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September 21, 1998

MEMO TO: MAYOR HUBERT BRODELL

RE: CITY TEAM MINISTRIES LEASE

I have reviewed the proposed lease agreement, a copy of which is attached. I find that it complies with existing state law and would be a valid lease, upon execution by both parties.

As usual, I make no finding as to the terms of the lease, i.e. whether they are terms the city should accept. I would specifically direct your attention to paragraphs 20 and 21 respectively. You should note that the lease has an option to purchase the property at appraised value prior to improvements. The City of Jonesboro's option to repurchase would be at appraised value including improvements. As no time frame is established for when the appraised value is to be set, it would be construed as of the time the option is to be exercised.

Sincerely,