

**NOTICE OF HEARING ON PROPOSED LEASE
SOUTHWEST DUBOIS COUNTY SCHOOL CORPORATION**

You are hereby notified that a public hearing will be held before the Board of School Trustees (the "Board") of Southwest Dubois County School Corporation (the "School Corporation") on September 17, 2026, at the hour of 5:30 p.m. (Local Time) at the School Corporation's Board Room, 105 West Sunset Drive, Huntingburg, Indiana, upon, a proposed Lease Agreement (the "Lease") to be entered into between Southwest Dubois County Multi-School Bldg. Corp. (the "Building Corporation"), as lessor, and the School Corporation, as lessee. The meeting will also be available to stream live from **<https://www.swdubois.k12.in.us/school-board/board-meeting-recordings>**.

The proposed Lease upon which the hearing will be held is for a term of twenty-five (25) years, beginning on the date on which the Lessor acquires fee simple title to the building to be renovated by the Building Corporation. The Lease provides for rental during renovation in the amount of up to \$1,500,000 per payment payable on June 30 and December 31 beginning on June 30, 2027, until completion of the renovation and construction. Thereafter, the Lease provides for a maximum annual rental of \$5,000,000, payable on June 30, 2029, of each year during the term of the Lease, commencing with the completion of the building or June 30, 2029, whichever is later. As additional rental, the School Corporation shall maintain insurance on the building as required in the Lease, shall pay all taxes and assessments against such property, as well as the cost of alterations and repairs, and shall pay rebate amounts to the United States Treasury, as necessary. After the sale by the Building Corporation of its ad valorem property tax first mortgage bonds to pay for the cost of the renovations and improvements, including the acquisition of real estate and other expenses incidental thereto, the annual rental shall be reduced to an amount equal to the

multiple of \$1,000 next higher than the sum of principal and interest due on such bonds in each twelve-month period ending on January 15 plus \$5,000, payable in equal semiannual installments.

The Lease gives an option to the School Corporation to purchase the property on any rental payment date.

The leased premises which will be subject to the Lease is a portion of the Southridge Middle School building located at 1112 South Main Street, Huntingburg, Indiana (the "Leased Premises"), which is within the boundaries of the School Corporation.

The plans and estimates for the cost of the renovations and improvements, as well as a copy of the proposed Lease, are available for inspection by the public on all business days, during business hours, at the Central Office of the School Corporation, 105 West Sunset Drive, Huntingburg, Indiana.

At such hearing all persons interested shall have a right to be heard upon the necessity for the execution of the Lease, and upon whether the Lease rental provided for therein to be paid to the Building Corporation is a fair and reasonable rental for the proposed building. Such hearing may be adjourned to a later date or dates, and following such hearing the Board may either authorize the execution of the Lease as originally agreed upon or may make modifications therein as may be agreed upon with the Building Corporation.

Dated: August 13, 2026

/s/ Secretary, Board of School Trustees
Southwest Dubois County School
Corporation