

## **NOTICE OF HEARING ON PROPOSED LEASE**

You are hereby notified that a public hearing will be held before a regular meeting of the Board of Commissioners of Rush County, Indiana (the "Board") on May 4, 2026, commencing at 9:00 a.m. (Local Time) in the Assembly Room of the Rush County Courthouse, 101 East 2nd Street, Rushville Indiana 46173, upon a proposed lease agreement (the "Lease") to be entered into between the Rush County Public Building Corporation, as lessor (the "Building Corporation"), and Rush County, Indiana (the "County"), as lessee.

The proposed Lease upon which the public hearing will be held is for a term of not to exceed twenty-two (22) years, commencing on the date that the Building Corporation, as lessor, acquires fee simple title to such parcels.

The Lease provides for an annual rental not to exceed \$1,250,000 in any given year, payable semi-annually on June 30 and December 31 of each year during the term of the Lease (or such other dates as determined to be in the best interest of the County). As additional rental, the County, as lessee, shall maintain insurance on the Courthouse Renovation Project as required in the Lease, shall pay all taxes and assessments against such properties, as well as the cost of alterations and repairs, and shall pay rebate amounts to the United States Treasury. After the sale by the Building Corporation of its Ad Valorem Property Tax Lease Rental Bonds, Series 2026 (Courthouse Renovation Project), the aggregate annual lease rental payment shall be set 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 plus \$5,000, payable in equal semiannual installments. The Lease gives an option to the County, as lessee, to purchase the properties on any rental payment date.

The drawings, plans and specifications, including the estimates for the cost the Courthouse Renovation Project and a copy of the proposed Lease, are available for inspection by the public on all business days, during business hours, at the Rush County Courthouse, 101 East 2nd Street, Rushville Indiana 46173, Attention: Auditor.

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

**BOARD OF COMMISSIONERS  
OF RUSH COUNTY, INDIANA,**

**AS LEASING AGENT**