

PARTIAL RELEASE

KNOW ALL PERSONS BY THESE PRESENTS:

For value received, the receipt and sufficiency of which is hereby acknowledged, the Hopkins County School District Finance Corporation, 320 South Seminary Street, Madisonville, Kentucky 42431, does hereby release and forever discharge the following described real estate from the provisions of a Contract, Lease and Option executed the Board of Education of Hopkins County, Kentucky, 320 South Seminary Street, Madisonville, Kentucky 42431, dated June 9, 2016 and of record in Mortgage Book 1158, page 112, Hopkins County Court Clerk's Office:

EARLINGTON ELEMENTARY SCHOOL PROPERTY

Tract 1: Beginning at a stake located S. 45 E. a distance of sixty (60) feet and N. 45 E. a distance of fifty-five (55) feet from the southwest corner of Lot 9, Block 28, as shown on the plat of the City of Earlington, said stake being located on the south side of Thomson Avenue, thence with line of same N. 45 E. a distance of one thousand ninety-six (1096) feet to a stake on the west side of an alley; thence with line of same S. 45 E. a distance of one thousand and one hundred seventy-seven (1177) feet to a stake; thence S. 45 W. a distance of three hundred fifty-one (351) feet to an iron stake, corner of Moss Patterson's 49.09 acre tract; thence with line of same N. 79-22 W. a distance of eight hundred twenty-three and fifty-six one hundredths (823.56) feet to an iron stake another corner of Patterson; thence N. 82 - 42 W. a distance of Four Hundred thirty three and fifty seven one-hundredths (433.57) feet to an iron stake another corner of Patterson; thence N. 50 - 22 W. a distance of one hundred fifty-four and six tenths (154.6) feet to the beginning, containing twenty and forty-four one hundredths (20.44) acres.

Tract 2: Beginning at a stake located S 45 E a distance of sixty (60) feet and N. 45 K a distance of fifty five (55) feet from the southwest corner of Lot 9 Block 28 as shown on the plat of the City of Earlington, said stake being located on the south side of Thomson Avenue, thence with line of same S. 45 W. about one hundred fifty (150) feet to a stake on the east side of Moss Patterson's private roadway; thence with line of same S. 44 - 17 E about one hundred fifty-five (155) feet to a stake corner of Moss Patterson; thence with his line N 46-10 E about one hundred fifty (150) feet to a stake corner of Moss Patterson and corner of 20.44 acre tract of Board of Education, Independent School District, Earlington,

Kentucky; thence with line of same N. 50 - 22 W. one hundred fifty four and six-tenths (154.6) feet to beginning, containing approximately 23,250 square feet.

Being the same real estate conveyed by the Hopkins County School District Finance Corporation to the Hopkins County Board of Education by deed dated August 28, 2023 and of record in Deed Book 816, page 522, Hopkins County Clerk's Office.

The Contract, Lease and Option shall remain in full force and effect to the remaining property described in said Contract not specifically released of record.

This _____ day of February, 2024.

HOPKINS COUNTY SCHOOL DISTRICT
FINANCE CORPORATION

By: _____
John Osborne, President

STATE OF KENTUCKY)
)
COUNTY OF HOPKINS)

Subscribed, sworn to and acknowledged before me by John Osborne, who holds the office of president, for and on behalf of the Hopkins County School District Finance Corporation, a person known to me or presenting sufficient evidence of his identification, on this _____ day of February, 2024.

Notary Public, State at Large, KY
My commission expires: _____
Notary ID#: _____

Prepared by:
FRYMIRE, EVANS, PEYTON,
TEAGUE & CARTWRIGHT, PLLC
P. O. Box 695
Madisonville, KY 42431
(270)821-6165

J. Keith Cartwright
Attorney at Law

CONTRACT, LEASE, AND OPTION
(To be recorded as a Mortgage)

THIS CONTRACT, LEASE, AND OPTION is made and entered into as of June 9, 2016, by and between the BOARD OF EDUCATION OF HOPKINS COUNTY, KENTUCKY, 320 South Seminary Road, Madisonville, Kentucky 42431, party of the first part (the "Board"), and the HOPKINS COUNTY SCHOOL DISTRICT FINANCE CORPORATION, 320 South Seminary Road, Madisonville, Kentucky 42431, party of the second party (the "Corporation").

WITNESSETH:

I. DEFINITIONS

As used in this Contract, Lease, and Option, unless the context requires otherwise:

"*Act*" refers to KRS 162.120 through 162.300 and 162.385, and Sections 58.010 through 58.140 and 58.180, of the Kentucky Revised Statutes.

"*Board of Education*" or "*Board*" refers to the Board of Education of Hopkins County, Kentucky.

"*Bond Counsel*" refers to the firm of Rubin & Hays, Louisville, Kentucky.

"*Corporation*" refers to the Hopkins County School District Finance Corporation, a nonstock, nonprofit corporation created pursuant to the provisions of Section 273.161 through 273.390, Section 58.180 and Section 162.385 of the Kentucky Revised Statutes to act as an agency and instrumentality and constituted authority of the Board of Education.

"*Current Bond Resolution*" refers to the Resolution authorizing the Current Bonds.

"*Current Bonds*" refers to the Bonds authorized in the Current Bond Resolution, bearing the designation "Hopkins County School District Finance Corporation Energy Conservation Refunding Revenue Bonds, Series 2016," dated the Date of Issuance.

"*Current Lease*" refers to the Contract, Lease, and Option between the Board and the Corporation, dated as of June 9, 2016, said instrument being a lease of the Project of the kind prescribed in KRS 162.140, and which Current Lease is approved in the Current Bond Resolution.

"*Debt Service Fund*" refers to the "Hopkins County School District Finance Corporation Energy Conservation Refunding Revenue Bond Debt Service Fund of 2016," created in the Current Bond Resolution.

"*Fiscal Agent*" refers to J.J.B. Hilliard, W.L. Lyons, LLC, a nationally recognized firm of municipal investment bankers, who have served and are serving as fiscal agent and financial advisor to the Corporation and the Board in connection with the issuance of the Current Bonds.

PARTIAL RELEASE

Book: 1422

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2.676

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II. RECITALS

The factual background incident to the adoption of the Resolution authorizing the execution of this Current Lease consists of the following recitals:

A. The Board of Education, in order to carry out the duty and authority vested in it, desires to provide and maintain adequate school facilities for the Hopkins County School District.

B. The Corporation has been formed as a nonstock, nonprofit, corporation duly organized under the provisions of Section 273.161 through 273.390 and Section 58.180 and Section 162.385 of the Kentucky Revised Statutes, having for its corporate purpose cooperation with the Board of Education in financing the costs of school building facilities for and on behalf of the Board of Education, with the power to borrow money, encumber property and do any and all things necessary or incidental to the purposes of its incorporation.

C. The Project is subject to the Prior Lease, which will be terminated on May 1, 2021, whereupon the obligations of the Corporation to pay the Prior Bonds and the revenue pledge and statutory mortgage lien securing the Prior Bonds will terminate.

D. The Corporation has heretofore, at the request of the Board, issued the Prior Bonds, the proceeds of which were used to finance the cost of constructing the School Building Project described in the proceedings authorizing the Prior Bonds, all of which is now completed. The Prior Bonds are scheduled to mature as follows:

- (1) \$2,475,000 of Prior Bonds are scheduled to mature on and after May 1, 2022, and are subject to call for redemption on May 1, 2019, the earliest date on which the Prior Bonds are subject to redemption prior to maturity at a redemption price of 100%.

E. All of the presently outstanding Prior Bonds are current as to payment of both principal and interest, and for the security of same, the Prior Bond Funds are being maintained in the amount and manner prescribed in the Prior Bond Resolution.

F. A considerable savings in interests costs can be accomplished if the Prior Bonds are refunded through the escrow of funds sufficient when invested, subject to modification to achieve the maximum savings available, as set out below and in the Current Bond Resolution, to provide sufficient funds in ample time to meet the following requirements:

- (1) To pay interest on the Prior Bonds scheduled to mature on and after May 1, 2022, through and including May 1, 2019, the date the Prior Bonds are called for redemption; and
- (2) To redeem, on May 1, 2019, the Prior Bonds, at a redemption price of 100% of the principal amount redeemed.

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TENTH: Legal Description of Project Site. The Project financed from the proceeds of the Prior Bonds and which is subject to the statutory mortgage lien and pledge of revenues securing the Current Bonds is located upon the real estate described in Exhibit A, which is attached to this Current Lease and made a part hereof as fully as if copied herein. Notwithstanding anything contained herein to the contrary, said lien and revenue pledge are restricted in their application to the exact location of the Project constructed from the proceeds of the Prior Bonds, with rights-of-way for ingress and egress.

ELEVENTH: Right of Board to Purchase Project Property at Any Time. The Board may purchase the Project Site and thereby terminate this Current Lease at any time by the payment to the Corporation of the sums sufficient to accomplish the full retirement (or defeasement, as provided in the Current Bond Resolution) of the Current Bonds then outstanding (including all other bonds constituting a lien against the Project Site).

TWELFTH: Agreement That Current Bond Resolution Shall Contain Provisions with Reference to Releasing Certain Property. The parties hereto agree that the Current Bond Resolution authorizing said Current Bonds shall include substantially the following provisions:

For the further protection of the owner(s) of the Current Bonds, a statutory mortgage lien (in addition to the pledge of revenues) upon the Project Site is granted and created pursuant to and by KRS 162.120-162.300 and 162.385, which statutory mortgage lien is hereby recognized and declared to be valid and binding upon the Corporation and upon the Project Site described herein and shall take effect immediately; provided, however, that such statutory mortgage lien is and shall be restricted in its application to the Project building and appurtenances financed by the Prior Bonds, and such easements and rights-of-way for ingress, egress and the rendering of services thereto as may be necessary for the proper use and maintenance of the same; the right being hereby expressly reserved to erect or construct upon any unimproved portion(s) of the Project Site other independently financed school buildings, free and clear of said statutory mortgage lien, which other independently financed school buildings may or may not have a party wall (or walls) with an adjoining Project building and appurtenances which are subject to said statutory mortgage lien, provided no part of the cost of such other independently financed school buildings is paid from the proceeds of the sale of the Current Bonds.

The Corporation reserves the right (at the request of the Board) to release and/or convey, without consideration, free of the revenue pledge and statutory mortgage lien securing the Current Bonds, such easements, rights-of-way, licenses or other rights over, upon or beneath the surface of the land herein described as may reasonably be required for roads, utilities, drainage or other public purposes, provided (a) no such release or conveyance shall interfere with the ownership and efficient operation of the Project and any other school buildings and appurtenances located therein or with the use of the surrounding premises for school purposes, (b) no such release may be made which would impair ingress to and egress from the Project Site and (c) any such release shall not effect a reduction of the rentals otherwise required under the Current Lease.

EXHIBIT A

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Earlington Elementary School Property

Tract 1: Beginning at a stake located S. 45 E. a distance of sixty (60) feet and N. 45 E. a distance of fifty-five (55) feet from the southwest corner of Lot 9, Block 28, as shown on the plat of the City of Earlington, said stake being located on the south side of Thomson Avenue, thence with line of same N. 45 E. a distance of one thousand ninety-six (1096) feet to a stake on the west side of an alley; thence with line of same S. 45 E. a distance of one thousand and one hundred seventy-seven (1177) feet to a stake; thence S. 45 W. a distance of three hundred fifty-one (351) feet to an iron stake, corner of Moss Patterson's 49.09 acre tract; thence with line of same N. 79-22 W. a distance of eight hundred twenty-three and fifty-six one hundredths (823.56) feet to an iron stake another corner of Patterson; thence N. 82 - 42 W. a distance of Four Hundred thirty three and fifty seven one-hundredths (433.57) feet to an iron stake another corner of Patterson; thence N. 50 - 22 W. a distance of one hundred fifty-four and six tenths (154.6) feet to the beginning, containing twenty and forty-four one hundredths (20.44) acres.

Tract 2: Beginning at a stake located S 45 E a distance of sixty (60) feet and N. 45 E a distance of fifty five (55) feet from the southwest corner of Lot 9 Block 28 as shown on the plat of the City of Earlington, said stake being located on the south side of Thomson Avenue, thence with line of same S. 45 W. about one hundred fifty (150) feet to a stake on the east side of Moss Patterson's private roadway; thence with line of same S. 44 - 17 E about one hundred fifty-five (155) feet to a stake corner of Moss Patterson; thence with his line N 46-10 E about one hundred fifty (150) feet to a stake corner of Moss Patterson and corner of 20.44 acre tract of Board of Education, Independent School District, Earlington, Kentucky; thence with line of same N. 50 - 22 W. one hundred fifty four and six-tenths (154.6) feet to beginning, containing approximately 23,250 square feet.

Being a portion of the property conveyed to the Hopkins County School District Finance Corporation, by Deed dated August 23, 1989, and recorded in Deed Book 484, Page 591, in the office of the Hopkins County Clerk.

Madisonville North Hopkins High School

Tract I:

A tract located on the west side of U.S. Highway 41, approximately three miles north of the City of Madisonville, to-wit:

Beginning at a bronze monument in the west right of way line of U.S. Highway 41, which monument is the southeast corner of Lot #9 of the Skyline Real Estate company Subdivision as surveyed and platted by Paul M. Jones & Associates, Civil & Mining Engineers, Madisonville, Kentucky, which plat is recorded in the office of

PARTIAL RELEASE

KNOW ALL PERSONS BY THESE PRESENTS:

For value received, the receipt and sufficiency of which is hereby acknowledged, the Hopkins County School District Finance Corporation, 320 South Seminary Street, Madisonville, Kentucky 42431, does hereby release and forever discharge the following described real estate from the provisions of a Contract, Lease and Option executed the Board of Education of Hopkins County, Kentucky, 320 South Seminary Street, Madisonville, Kentucky 42431, dated May 1, 1998 and of record in Mortgage Book 520, page 682, Hopkins County Court Clerk's Office:

EARLINGTON ELEMENTARY SCHOOL PROPERTY

Tract 1: Beginning at a stake located S. 45 E. a distance of sixty (60) feet and N. 45 E. a distance of fifty-five (55) feet from the southwest corner of Lot 9, Block 28, as shown on the plat of the City of Earlington, said stake being located on the south side of Thomson Avenue, thence with line of same N. 45 E. a distance of one thousand ninety-six (1096) feet to a stake on the west side of an alley; thence with line of same S. 45 E. a distance of one thousand and one hundred seventy-seven (1177) feet to a stake; thence S. 45 W. a distance of three hundred fifty-one (351) feet to an iron stake, corner of Moss Patterson's 49.09 acre tract; thence with line of same N. 79-22 W. a distance of eight hundred twenty-three and fifty-six one hundredths (823.56) feet to an iron stake another corner of Patterson; thence N. 82 - 42 W. a distance of Four Hundred thirty three and fifty seven one-hundredths (433.57) feet to an iron stake another corner of Patterson; thence N. 50 - 22 W. a distance of one hundred fifty-four and six tenths (154.6) feet to the beginning, containing twenty and forty-four one hundredths (20.44) acres.

Tract 2: Beginning at a stake located S 45 E a distance of sixty (60) feet and N. 45 K a distance of fifty five (55) feet from the southwest corner of Lot 9 Block 28 as shown on the plat of the City of Earlington, said stake being located on the south side of Thomson Avenue, thence with line of same S. 45 W. about one hundred fifty (150) feet to a stake on the east side of Moss Patterson's private roadway; thence with line of same S. 44 - 17 E about one hundred fifty-five (155) feet to a stake corner of Moss Patterson; thence with his line N 46-10 E about one hundred fifty (150) feet to a stake corner of Moss Patterson and corner of 20.44 acre tract of Board of Education, Independent School District, Earlington,

Kentucky; thence with line of same N. 50 - 22 W. one hundred fifty four and six-tenths (154.6) feet to beginning, containing approximately 23,250 square feet.

Being the same real estate conveyed by the Hopkins County School District Finance Corporation to the Hopkins County Board of Education by deed dated August 28, 2023 and of record in Deed Book 816, page 522, Hopkins County Clerk's Office.

The Contract, Lease and Option shall remain in full force and effect to the remaining property described in said Contract not specifically released of record.

This _____ day of February, 2024.

HOPKINS COUNTY SCHOOL DISTRICT
FINANCE CORPORATION

By: _____
John Osborne, President

STATE OF KENTUCKY)
)
COUNTY OF HOPKINS)

Subscribed, sworn to and acknowledged before me by John Osborne, who holds the office of president, for and on behalf of the Hopkins County School District Finance Corporation, a person known to me or presenting sufficient evidence of his identification, on this _____ day of February, 2024.

Notary Public, State at Large, KY
My commission expires: _____
Notary ID#: _____

Prepared by:
FRYMIRE, EVANS, PEYTON,
TEAGUE & CARTWRIGHT, PLLC
P. O. Box 695
Madisonville, KY 42431
(270)821-6165

J. Keith Cartwright
Attorney at Law

JUN 16 1998

CONTRACT, LEASE, AND OPTION
(To be recorded as a Mortgage)

FEPTC - Keith Cartwright

THIS CONTRACT, LEASE, AND OPTION is made and entered into as of May 1, 1998, by and between the BOARD OF EDUCATION OF HOPKINS COUNTY, KENTUCKY, 320 South Seminary Road, Madisonville, KY 42431, party of the first part (the "Board"), and the HOPKINS COUNTY SCHOOL DISTRICT FINANCE CORPORATION, 320 South Seminary Road, Madisonville, KY 42431, party of the second party (the "Corporation").

WITNESSETH:

I. DEFINITIONS

As used in this Contract, Lease, and Option, unless the context requires otherwise:

"ACT" refers to KRS 162.120 through 162.300 and 162.385, and Sections 58.010 through 58.140 and 58.180, of the Kentucky Revised Statutes.

"AGREED PARTICIPATION" refers to the amount which the Commission has agreed to provide pursuant to the Participation Agreement to assist the Board in meeting the principal and interest requirements due on the Current Bonds.

"BOARD OF EDUCATION" or "BOARD" refers to the Board of Education of Hopkins County, Kentucky.

"BOND COUNSEL" refers to the firm of Rubin & Hays, Louisville, Kentucky.

"BONDS OF 1989" refers to the outstanding Hopkins County School District Finance Corporation School Building Revenue Bonds, Series 1989, dated August 1, 1989, scheduled to mature on and after August 1, 2000, in the amount of \$415,000.

"COMMISSION" refers to The Kentucky School Facilities Construction Commission, an independent corporate agency and instrumentality of the Commonwealth of Kentucky, which Commission was created pursuant to KRS 157.617.

"CORPORATION" refers to the Hopkins County School District Finance Corporation, a nonstock, nonprofit corporation created pursuant to the provisions of Section 273.161 through 273.390, Section 58.180 and Section 162.385 of the Kentucky Revised Statutes to act as an agency and instrumentality and constituted authority of the Board of Education.

"CURRENT BOND RESOLUTION" refers to the Resolution authorizing the Current Bonds.

"CURRENT BONDS" refers to the \$470,000 of Bonds authorized in the Current Bond Resolution, bearing the designation "Hopkins County School District Finance Corporation School Building Refunding Revenue Bonds, Series 1998-B," dated May 1, 1998.

"CURRENT DEBT SERVICE FUND" refers to the "Hopkins County School District Finance Corporation School Building Refunding Revenue Bond Debt Service Fund of 1998," created in the Current Bond Resolution.

"CURRENT LEASE" refers to the Contract, Lease, and Option of 1998 between the Board and the Corporation, dated as of the date of the Current

RECORDING FEES \$ 3400

PARTIAL RELEASE

BK. 574 PG. 714 (PARAGRAPH 11)

PROJECT PROPERTY SITE

The Project Property Sites consist of the following described property located in Hopkins County, Kentucky, to-wit:

EARLINGTON ELEMENTARY SCHOOL PROPERTY

Tract 1: Beginning at a stake located S. 45 E. a distance of sixty (60) feet and N. 45 E. a distance of fifty-five (55) feet from the southwest corner of Lot 9, Block 28, as shown on the plat of the City of Earlington, said stake being located on the south side of Thomson Avenue, thence with line of same N. 45 E. a distance of one thousand ninety-six (1096) feet to a stake on the west side of an alley; thence with line of same S. 45 E. a distance of one thousand and one hundred seventy-seven (1177) feet to a stake; thence S. 45 W. a distance of three hundred fifty-one (351) feet to an iron stake, corner of Moss Patterson's 49.09 acre tract; thence with line of same N. 79-22 W. a distance of eight hundred twenty-three and fifty-six one hundredths (823.56) feet to an iron stake another corner of Patterson; thence N. 82 - 42 W. a distance of Four Hundred thirty three and fifty seven one-hundredths (433.57) feet to an iron stake another corner of Patterson; thence N. 50 - 22 W. a distance of one hundred fifty-four and six tenths (154.6) feet to the beginning, containing twenty and forty-four one hundredths (20.44) acres.

Tract 2: Beginning at a stake located S 45 E a distance of sixty (60) feet and N. 45 E a distance of fifty five (55) feet from the southwest corner of Lot 9 Block 28 as shown on the plat of the City of Earlington, said stake being located on the south side of Thomson Avenue, thence with line of same S. 45 W. about one hundred fifty (150) feet to a stake on the east side of Moss Patterson's private roadway; thence with line of same S. 44 - 17 E about one hundred fifty-five (155) feet to a stake corner of Moss Patterson; thence with his line N 46-10 E about one hundred fifty (150) feet to a stake corner of Moss Patterson and corner of 20.44 acre tract of Board of Education, Independent School District, Earlington, Kentucky; thence with line of same N. 50 - 22 W. one hundred fifty four and six-tenths (154.6) feet to beginning, containing approximately 23,250 square feet.

Being a portion of the property conveyed to the Hopkins County School District Finance Corporation, by Deed dated August 23, 1989, and recorded in Deed Book 484, Page 591, in the office of the Hopkins County Clerk.

PRIDE AVENUE ELEMENTARY SCHOOL PROPERTY

Beginning at a concrete monument and a post on the west side of Pride Avenue, also known as Gramplan Hills Road, corner to lands retained by Dick Lane, said corner being located S 3-07 W 329.95 feet from the intersection of the west side of Pride Avenue with the southern right of way line of the Madisonville, Hartford and Eastern Branch of the Louisville and Nashville Railroad Co., as shown on plat of same of record in Deed Book 75, page 104, Hopkins County Court Clerk's office, thence following the west side of Pride Avenue S 3-07 W 525.05 feet to a concrete monument corner to B.C. Pritchett; thence with his line N 84-57 W 838.36 feet to a concrete monument corner Pritchett and O.M. Kington; thence with Kington's line N 2-48 E 464 feet to a concrete monument in the south right of way of aforementioned railroad; thence with line of same N 69-00 E 71.65 feet to a concrete monument, another corner of lands retained by Lane; thence with his line S 87-08 E 773.71 feet to the beginning containing Nine and Seventy-Eight One-Hundredths (9.78) acres.

PARTIAL RELEASE

KNOW ALL PERSONS BY THESE PRESENTS:

For value received, the receipt and sufficiency of which is hereby acknowledged, the Hopkins County School District Finance Corporation, 320 South Seminary Street, Madisonville, Kentucky 42431, does hereby release and forever discharge the following described real estate from the provisions of a Contract, Lease and Option executed the Board of Education of Hopkins County, Kentucky, 320 South Seminary Street, Madisonville, Kentucky 42431, dated February 15, 2000 and of record in Mortgage Book 574, page 706, Hopkins County Court Clerk's Office:

EARLINGTON ELEMENTARY SCHOOL PROPERTY

Tract 1: Beginning at a stake located S. 45 E. a distance of sixty (60) feet and N. 45 E. a distance of fifty-five (55) feet from the southwest corner of Lot 9, Block 28, as shown on the plat of the City of Earlington, said stake being located on the south side of Thomson Avenue, thence with line of same N. 45 E. a distance of one thousand ninety-six (1096) feet to a stake on the west side of an alley; thence with line of same S. 45 E. a distance of one thousand and one hundred seventy-seven (1177) feet to a stake; thence S. 45 W. a distance of three hundred fifty-one (351) feet to an iron stake, corner of Moss Patterson's 49.09 acre tract; thence with line of same N. 79-22 W. a distance of eight hundred twenty-three and fifty-six one hundredths (823.56) feet to an iron stake another corner of Patterson; thence N. 82 - 42 W. a distance of Four Hundred thirty three and fifty seven one-hundredths (433.57) feet to an iron stake another corner of Patterson; thence N. 50 - 22 W. a distance of one hundred fifty-four and six tenths (154.6) feet to the beginning, containing twenty and forty-four one hundredths (20.44) acres.

Tract 2: Beginning at a stake located S 45 E a distance of sixty (60) feet and N. 45 K a distance of fifty five (55) feet from the southwest corner of Lot 9 Block 28 as shown on the plat of the City of Earlington, said stake being located on the south side of Thomson Avenue, thence with line of same S. 45 W. about one hundred fifty (150) feet to a stake on the east side of Moss Patterson's private roadway; thence with line of same S. 44 - 17 E about one hundred fifty-five (155) feet to a stake corner of Moss Patterson; thence with his line N 46-10 E about one hundred fifty (150) feet to a stake corner of Moss Patterson and corner of 20.44 acre tract of Board of Education, Independent School District, Earlington,

Kentucky; thence with line of same N. 50 - 22 W. one hundred fifty four and six-tenths (154.6) feet to beginning, containing approximately 23,250 square feet.

Being the same real estate conveyed by the Hopkins County School District Finance Corporation to the Hopkins County Board of Education by deed dated August 28, 2023 and of record in Deed Book 816, page 522, Hopkins County Clerk's Office.

The Contract, Lease and Option shall remain in full force and effect to the remaining property described in said Contract not specifically released of record.

This _____ day of February, 2024.

HOPKINS COUNTY SCHOOL DISTRICT
FINANCE CORPORATION

By: _____
John Osborne, President

STATE OF KENTUCKY)
)
COUNTY OF HOPKINS)

Subscribed, sworn to and acknowledged before me by John Osborne, who holds the office of president, for and on behalf of the Hopkins County School District Finance Corporation, a person known to me or presenting sufficient evidence of his identification, on this _____ day of February, 2024.

Notary Public, State at Large, KY
My commission expires: _____
Notary ID#: _____

Prepared by:
FRYMIRE, EVANS, PEYTON,
TEAGUE & CARTWRIGHT, PLLC
P. O. Box 695
Madisonville, KY 42431
(270)821-6165

J. Keith Cartwright
Attorney at Law

DELIVERED

MAR 14 2000

Not a Contract

BOOK 574 PAGE 206

CONTRACT, LEASE, AND OPTION
(To be recorded as a Mortgage)

THIS CONTRACT, LEASE, AND OPTION, made and entered into as of February 15, 2000, by and between the BOARD OF EDUCATION OF HOPKINS COUNTY, KENTUCKY, 320 South Seminary Road, Madisonville, KY 42431-0509, party of the first part (hereinafter called the "Board of Education"), and the HOPKINS COUNTY SCHOOL DISTRICT FINANCE CORPORATION, 320 South Seminary Road, Madisonville, KY 42431-0509, party of the second part (hereinafter called the "Corporation"),

WITNESSETH:

WHEREAS, the Board of Education, in order to carry out the duty and authority vested in it, desires to provide and maintain adequate school facilities for the Hopkins County School District; and

WHEREAS, the Corporation has been formed as a nonstock, nonprofit, corporation duly organized under the provisions of Sections 273.161 through 273.390 and Section 58.180 and Section 162.385 of the Kentucky Revised Statutes, having for its corporate purpose cooperation with the Board of Education in financing the costs of school building facilities for and on behalf of the Board of Education, with the power to borrow money, encumber property and do any and all things necessary or incidental to the purposes of its incorporation; and

WHEREAS, the Board has requested the Corporation, by resolution of its Board of Directors (the "Bond Resolution") to authorize, issue and sell \$1,260,000 (plus or minus up to \$125,000) principal amount of its School Building Revenue Bonds, dated February 15, 2000 (the "Bonds"), for the purpose of providing sufficient funds to pay the cost of constructing additions and renovations to (i) Hanson Elementary School (the "Hanson Project"), (ii) Earlington Elementary School (the "Earlington Project"), and (iii) West Hopkins Accelerated School (the "West Hopkins Project") (collectively, the "Project") upon properties which have heretofore been conveyed or will be conveyed to the Corporation by the Board of Education of Hopkins County, Kentucky (the "Board of Education"), said properties being hereinafter more particularly described, and referred to as the "Project Property," as authorized by Sections 162.120 through 162.300 and 162.385 and 58.010 through 58.140 and 58.180 of the Kentucky Revised Statutes; and

WHEREAS, it is contemplated that said Project will be financed through the proceeds of the sale of said proposed \$1,260,000 (plus or minus up to \$125,000) of Bonds, plus an amount sufficient to complete the Project to be provided by the Board of Education; and

WHEREAS, the West Hopkins Project site herein described has concurrently been conveyed by the Board of Education to the Corporation pursuant to said statutes; and

RECORDING FEES 40.00

PARTIAL RELEASE

1

Book: 1422

Page: 25

2.676 ACRES

PARTIAL RELEASE

KNOW ALL PERSONS BY THESE PRESENTS:

For value received, the receipt and sufficiency of which is hereby acknowledged, the Hopkins County School District Finance Corporation, 320 South Seminary Street, Madisonville, Kentucky 42431, does hereby release and forever discharge the following described real estate from the provisions of a Contract, Lease and Option executed the Board of Education of Hopkins County, Kentucky, 320 South Seminary Street, Madisonville, Kentucky 42431, dated February 1, 2003 and of record in Mortgage Deed Book 703, page 52, Hopkins County Court Clerk's Office:

EARLINGTON ELEMENTARY SCHOOL PROPERTY

Tract 1: Beginning at a stake located S. 45 E. a distance of sixty (60) feet and N. 45 E. a distance of fifty-five (55) feet from the southwest corner of Lot 9, Block 28, as shown on the plat of the City of Earlington, said stake being located on the south side of Thomson Avenue, thence with line of same N. 45 E. a distance of one thousand ninety-six (1096) feet to a stake on the west side of an alley; thence with line of same S. 45 E. a distance of one thousand and one hundred seventy-seven (1177) feet to a stake; thence S. 45 W. a distance of three hundred fifty-one (351) feet to an iron stake, corner of Moss Patterson's 49.09 acre tract; thence with line of same N. 79-22 W. a distance of eight hundred twenty-three and fifty-six one hundredths (823.56) feet to an iron stake another corner of Patterson; thence N. 82 - 42 W. a distance of Four Hundred thirty three and fifty seven one-hundredths (433.57) feet to an iron stake another corner of Patterson; thence N. 50 - 22 W. a distance of one hundred fifty-four and six tenths (154.6) feet to the beginning, containing twenty and forty-four one hundredths (20.44) acres.

Tract 2: Beginning at a stake located S 45 E a distance of sixty (60) feet and N. 45 K a distance of fifty five (55) feet from the southwest corner of Lot 9 Block 28 as shown on the plat of the City of Earlington, said stake being located on the south side of Thomson Avenue, thence with line of same S. 45 W. about one hundred fifty (150) feet to a stake on the east side of Moss Patterson's private roadway; thence with line of same S. 44 - 17 E about one hundred fifty-five (155) feet to a stake corner of Moss Patterson; thence with his line N 46-10 E about one hundred fifty (150) feet to a stake corner of Moss Patterson and corner of 20.44 acre tract of Board of Education, Independent School District, Earlington,

Kentucky; thence with line of same N. 50 - 22 W. one hundred fifty four and six-tenths (154.6) feet to beginning, containing approximately 23,250 square feet.

Being the same real estate conveyed by the Hopkins County School District Finance Corporation to the Hopkins County Board of Education by deed dated August 28, 2023 and of record in Deed Book 816, page 522, Hopkins County Clerk's Office.

The Contract, Lease and Option shall remain in full force and effect to the remaining property described in said Contract not specifically released of record.

This _____ day of February, 2024.

HOPKINS COUNTY SCHOOL DISTRICT
FINANCE CORPORATION

By: _____
John Osborne, President

STATE OF KENTUCKY)
)
COUNTY OF HOPKINS)

Subscribed, sworn to and acknowledged before me by John Osborne, who holds the office of president, for and on behalf of the Hopkins County School District Finance Corporation, a person known to me or presenting sufficient evidence of his identification, on this _____ day of February, 2024.

Notary Public, State at Large, KY
My commission expires: _____
Notary ID#: _____

Prepared by:
FRYMIRE, EVANS, PEYTON,
TEAGUE & CARTWRIGHT, PLLC
P. O. Box 695
Madisonville, KY 42431
(270)821-6165

J. Keith Cartwright
Attorney at Law

DELIVERED

BOOK 203 PAGE 52

FEB 21 2003

*Dr. Keith
Castwright*

CONTRACT, LEASE, AND OPTION

THIS CONTRACT, LEASE, AND OPTION, made and entered into as of February 1, 2003, by and between the BOARD OF EDUCATION OF HOPKINS COUNTY, KENTUCKY, 320 South Seminary Road, Madisonville, Kentucky 42431, party of the first part (hereinafter called the "Board of Education"), and the HOPKINS COUNTY SCHOOL DISTRICT FINANCE CORPORATION, 320 South Seminary Road, Madisonville, Kentucky 42431, party of the second part (hereinafter called the "Corporation"),

WITNESSETH:

WHEREAS, the Board of Education, in order to carry out the duty and authority vested in it, desires to provide and maintain adequate school facilities for the Hopkins County School District; and

WHEREAS, the Corporation has been formed as a nonstock, nonprofit, corporation duly organized under the provisions of Sections 273.161 through 273.390 and Section 58.180 and Section 162.385 of the Kentucky Revised Statutes, having for its corporate purpose cooperation with the Board of Education in financing the costs of school facilities for and on behalf of the Board of Education, with the power to borrow money, encumber property and do any and all things necessary or incidental to the purposes of its incorporation; and

WHEREAS, the Board has requested the Corporation, by resolution of its Board of Directors (the "Bond Resolution") to authorize, issue and sell \$2,020,000 (plus or minus up to \$200,000) principal amount of its Energy Conservation Revenue Bonds, Series 2003, dated February 1, 2003 (the "Bonds"), for the purpose of providing sufficient funds to pay the costs of the acquisition, installation and construction of energy conservation measures at various schools in the Hopkins County School District (the "ECM Project") upon properties which have heretofore been conveyed to the Corporation by the Board of Education of Hopkins County, Kentucky (the "Board of Education"), hereinafter referred to as the "ECM Project," as authorized by KRS Sections 45A.345 through 45A.460, 58.010 through 58.140, 58.180, 58.600 through 58.615, 65.940 through 65.956, 160.160(5) and 162.385 (the "Act"); and

WHEREAS, it is contemplated that said ECM Project will be financed through the proceeds of the sale of said proposed \$2,020,000 (plus or minus up to \$200,000) of Bonds, plus an amount sufficient to complete the ECM Project to be provided by the Board of Education; and

WHEREAS, the plans and specifications for the ECM Project have heretofore been prepared and filed in the office of the Secretary of the Corporation and have been approved by the Board of Education and by the State Superintendent of Public Instruction, pursuant to KRS 162.120, and the Board of Education will enter into a Guaranteed Energy Savings Contract (the "GES Contract") with Energy Systems Group, Evansville, Indiana (the "Contractor"), in accordance with the provisions of KRS Section 45A.345 through 45A.460; and

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2.676 ACRES

RECORDING FEES 26.00

PARTIAL RELEASE

KNOW ALL PERSONS BY THESE PRESENTS:

For value received, the receipt and sufficiency of which is hereby acknowledged, the Hopkins County School District Finance Corporation, 320 South Seminary Street, Madisonville, Kentucky 42431, does hereby release and forever discharge the following described real estate from the provisions of a Contract, Lease and Option executed the Board of Education of Hopkins County, Kentucky, 320 South Seminary Street, Madisonville, Kentucky 42431, dated May 20, 2009 and of record in Mortgage Book 958, page 283, Hopkins County Court Clerk's Office:

EARLINGTON ELEMENTARY SCHOOL PROPERTY

Tract 1: Beginning at a stake located S. 45 E. a distance of sixty (60) feet and N. 45 E. a distance of fifty-five (55) feet from the southwest corner of Lot 9, Block 28, as shown on the plat of the City of Earlington, said stake being located on the south side of Thomson Avenue, thence with line of same N. 45 E. a distance of one thousand ninety-six (1096) feet to a stake on the west side of an alley; thence with line of same S. 45 E. a distance of one thousand and one hundred seventy-seven (1177) feet to a stake; thence S. 45 W. a distance of three hundred fifty-one (351) feet to an iron stake, corner of Moss Patterson's 49.09 acre tract; thence with line of same N. 79-22 W. a distance of eight hundred twenty-three and fifty-six one hundredths (823.56) feet to an iron stake another corner of Patterson; thence N. 82 - 42 W. a distance of Four Hundred thirty three and fifty seven one-hundredths (433.57) feet to an iron stake another corner of Patterson; thence N. 50 - 22 W. a distance of one hundred fifty-four and six tenths (154.6) feet to the beginning, containing twenty and forty-four one hundredths (20.44) acres.

Tract 2: Beginning at a stake located S 45 E a distance of sixty (60) feet and N. 45 K a distance of fifty five (55) feet from the southwest corner of Lot 9 Block 28 as shown on the plat of the City of Earlington, said stake being located on the south side of Thomson Avenue, thence with line of same S. 45 W. about one hundred fifty (150) feet to a stake on the east side of Moss Patterson's private roadway; thence with line of same S. 44 - 17 E about one hundred fifty-five (155) feet to a stake corner of Moss Patterson; thence with his line N 46-10 E about one hundred fifty (150) feet to a stake corner of Moss Patterson and corner of 20.44 acre tract of Board of Education, Independent School District, Earlington,

Kentucky; thence with line of same N. 50 - 22 W. one hundred fifty four and six-tenths (154.6) feet to beginning, containing approximately 23,250 square feet.

Being the same real estate conveyed by the Hopkins County School District Finance Corporation to the Hopkins County Board of Education by deed dated August 28, 2023 and of record in Deed Book 816, page 522, Hopkins County Clerk's Office.

The Contract, Lease and Option shall remain in full force and effect to the remaining property described in said Contract not specifically released of record.

This _____ day of February, 2024.

HOPKINS COUNTY SCHOOL DISTRICT
FINANCE CORPORATION

By: _____
John Osborne, President

STATE OF KENTUCKY)
)
COUNTY OF HOPKINS)

Subscribed, sworn to and acknowledged before me by John Osborne, who holds the office of president, for and on behalf of the Hopkins County School District Finance Corporation, a person known to me or presenting sufficient evidence of his identification, on this _____ day of February, 2024.

Notary Public, State at Large, KY
My commission expires: _____
Notary ID#: _____

Prepared by:
FRYMIRE, EVANS, PEYTON,
TEAGUE & CARTWRIGHT, PLLC
P. O. Box 695
Madisonville, KY 42431
(270)821-6165

J. Keith Cartwright
Attorney at Law

PARTIAL RELEASE

KNOW ALL PERSONS BY THESE PRESENTS:

For value received, the receipt and sufficiency of which is hereby acknowledged, the Hopkins County School District Finance Corporation, 320 South Seminary Street, Madisonville, Kentucky 42431, does hereby release and forever discharge the following described real estate from the provisions of a Contract, Lease and Option executed the Board of Education of Hopkins County, Kentucky, 320 South Seminary Street, Madisonville, Kentucky 42431, dated May 5, 2009 and of record in Mortgage Book 960, page 318, Hopkins County Court Clerk's Office:

EARLINGTON ELEMENTARY SCHOOL PROPERTY

Tract 1: Beginning at a stake located S. 45 E. a distance of sixty (60) feet and N. 45 E. a distance of fifty-five (55) feet from the southwest corner of Lot 9, Block 28, as shown on the plat of the City of Earlington, said stake being located on the south side of Thomson Avenue, thence with line of same N. 45 E. a distance of one thousand ninety-six (1096) feet to a stake on the west side of an alley; thence with line of same S. 45 E. a distance of one thousand and one hundred seventy-seven (1177) feet to a stake; thence S. 45 W. a distance of three hundred fifty-one (351) feet to an iron stake, corner of Moss Patterson's 49.09 acre tract; thence with line of same N. 79-22 W. a distance of eight hundred twenty-three and fifty-six one hundredths (823.56) feet to an iron stake another corner of Patterson; thence N. 82 - 42 W. a distance of Four Hundred thirty three and fifty seven one-hundredths (433.57) feet to an iron stake another corner of Patterson; thence N. 50 - 22 W. a distance of one hundred fifty-four and six tenths (154.6) feet to the beginning, containing twenty and forty-four one hundredths (20.44) acres.

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Kentucky; thence with line of same N. 50 - 22 W. one hundred fifty four and six-tenths (154.6) feet to beginning, containing approximately 23,250 square feet.

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The Contract, Lease and Option shall remain in full force and effect to the remaining property described in said Contract not specifically released of record.

This _____ day of February, 2024.

HOPKINS COUNTY SCHOOL DISTRICT
FINANCE CORPORATION

By: _____
John Osborne, President

STATE OF KENTUCKY)
)
COUNTY OF HOPKINS)

Subscribed, sworn to and acknowledged before me by John Osborne, who holds the office of president, for and on behalf of the Hopkins County School District Finance Corporation, a person known to me or presenting sufficient evidence of his identification, on this _____ day of February, 2024.

Notary Public, State at Large, KY
My commission expires: _____
Notary ID#: _____

Prepared by:
FRYMIRE, EVANS, PEYTON,
TEAGUE & CARTWRIGHT, PLLC
P. O. Box 695
Madisonville, KY 42431
(270)821-6165

J. Keith Cartwright
Attorney at Law

CONTRACT, LEASE, AND OPTION

THIS CONTRACT, LEASE, AND OPTION, made and entered into as of May 5, 2009, by and between the BOARD OF EDUCATION OF HOPKINS COUNTY, KENTUCKY, 320 South Seminary St., Madisonville, Kentucky, party of the first part (hereinafter called the "Board of Education"), and the HOPKINS COUNTY SCHOOL DISTRICT FINANCE CORPORATION, 320 South Seminary St., Madisonville, Kentucky, party of the second part (hereinafter called the "Corporation"),

WITNESSETH:

WHEREAS, the Board of Education, in order to carry out the duty and authority vested in it, desires to provide and maintain adequate school facilities for the Hopkins County School District; and

WHEREAS, the Corporation has been formed as a nonstock, nonprofit, corporation duly organized under the provisions of Sections 273.161 through 273.390 and Section 58.180 and Section 162.385 of the Kentucky Revised Statutes, having for its corporate purpose cooperation with the Board of Education in financing the costs of school facilities for and on behalf of the Board of Education, with the power to borrow money, encumber property and do any and all things necessary or incidental to the purposes of its incorporation; and

WHEREAS, the Board has requested the Corporation, by resolution of its Board of Directors (the "Bond Resolution") to authorize, issue and sell \$5,150,000 (plus or minus up to \$515,000) principal amount of its Energy Conservation Revenue Bonds, Series 2009, dated the Date of Issuance (the "Bonds"), for the purpose of providing sufficient funds to pay the costs of the acquisition, installation and construction of Energy Conservation Measures at Earlington Elementary School, Central High School, Madisonville North Hopkins High School, Pride Avenue Elementary School, West Hopkins School, and a district wide controls upgrade and high efficiency gymnasium lighting and motion sensors (the "ECM Project") upon properties which have heretofore been conveyed to the Corporation by the Board of Education of Hopkins County, Kentucky (the "Board of Education"), hereinafter referred to as the "ECM Project," as authorized by KRS Sections 45A.345 through 45A.460, 58.010 through 58.140, 58.180, 58.600 through 58.615, 65.940 through 65.956, 160.160(5) and 162.385 (the "Act"); and

WHEREAS, it is contemplated that said ECM Project will be financed through the proceeds of the sale of said proposed \$5,150,000 (plus or minus up to \$515,000) of Bonds, plus an amount sufficient to complete the ECM Project to be provided by the Board of Education; and

WHEREAS, the plans and specifications for the ECM Project have heretofore been prepared and filed in the office of the Secretary of the Corporation and have been approved by the Board of Education and by the State Superintendent of Public Instruction, pursuant to KRS 162.120, and the Board of Education will enter into a Guaranteed Energy Savings Contract (the "GES Contract") with

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PARTIAL RELEASE

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