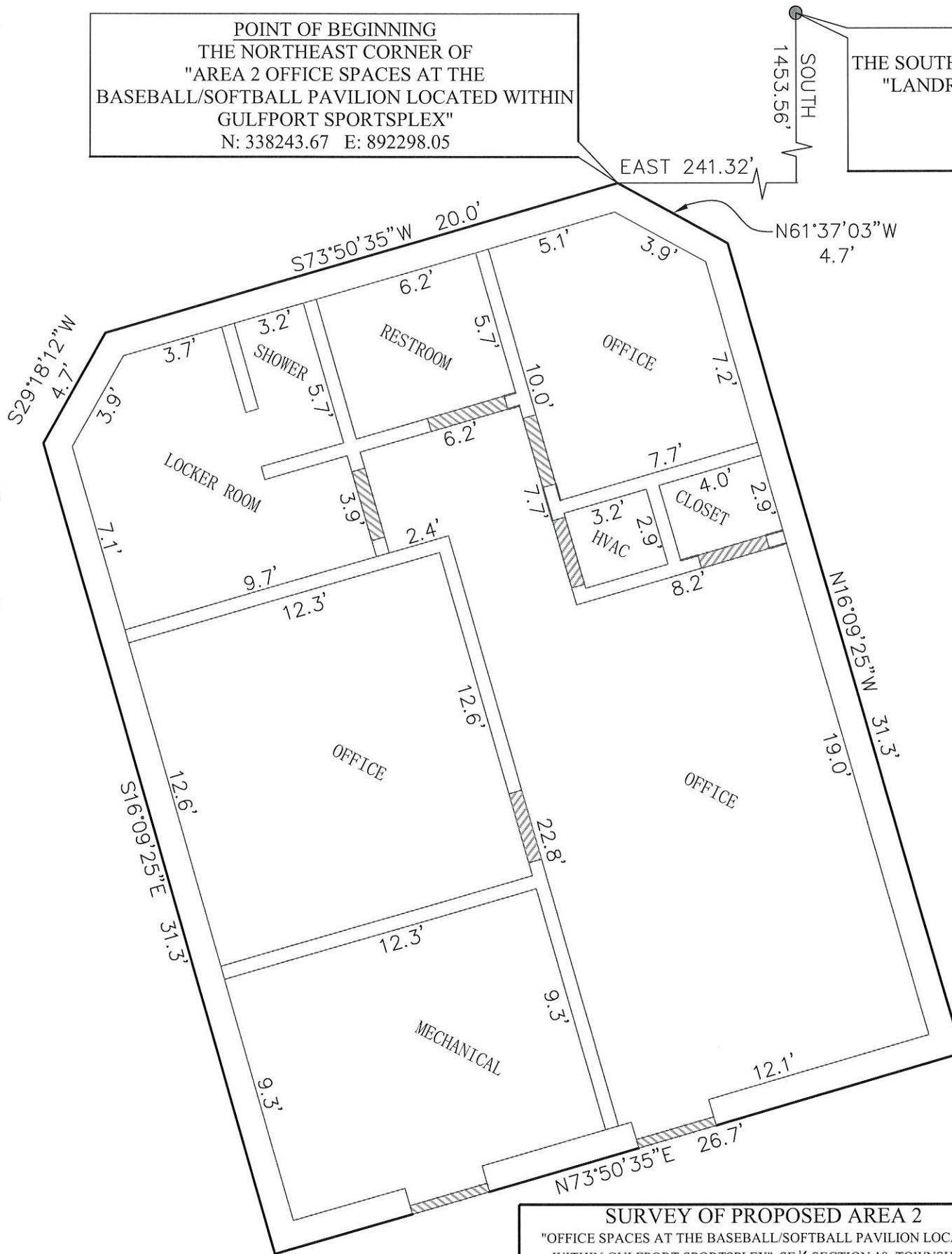
THE PROPERTY CONTAINS 912.7 SQUARE FEET, MORE OR LESS AND IS LOCATED IN THE SE ¼ OF SECTION 18, TOWNSHIP 7 SOUTH, RANGE 11 WEST, 1ST JUDICIAL DISTRICT, CITY OF GULFPORT, HARRISON COUNTY, MISSISSIPPI.

NOTES:

- 1) PROPERTY IS SUBJECT TO ANY EASEMENTS, RIGHTS OF WAY, AND/OR RESTRICTIONS ON RECORD.
- 2) ALL BEARINGS ON THIS PLAT ARE BASED ON GPS OBSERVATIONS, GRID NORTH NAD 83, MISSISSIPPI STATE PLANE EAST ZONE 2301.
- 3) BRICK BUILDING ON CONCRETE SLAB

POINT OF BEGINNING
THE NORTHEAST CORNER OF
"AREA 2 OFFICE SPACES AT THE
BASEBALL/SOFTBALL PAVILION LOCATED WITHIN
GULFPORT SPORTSPLEX"
N: 338243.67 E: 892298.05

COMMENCEMENT POINT:
THE SOUTHEAST CORNER OF COMMON AREA 4
"LANDRY TRACE SUBDIVISION PHASE 1"
PLAT BOOK 62 PAGE 12
½" IRON ROD FOUND
N: 339697.24 E: 892539.38



SCALE: 1"=5'
MISSISSIPPI STATE PLANE
EAST ZONE (2301)
NAD83-2011
EARL DUDLEY GPS NETWORK
GRID NORTH
CONVERGENCE: -00°08' 50"
SCALE FACTOR: 0.99995963
COMBINED: 0.99995891

LEGEND

- = MONUMENT FOUND (TYPE NOTED)
- ▨ = DOOR/DOORWAY

TABULATIONS :

797.6 SQ. FT. INTERIOR SPACE
912.7 SQ. FT. EXTERIOR SPACE

GEORGE R. MOONEY
PROFESSIONAL SURVEYOR
MS. LICENSE #2797
CLASS "C" SURVEY

This is to certify that I have surveyed the proposed lease area described and delineated hereon; and that the measurements and other data indicated are correct to the best of my knowledge and belief.

SURVEY OF PROPOSED AREA 2		JOB #: 0692-23
"OFFICE SPACES AT THE BASEBALL/SOFTBALL PAVILION LOCATED WITHIN GULFPORT SPORTSPLEX" SE ¼ SECTION 18, TOWNSHIP 7 SOUTH, RANGE 11 WEST, CITY OF GULFPORT, FIRST JUDICIAL DISTRICT, HARRISON COUNTY, MISSISSIPPI.		DRAWN BY: CRT
		CHECKED BY: GRM
		DATE: 11/28/2023
CITY OF GULFPORT ENGINEERING DEPARTMENT 4050 HEWES AVENUE, GULFPORT, MS 39507		



DESCRIPTION OF "AREA 3 MAINTENANCE FACILITY LOCATED WITHIN THE GULFPORT SPORTSPLEX":

THE FOLLOWING DESCRIPTION IS BASED ON THE MISSISSIPPI STATE PLANE COORDINATE SYSTEM, EAST ZONE 2301, NAD83-2011, GRID VALUES UTILIZING A CONVERGENCE ANGLE OF -00°08'50", A COMBINED SCALE FACTOR OF 0.99995891:

A PARCEL OF LAND SITUATED IN THE SE ¼ OF SECTION 18, TOWNSHIP 7 SOUTH, RANGE 11 WEST, CITY OF GULFPORT, 1ST JUDICIAL DISTRICT, HARRISON COUNTY, MISSISSIPPI AND BEING MORE DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND IRON ROD WITH CAP NOW MONUMENTING THE SOUTHEAST CORNER OF COMMON AREA 4 AS PER MAP OR PLAT ENTITLED "LANDRY TRACE SUBDIVISION PHASE 1" AND ON FILE IN THE LAND RECORDS OF THE 1ST JUDICIAL DISTRICT, HARRISON COUNTY, MISSISSIPPI IN PLAT BOOK 62 AT PAGE 12;

THENCE RUN WEST FOR A DISTANCE OF 784.95 FEET TO A POINT;

THENCE SOUTH FOR A DISTANCE OF 857.91 FEET TO A CHAINLINK FENCE CORNER AT THE NORTHEAST CORNER OF THE EXISTING MAINTENANCE BUILDING FACILITY IDENTIFIED AS "AREA 3" AND IS LOCATED WITHIN THE GULFPORT SPORTSPLEX FOR THE POINT OF BEGINNING;

THENCE S00°33'40"E FOR A DISTANCE OF 141.41 FEET TO A CHAIN LINK FENCE CORNER;

THENCE S89°30'12"W FOR A DISTANCE OF 212.98 FEET TO A CHAIN LINK FENCE CORNER;

THENCE N00°23'47"W FOR A DISTANCE OF 142.63 FEET TO A CHAIN LINK FENCE CORNER;

THENCE N89°50'02"E FOR A DISTANCE OF 212.57 FEET TO THE POINT OF BEGINNING.

THE PROPERTY CONTAINS 30,219.97 SQUARE FEET, MORE OR LESS AND IS LOCATED IN THE SE ¼ OF SECTION 18, TOWNSHIP 7 SOUTH, RANGE 11 WEST, 1ST JUDICIAL DISTRICT, CITY OF GULFPORT, HARRISON COUNTY, MISSISSIPPI.

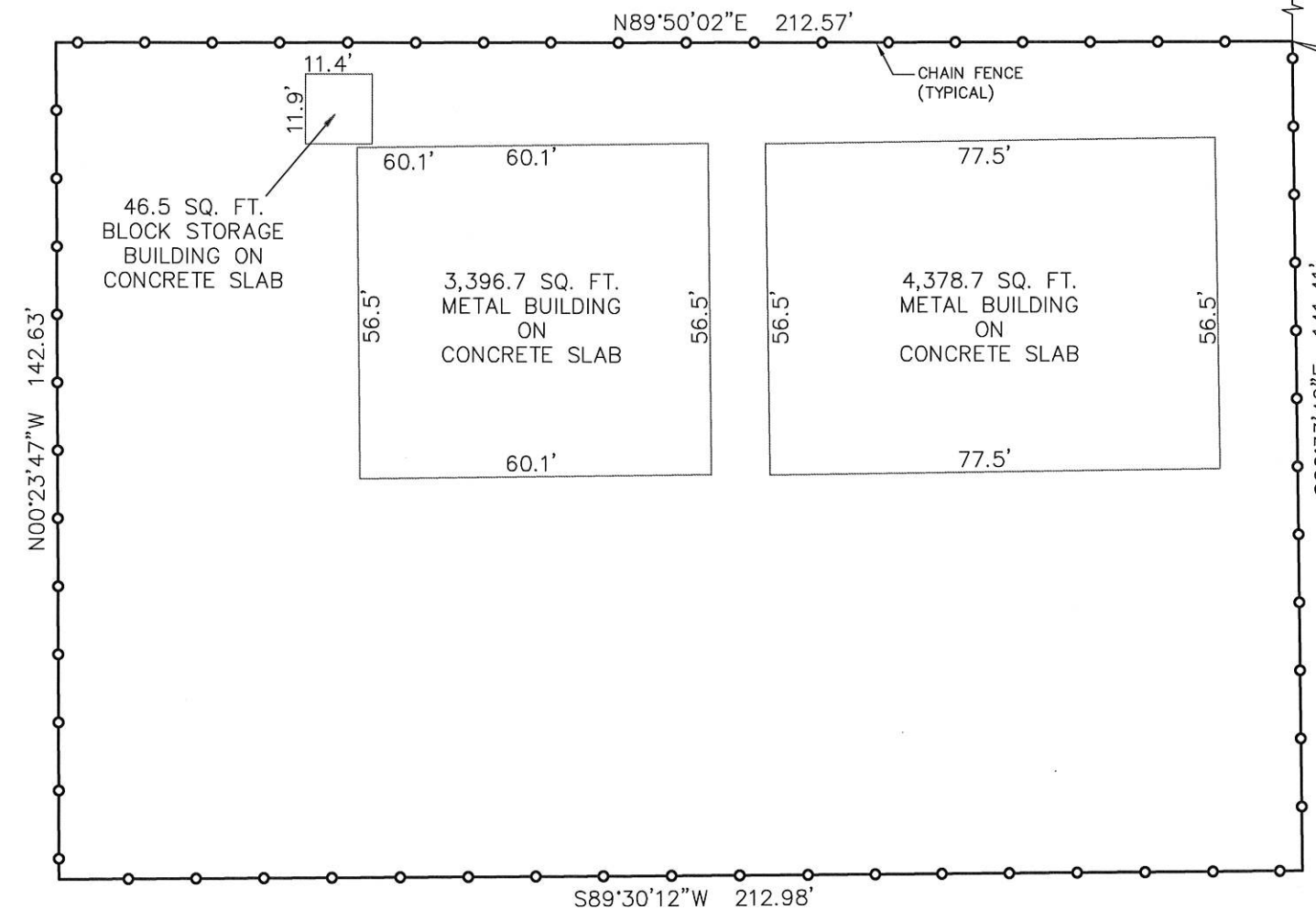
COMMENCEMENT POINT:
THE SOUTHEAST CORNER OF COMMON
AREA 4 "LANDRY TRACE SUBDIVISION
PHASE 1"
PLAT BOOK 62 PAGE 12
½" IRON ROD FOUND
N: 339697.24 E: 892539.38

WEST
784.95'

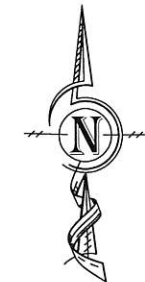
SOUTH
857.91'

S00°33'40"E
141.41'

S89°30'12"W
212.98'



POINT OF BEGINNING:
AREA 3
"MAINTENANCE FACILITY LOCATED WITHIN
THE GULFPORT SPORTSPLEX"
CHAIN LINK FENCE CORNER
N: 338839.32 E: 891754.42



SCALE: 1"= 30'
MISSISSIPPI STATE PLANE
EAST ZONE (2301)
NAD83-2011
EARL DUDLEY GPS NETWORK
GRID NORTH
CONVERGENCE: -00°08' 50"
SCALE FACTOR: 0.99995963
COMBINED: 0.99995891

LEGEND

- = MONUMENT FOUND (TYPE NOTED)
- = CHAIN LINK FENCE

TABULATIONS:
30,219.97 SQ. FT.

NOTES:

- 1) PROPERTY IS SUBJECT TO ANY EASEMENTS, RIGHTS OF WAY, AND/OR RESTRICTIONS ON RECORD.
- 4) ALL BEARINGS ON THIS PLAT ARE BASED ON GPS OBSERVATIONS, GRID NORTH NAD 83, MISSISSIPPI STATE PLANE EAST ZONE 2301.

GEORGE R. MOONEY
PROFESSIONAL SURVEYOR
MS. LICENSE #2797
CLASS "C" SURVEY

This is to certify that I have surveyed the proposed lease area described and delineated hereon; and that the measurements and other data indicated are correct to the best of my knowledge and belief.

SURVEY OF PROPOSED AREA 3 "MAINTENANCE FACILITY LOCATED WITHIN THE GULFPORT SPORTSPLEX" SE ¼ OF SECTION 18, TOWNSHIP 7 SOUTH, RANGE 11 WEST, CITY OF GULFPORT, FIRST JUDICIAL DISTRICT, HARRISON COUNTY, MISSISSIPPI.	JOB #: 0692-23	
	DRAWN BY: CRT	
	CHECKED BY: GRM	
CITY OF GULFPORT ENGINEERING DEPARTMENT 4050 HEWES AVENUE, GULFPORT, MS 39507		DATE: 11/28/2023