



Agenda Commentary

Item Title/ Subject: Renewal Agricultural lease with Amelia Hudgins

Staff Source: City Clerk Lisa Anders

History/Background Information: For the past several years the Clinton Public Works Authority has leased land near the Wastewater Treatment Plant from Amelia Hudgins. This five year lease is for approximately 290 acres and will expire June 30, 2012.

Item/Subject Summary: Consideration of renewing the agricultural lease for a term to commence on July 1, 2012 and extend through June 30, 2017.

Price/Cost: \$11,000.00/ year

Recommendation: Approval of extension agreement with Amelia Hudgins

EXTENSION AGREEMENT

THIS AGREEMENT made and entered into as of July 1, 2012, by and between AMELIA HUDGINS, a single person, (hereinafter referred to as "Landlord") and CLINTON PUBLIC WORKS AUTHORITY OF THE CITY OF CLINTON, Clinton, Oklahoma, (hereinafter referred to as "Tenant"), is as follows:

WHEREAS, Landlord and Tenant have heretofore entered into an Agricultural Lease, dated as of July 1, 2007, ("the Lease") covering the following property, to-wit:

All of the North Half (N½) of Section 36, Township 12 North, Range 17 W.I.M., Custer County, Oklahoma, less and except the tract containing 16.8616 acres described in Exhibit "A" attached hereto and incorporated by reference herein, ("the Leased Premises");

and

WHEREAS, Landlord and Tenant, by virtue of this Agreement, desire to extend the Lease for an additional term of five years and to make other changes in the Lease; and

NOW, THEREFORE, in consideration of the mutual promises, covenants and agreements contained herein, the parties agree as follows:

1. The Lease shall be extended for a term of five years commencing on July 1, 2012, and ending on June 30, 2017, upon the same terms and conditions set forth in the original Lease, except as herein provided.

2. The total rental to be paid during the five year extended term of the Lease shall be \$55,000.00, payable as follows:

A. \$11,000.00 on July 1, 2012; and

B. \$11,000.00 on July 1st of each year thereafter during the extended term of this Lease.

3. The paragraph of the Lease providing for notices shall be amended to

provide as follows:

“All notices under this Contract shall be in writing, signed by the party desiring to give such notice, and deposited in the certified United States Mail, return receipt requested, postage prepaid:

(A) If intended for Lessor, shall be addressed to Amelia Hudgins, c/o Ladd Hudgins, 1308 Falls Drive, Stillwater, OK 74075; and

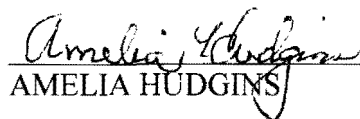
(B) If intended for Lessee, shall be addressed to City Manager, City Hall, P.O. Box 1177, Clinton, OK 73601.”

4. This Extension Agreement shall be effective as of July 1, 2012.

5. All terms and provisions of the original Lease are incorporated in this

Extension Agreement and are hereby modified and supplemented to conform to this Extension

Agreement but in all other respects are to be and shall continue to be in full force and effect.


AMELIA HUDGINS

“Landlord”

CLINTON PUBLIC WORKS
AUTHORITY OF THE CITY OF
CLINTON, Clinton, Oklahoma

ATTEST

By: _____
Lisa Anders, Secretary

By: _____
Allen Bryson, Chairman

“Tenant”

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT Hadley Hudgins and Amelia Hudgins, his wife,

part(ies) of the first part, in consideration of ----- \$29,906.79 -----
DOLLARS, the receipt of which is hereby acknowledged, do by these presents grant, bargain,
sell and convey unto

City of Clinton, Oklahoma, a municipal corporation
party(ies) of the second part, the following described real property and premises situate
in Custer County, State of Oklahoma to-wit:

A tract of land located in the N/2, NE/4, Section 36,
Township 12 North, Range 17, W.1.M.; Beginning at a point
on the north section line a distance of 895.0 feet east
of the Northwest corner of northeast quarter of said section;
thence, south and parallel to West quarter section line a distance
of 1120.0 feet; thence east and parallel to the north section line
a distance of 805.0 feet; thence north and parallel to the west
quarter section line a distance of 390.0 feet; thence N 30 degrees
00 minutes W a distance of 842.93 feet to a point on the north
section line of said section; thence west along north section
line a distance of 383.54 feet to the point of beginning, con-
taining 16.8616 acres, more or less. All of the oil, gas and other
minerals therein are reserved to grantors and their assigns,

together with all the improvements thereon and the appurtenances thereunto belonging and
WARRANT THE TITLE to the same.

TO HAVE AND TO HOLD said described premises unto the said part y of the second part, its
heirs and assigns forever, free, clear and discharged of and from all former grants, charges,
taxes, judgments, mortgages and other liens and incumbrances of whatsoever nature.

SIGNED AND DELIVERED THIS 2 DAY OF May 1978

Hadley Hudgins
Amelia Hudgins

STATE OF OKLAHOMA, County of Custer
Before me, the undersigned, a Notary Public in and for said County and State on this
2 day of May 1978 personally appeared
Hadley Hudgins and Amelia Hudgins, husband and wife,
to me known to be the identical persons who executed the within and foregoing instrument
and acknowledged to me that they executed the same as their free and voluntary act
and deed for the uses and purposes therein set forth.
WITNESS MY HAND AND SEAL. Blunden Houser
My Commission Expires May 7, 1981 Notary Public

Clinton Abstract Company
Clinton, Oklahoma

EXHIBIT A