

**PARTIAL RELEASE OF CONTRACT, LEASE & OPTION, LEASE AGREEMENT AND  
STATUTORY MORTGAGE LIEN AND REVENUE PLEDGE**

**THIS PARTIAL RELEASE OF CONTRACT, LEASE AND OPTION, LEASE  
AGREEMENT AND STATUTORY MORTGAGE LIEN AND REVENUE PLEDGE** made and  
entered into on this \_\_\_\_ day of January 2024, by **JESSAMINE COUNTY SCHOOL DISTRICT  
FINANCE CORPORATION (“CORPORATION”)** and **BOARD OF EDUCATION OF  
JESSAMINE COUNTY, KENTUCKY (“BOARD”)**,

**WITNESSETH:**

That pursuant to resolutions of the Board and Corporation, pursuant to which a small and unoccupied portion of the West Jessamine High School (“WJHS”) property, more particularly described hereinafter, is to be conveyed to the Commonwealth of Kentucky Transportation Cabinet, Department of Highways (“KYDOT”), the Jessamine County School District Finance Corporation and the Board of Education of Jessamine County, Kentucky do hereby release the following documents and statutory mortgage liens and revenue pledges it holds against such small and unoccupied portion of the WJHS property pursuant to such documents:

Contract, Lease & Option dated July 1, 2009, being of record in Mortgage Book 1166, page 211;

Contract, Lease & Option dated May 1, 2002, being of record in Mortgage Book 761, page 233;

Contract, Lease & Option dated September 1, 2005, being of record in Mortgage Book 786, page 562;

Contract, Lease & Option dated September 1, 2010, being of record in Mortgage Book 1042, page 212;

Lease Agreement dated February 5, 2014, being of record in Deed Book 707, page 674;

Lease Agreement dated December 9, 2014, being of record in Deed Book 722, page 895;

Lease Agreement dated December 9, 2014 being of record in Deed Book 722, page 909;

Lease Agreement dated September 11, 2014, being of record in Deed Book 723, page 761;

Lease Agreement dated March 31, 2015, being of record in Deed Book 727, page 468;

Lease Agreement dated May 9, 2013, being of record in Deed Book 750, page 416; and

Lease Agreement dated May 15, 2019, being of record in Deed Book 793, page 817;

all in the Jessamine County Clerk's Office, Jessamine County, Kentucky, such small and unoccupied portion of the WJHS property being more particularly described as follows:

**PROPERTY DESCRIBED IN EXHIBIT A ATTACHED HERETO.**

**IN WITNESS WHEREOF**, the Jessamine County School District Finance Corporation and the Board of Education of Jessamine County, Kentucky through their duly authorized officers, have hereto set their hands on the day and date above written.

**JESSAMINE COUNTY SCHOOL  
DISTRICT FINANCE CORPORATION**

\_\_\_\_\_  
President

Attest:

\_\_\_\_\_  
Secretary

**STATE OF KENTUCKY** )  
 ) **Sct.**  
**COUNTY OF JESSAMINE** )

I, the undersigned, a Notary Public in and for the County and State aforesaid, hereby certify that the foregoing Partial Release of Lease Agreement and Statutory Mortgage Lien and Revenue Pledge was on this the \_\_\_\_ day of January 2024, produced before me and in my presence duly subscribed, sworn and acknowledged to by \_\_\_\_\_, as President and \_\_\_\_\_, its Secretary for and on behalf of Jessamine County School District Finance Corporation to be the true and voluntary act and deed of said corporation.

\_\_\_\_\_  
**NOTARY PUBLIC, State-at-Large**

My Commission expires: \_\_\_\_\_

**BOARD OF EDUCATION OF  
JESSAMINE COUNTY, KENTUCKY**

\_\_\_\_\_  
Chairman

Attest:

\_\_\_\_\_  
Secretary

**STATE OF KENTUCKY** )  
 ) **Sct.**  
**COUNTY OF JESSAMINE** )

I, the undersigned, a Notary Public in and for the County and State aforesaid, hereby certify that the foregoing Partial Release of Lease Agreement and Statutory Mortgage Lien and Revenue Pledge was on this the \_\_\_\_ day of January 2024, produced before me and in my presence duly subscribed, sworn and acknowledged to by \_\_\_\_\_, as Chairman and \_\_\_\_\_, its Secretary for and on behalf of Board of Education of Jessamine County, Kentucky on to be its true and voluntary act and deed.

\_\_\_\_\_  
**NOTARY PUBLIC, State-at-Large**  
My Commission expires: \_\_\_\_\_

**THIS INSTRUMENT PREPARED BY:**

\_\_\_\_\_  
DAVID B. MALONE  
Steptoe & Johnson PLLC  
700 North Hurstbourne Pkwy., Suite 115  
Louisville, KY 40222  
(502) 423-2000

EXHIBIT A

Legal Description of WJHS Property Released

Parcel 1  
Tract A

All that tract or parcel of land being situated parallel and adjacent to the northerly right-of-way of KY 29, Wilmore Road in Nicholasville, Jessamine County, Kentucky and being more particularly described as follows:

Beginning at the intersection of the northerly right-of-way of KY 29, Wilmore Road and the easterly right-of-way of Cooks Lane, said point being 9.52 feet right of Shared Use Path centerline Station 50+31.40; thence with the easterly right-of-way of Cooks Lane, N 20°21'25" E – 18.01 feet to a point, 7.07 feet left of Shared Use Path centerline Station 50+24.58; thence leaving the easterly right-of-way of Cooks Lane and traversing through the property of Grantor, S 46°11'19" E – 12.09 feet to a point, 7.00 feet left of Shared Use Path centerline Station 50+36.32; thence S 53°23'16" E – 28.32

feet to a point, 7.00 feet left of Shared Use Path centerline Station 50+66.48; thence S 60°35'12" E – 200.34 feet to a point, 7.54 feet left of Shared Use Path centerline Station 52+66.48; thence S 55°19'17" E – 151.36 feet to a point, 7.00 feet left of Shared Use Path centerline Station 54+17.51; thence S 56°10'36" E – 29.64 feet to a point, 7.00 feet left of Shared Use Path centerline Station 54+47.36; thence S 57°01'55" E – 107.72 feet to a point, 7.17 feet left of Shared Use Path centerline Station 55+54.92; thence S 54°18'12" E – 71.34 feet to a point, 7.00 feet left of Shared Use Path centerline Station 56+26.09; thence along a curve to the left, having a radius of 143.00 feet for an arc distance of 66.55 feet and having a chord bearing S 67°38'11" E – 65.95 feet to a point, 7.00 feet left of Shared Use Path centerline Station 56+95.90; thence S 80°58'10" E - 77.13 feet to a point, 7.00 feet left of Shared Use Path centerline Station 57+73.03; thence along a curve to the left, having a radius of 743.00 feet for an arc distance of 185.82 feet and having a chord bearing S 88°08'03" E – 185.33 feet to a point, 7.99 feet left of Shared Use Path centerline Station 59+60.68; thence N 84°42'05" E – 179.28 feet to a point, 8.00 feet left of Shared Use Path centerline Station 61+40.00; thence N 05°17'55" W – 17.60 feet to a point, 25.60 feet left of Shared Use Path centerline Station 61+40.00; thence N 85°44'19" E – 166.26 feet to a point, 9.54 feet left of Shared Use Path centerline Station 63+06.27; thence S 77°30'00" E – 72.39 feet to a point, 8.00 feet left of Shared Use Path centerline Station 63+81.16; thence N 85°22'06" E – 250.95 feet to a point, 9.04 feet left of Shared Use Path centerline Station 66+31.64; thence S 88°25'56" E – 112.47 feet to a point, 8.00 feet left of Shared Use Path centerline Station 67+43.64, thence N 87°06'51" E – 166.21 feet to a point, 64.77 feet left of KY 29 centerline Station 440+40.97, said point being on the easterly property line of Grantor; thence with the easterly property line of Grantor, S 01°26'49" E – 29.38 feet to a point, 35.40 feet left of KY 29 centerline Station 440+40.23, said point being on the northerly right-of-way of KY 29, Wilmore Road; thence with the northerly right-of-way of KY 29, Wilmore Road, S 87°13'31" W – 222.27 feet to a point, 35.83 feet left of KY 29 centerline Station 438+17.97; thence S 86°07'41" W – 369.73 feet to a point, 31.73 feet left of KY 29 centerline Station 434+48.98; thence S 85°44'06" W – 380.89 feet to a point, 27.15 feet right of Shared Use Path centerline Station 59+30.57; thence N 80°04'33" W – 260.65 feet to a point, 8.53 feet right of Shared Use Path centerline Station 56+75.47; thence N 59°38'45" W – 351.49 feet to a point, 24.85 feet right of Shared Use Path centerline Station 53+26.72; thence N 55°32'12" W – 295.86 feet to the point of beginning.

The above described parcel contains 1.313 acres (57174.9 sq. ft.).

Parcel 1  
Tract B

All that tract or parcel of land being situated along the northerly right-of-way of KY 29, Wilmore Road in Nicholasville, Jessamine County, Kentucky and being more particularly described as follows:

Beginning at a point in the westerly property line of Grantor, said point being on the easterly right-of-way of Cooks Lane and a common corner to the above-described PROPOSED RIGHT-OF-WAY, said point being 7.07 feet left of Shared Use Path centerline Station 50+24.58; thence with the easterly right-of-way of Cooks Lane, N 20°21'25" E – 10.16 feet to a point, 16.67 feet left of Shared Use Path centerline Station 50+21.89; thence leaving the easterly right-of-way of Cooks Lane and traversing through the lands of Grantor, S 51°32'57" E – 41.93 feet to a point, 17.00 feet left of Shared Use Path centerline Station 50+66.48; thence S 60°35'12" E – 200.80 feet to a point, 17.55 feet left of Shared Use Path centerline Station 52+66.48; thence S 55°19'17" E – 151.75 feet to a point, 17.00 feet left of Shared Use Path centerline Station 54+17.44; thence S 56°10'36" E – 29.49 feet to a point, 17.00 feet left of Shared Use Path centerline Station 54+47.44; thence S 57°01'55" E – 107.89 feet to a point, 17.17 feet left of Shared Use Path centerline Station 55+54.92; thence S 54°18'12" E – 70.99 feet to a point, 17.00 feet left of Shared Use Path centerline Station 56+25.50; thence S 67°38'11" E – 62.48 feet to a point, 17.00 feet left of Shared Use Path centerline Station 56+96.48; thence S 80°58'10" E – 80.25 feet to a point, 17.00 feet left of Shared Use Path centerline Station 57+76.73; thence S 84°51'30" E – 91.81 feet to a point, 17.52 feet left of Shared Use Path centerline Station 58+70.76; thence N 87°58'37" E – 91.89 feet to a point, 18.00 feet left of Shared Use Path centerline Station 59+64.93; thence N 84°42'05" E – 165.26 feet to a point, 18.00 feet left of Shared Use Path centerline Station 61+30.18; thence N 05°17'55" W – 25.50 feet to a point, 43.50 feet left of Shared Use Path centerline Station 61+30.18; thence N 85°44'19" E – 162.96 feet to a point, 25.71 feet left of Shared Use Path centerline Station 62+94.88; thence S 68°10'26" E – 40.38 feet to a point, 18.00 feet left of Shared Use Path centerline Station 63+24.73; thence S 81°26'31" E – 48.79 feet to a point, 18.00 feet left of Shared Use Path centerline Station 63+82.31; thence N 85°22'06" E – 241.53 feet to a point, 18.63 feet left of Shared Use Path centerline Station 66+23.07; thence N 19°28'24" E – 188.27 feet to a point, 196.20 feet left of Shared Use Path centerline Station 66+79.75; thence S 70°31'36" E – 85.23 feet to a point, 170.74 feet left of Shared Use Path centerline Station 67+46.22; thence S 19°28'24" W – 94.77 feet to a point, 79.82 feet left of Shared Use Path centerline Station 67+31.71; thence S 03°45'32" E – 72.13 feet to a point, 8.00 feet left of Shared Use Path centerline Station 67+38.41, said point being on the above-described PROPOSED RIGHT-OF-WAY, thence with the above-described PROPOSED RIGHT-OF-WAY, N



88°25'56" W – 107.24 feet to a point, 9.04 feet left of Shared Use Path centerline Station 66+31.64; thence S 85°22'06" W – 250.95 feet to a point, 8.00 feet left of Shared Use Path centerline Station 63+81.16; thence N 77°30'00" W – 72.39 feet to a point, 9.54 feet left of Shared Use Path centerline Station 63+06.27; thence S 85°44'19" W – 166.26 feet to a point, 25.60 feet left of Shared Use Path centerline Station 61+40.00; thence S 05°17'55" E – 17.60 feet to a point, 8.00 feet left of Shared Use Path centerline Station 61+40.00; thence S 84°42'05" W – 179.28 feet to a point, 7.99 feet left of Shared Use Path centerline Station 59+60.68; thence along a curve to the right, having a radius of 743.00 feet for an arc distance of 185.82 feet and having a chord bearing N 88°08'03" W – 185.33 feet to a point, 7.00 feet left of Shared Use Path centerline Station 57+73.03; thence N 80°58'10" W – 77.13 feet to a point, 7.00 feet left of Shared Use Path centerline Station 56+95.90; thence along a curve to the right, having a radius of 143.00 feet for an arc distance of 66.55 feet and having a chord bearing N 67°38'11" W – 65.95 feet to a point, 7.00 feet left of Shared Use Path centerline Station 56+26.09; thence N 54°18'12" W – 71.34 feet to a point, 7.17 feet left of Shared Use Path centerline Station 55+54.92; thence N 57°01'55" W – 107.72 feet to a point, 7.00 feet left of Shared Use Path centerline Station 54+47.36; thence N 56°10'36" W – 29.64 feet to a point, 7.00 feet left of Shared Use Path centerline Station 54+17.51; thence N 55°19'17" W – 151.36 feet to a point, 7.54 feet left of Shared Use Path centerline Station 52+66.48; thence N 60°35'12" W – 200.34 feet to a point, 7.00 feet left of Shared Use Path centerline Station 50+66.48, thence N 53°23'16" W – 28.32 feet to a point, 7.00 feet left of Shared Use Path centerline Station 50+36.32; thence N 46°11'19" W – 12.09 feet to the point of beginning.

The above described parcel contains 0.788 acres (34,340 sq. ft.).

Being part of the same property conveyed by Deed to JESSAMINE COUNTY SCHOOL DISTRICT FINANCE CORPORATION from BOARD OF EDUCATION OF JESSAMINE COUNTY, KENTUCKY, dated April 1, 2005, and recorded in Deed Book 538, Page 287, in the office of the County Clerk of Jessamine County, Kentucky.