

1233 North First Street, Jesup  
(Wayne County) GA 31545  
**Reserve**

THURSDAY, FEBRUARY 23, 2023

SALE SITE: HOME 2 SUITES (OFF DELK ROAD), 2168 KINGSTON COURT, MARIETTA, GA 30067



## Features

**CALL FOR  
INFORMATION**

**770.425.1141  
or 800.479.1763  
johndixon.com**



**JOHN DIXON  
& ASSOCIATES**  
AUCTIONS • MARKETING

PROPERTY TYPE:	Commercial/Residential Land
SUBDIVISION:	n/a
LOT(S):	n/a
BEDS/BATHS:	n/a
YEAR BUILT:	n/a
SQUARE FEET:	n/a
ACREAGE:	6.87±
TAX ID:	111-5-1, 111-3
AGENT:	n/a

02/23 GAL: 2034, NCFL: 6397, John L. Dixon, Licensed Mississippi Real Estate Broker and Mississippi Auction License #1667

2140 Newmarket Parkway, Suite 118, Marietta, Georgia • 30067 • office: 770.425.1141 • fax: 770.425.4413 • toll-free: 800.479.1763

The above information is believed to be accurate but is not warranted. Offer subject to errors, changes, omissions, prior sales and withdrawals without notice.

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## Lake Chiapas- Pay Lake

*(A paylake, referred to by Georgia DNR as a catchout pond allows people to fish for a fee without a license...although owner must obtain a commercial license \$255 +/- per year)*

*2 Tracts of Land in the City of Jesup(Wayne County) Georgia 31598*

**TRACT # 1** *1233 North 1<sup>st</sup> Street (US HWY 84 @ US HWY 301 bypass-1/4 mile from Walmart and Tractor Supply)*

- \*.87 +/- acres vacant land zoned commercial- 210 ft road frontage*
- \*Currently used as parking lot*
- \*Possible bait shop- 26' dry van trailer with stairs and Porti-Potty included*
- \*Tentative approval for U-Haul Truck Rental*
- \*Engineering for commercial curb cut (\$1,500) included*
- \*Traffic count per D.O.T. 18,430 daily 552,900 per month*
- \*Property was determined by Soil Scientist report NOT to be wetlands*
- \*Billboards not included for this price but can be sold separately or included with property*

**TRACT # 2** *1235 North 1<sup>st</sup> Street (accessible via an easement thru tract 1)*

- \*6+/- acres zoned residential*
- \*2.5 acre lake stocked twice with Channel Catfish, but already had Bass, Crappie, Brim, Bluegill as well as different varieties of Catfish*
- \*3 sides of lake cleared and cleaned for easy walking*
- \*Picnic Tables(3) Park Grills(2)multiple trash cans, Road Signage etc, included*
- \*3.5 acres behind lake is not buildable however, landowner of 60+/- acres adjacent the north side of subject property indicated they would sell all or part for a possible homesite or expansion of lake property for possible campsites*
- \*ENDLESS POSSIBILITIES of what you could do, tournaments, contest, outdoor event center, family reunions, parties, paintball on the 3.5 acres, etc*
- \*Both tracts are sold "as is"*
- \*Owner is a Licensed Real Estate Broker in the State of Georgia*



O'Quinn Rd

US-84/US-25/Waycross

US-301/Ga-23 Bypass

432 ft

**MAGIC MATTRESS & HOME FURNITURE**  
*LOWER OVERHEAD = LOWER PRICES*



Call or Text:  
**912-256-REST**  
 turn LEFT at TITLE MAX 0.3 MILES

**FRAZIER'S APPLIANCE**  
 515 W. Cherry St./Right at Walgreens  
 912-427-8835

**KitchenAid** Whirlpool  
**MAYTAG** **GLADIATOR**  
**AMANA** 

- SALES & SERVICE
- NEW & USED APPLIANCES
- WE SERVICE WHAT WE SELL



**Frazier's**  
 APPLIANCES & FURNITURE

Small yellow and red sign with illegible text.

**NOW OPEN**

CIGARS, D-8, CBD, WATER PIPES,  
AND MUCH MORE!

**TOBACCO & VAPE**



**LEFT @ NEXT LIGHT BESIDE AT&T**



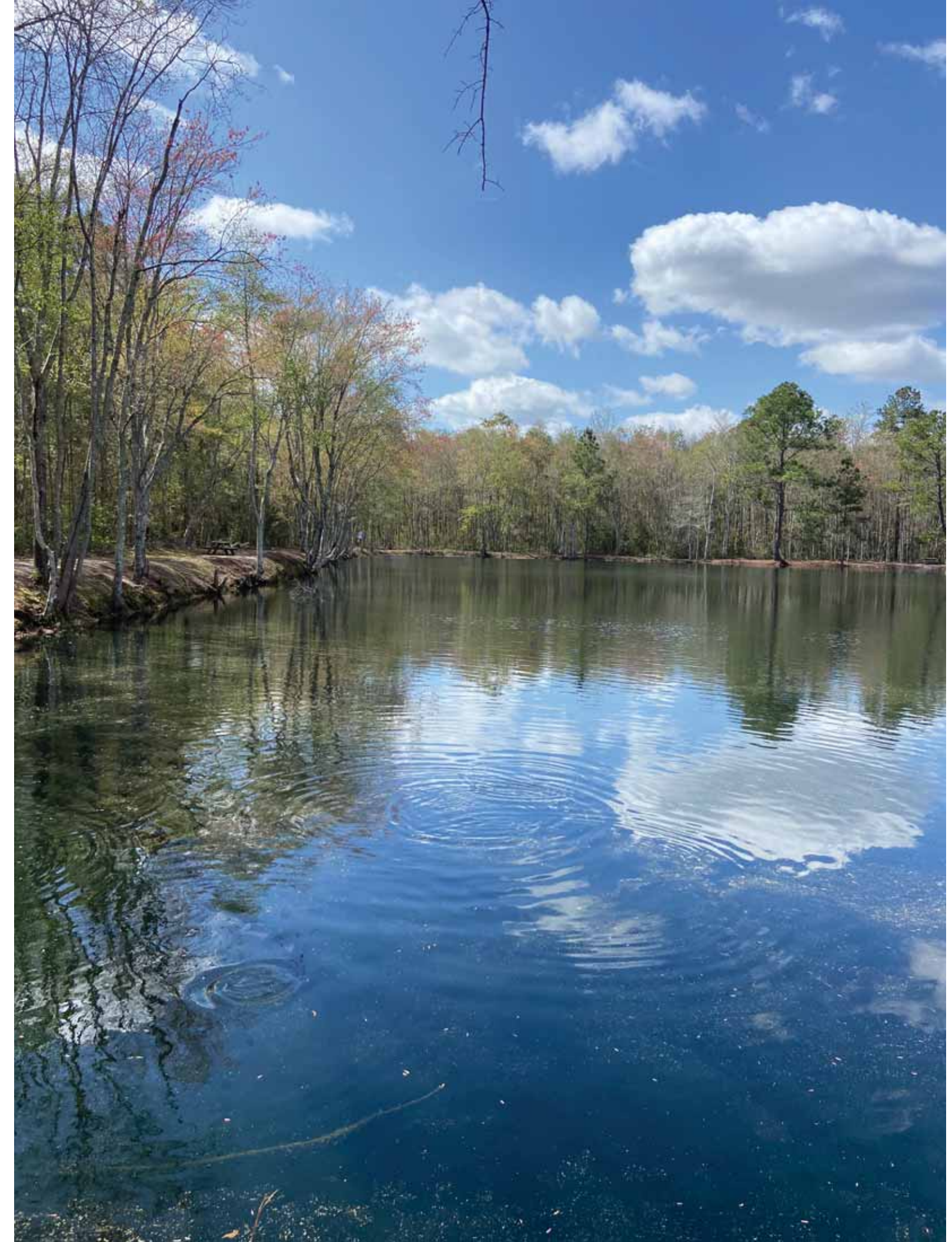
**TEQUILAS**

**Mexican  
Restaurant**

**4/10 MILE AHEAD ON THE RIGHT  
NEXT TO SHOE DEPT AND VERIZON**

**OR VISIT OUR 2ND LOCATION IN BAXLEY  
@ 118 AZALIA RD. STE 6  
(ACROSS FROM WALMART)**













1235 NORTH FIRST STREET



SE HABLA ESPAÑOL

# LAKE CHIAPAS



770-310-9041

FISHING BY THE DAY • CONTESTS • TOURNAMENTS  
NO FISHING LICENSE NEEDED

FB LAKE CHIAPAS-GEORGIA  
RE-OPENING SOON  
GOD BLESS AMERICA

## ZONE CLASSIFICATIONS

### PLEASE PRINT A COPY FOR FUTURE REFERENCE

**Zone C, Zone X -** Areas determined to be outside 500-year floodplain determined to be outside the 1% and 0.2% annual chance floodplains.

**Zone B, Zone XS00 -** Areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 100-year flood. An area inundated by 0.2% annual chance flooding.

**Zone A -** An area inundated by 1% annual chance flooding, for which no BFEs have been determined.

**Zone AE -** An area inundated by 1% annual chance flooding, for which BFEs have been determined.

**Zone AH -** An area inundated by 1% annual chance flooding (usually an area of ponding), for which BFEs have been determined; flood depths range from 1 to 3 feet.

**Zone AO -** An area inundated by 1% annual chance flooding (usually sheet flow on sloping terrain), for which average depths have been determined; flood depths range from 1 to 3 feet.

**Zone AR -** An area inundated by flooding, for which BFEs or average depths have been determined. This is an area that was previously, and will again, be protected from the 1% annual chance flood by a Federal flood protection system whose restoration is Federally funded and underway.

**Zone A1-A30 -** An area inundated by 1% annual chance flooding, for which BFEs have been determined.

#### **Area Not Included**

**(ANI),(N) -** An area that is located within a community or county that is not mapped on any published FIRM.

**Zone D -** An area of undetermined but possible flood hazards.

#### **Undescribed**

**(UNDES) -** Area of Undesignated Flood Hazard. A body of open water, such as a pond, lake, ocean, etc., located within a community's jurisdictional limits, that has no defined flood hazard.

**Zone VE -** An area inundated by 1% annual chance flooding with velocity hazard (wave action); BFEs have been determined.

**Zone V(1-30) -** Coastal flood with velocity hazard (wave action); BFEs have not been determined.

**FWIC -** An area where the floodway is contained within the channel banks and the channel is too narrow to show to scale. An arbitrary channel width of 3 meters is shown. BFEs are not shown in this area, although they may be reflected on the corresponding profile. (Floodway Contained in Channel)

SOIL ENVIRONMENTAL SPECIALIST  
ALLEN RIGDON  
109 HEBARD AVENUE  
WAYCROSS, GEORGIA 31501  
912/281/0159  
9/3/2016

TO: Mr. Timothy Edward Mitchell

Dear Mr. Mitchell,

I visited your property on US HWY 84 near Jesup, Georgia during July for the purpose of determining if wetlands exist on your property.

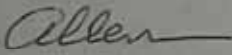
At your request I walked over the property looking for wetlands. I flagged a line of wetlands on the left side looking from HWY 84. I used pink flagging ribbon to identify the wetland boundary. As I remember I used 7 or 8 flags with number 1 through 8 on the flags.

Then you hired Everett Tomberlin a license surveyor to survey each flag and plot the boundary of the wetland on to the plat. Then you sent me a copy of Everett's plat showing the wetland boundary. It was at that time I realized the wetland boundary I had flagged is just across the property line on to the adjoining property.

**SO IN CONCLUSION THERE IS NO WETLAND ON YOUR PROPERTY.**

Just a little about my qualifications I worked for NRCS U.S. Agriculture Department for 32.5 years as a Soil Scientist and wetland specialist since retirement in 1994 I have worked as a Soil and Wetland Consultant

Sincerely,



Allen Rigdon



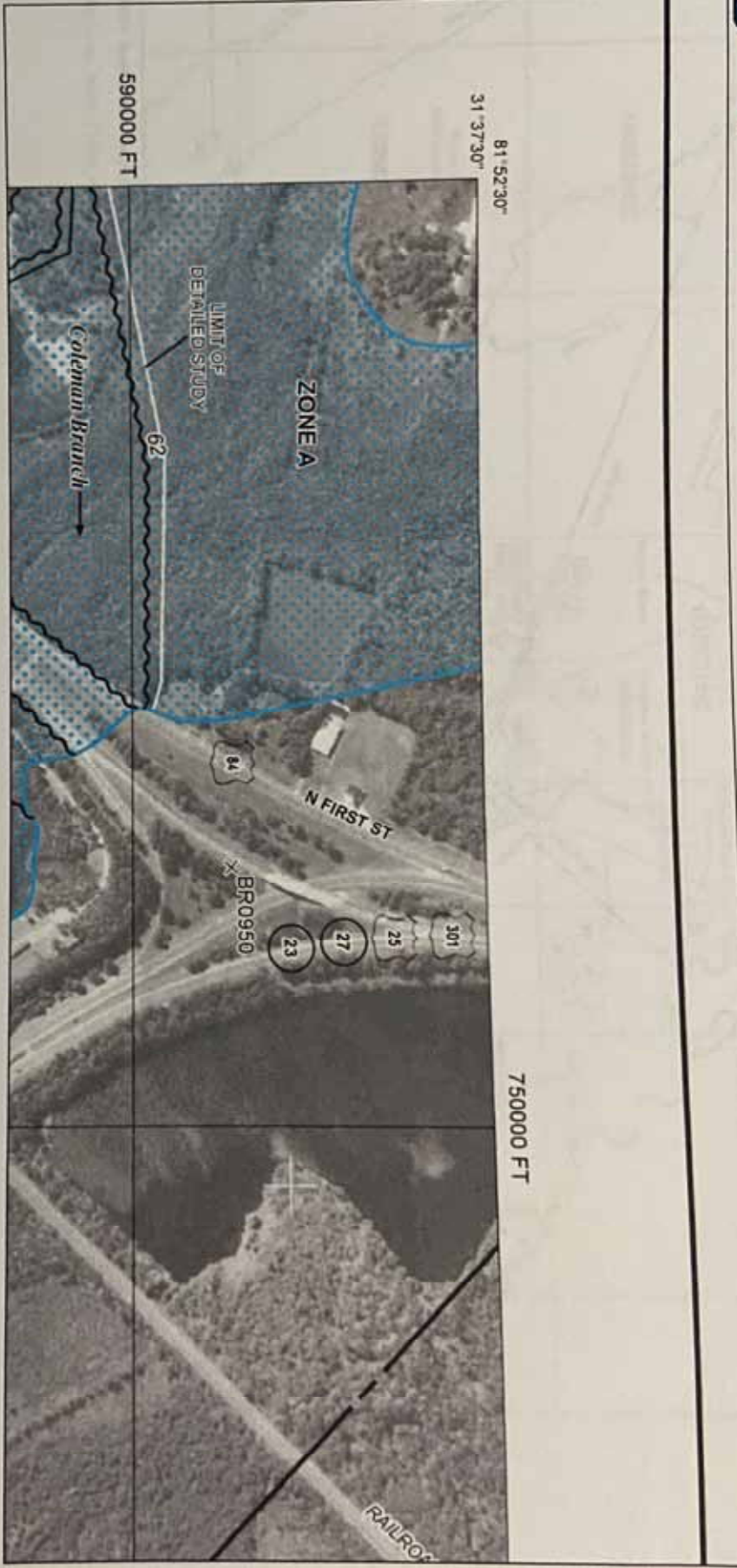
Scale: 31



Load 1



- Zoom Min
- Zoom In
- 1:1
- Zoom Out
- Zoom Max
- Zoom Full
- Make a Printout



**AGENDA**  
**REGULAR MEETING**

**BOARD OF COMMISSIONERS**

**June 6, 2017**

**COUNCIL CHAMBER**  
**7:00 P. M.**

1. Call to order and roll call:

Mayor, David Earl Keith  
Commissioner, Shirlene Armstrong  
Commissioner, Don A. Darden  
Commissioner, Nick Harris  
Commissioner, Bill Harvey  
Commissioner, Raymond D. House, II  
Commissioner, Stanley Todd  
City Attorney, Mike Conner  
City Manager, Mike Deal  
Police Chief, Glenn Takaki

2. Invocation

3. Pledge to the Flag

4. Reading and approval of the minutes of the regular meeting dated May 2, 2017.

5. OLD BUSINESS:

- a. Approval – 2<sup>nd</sup> Reading – Ordinance to rezone property on Grantham Road from R-1 to A-1

6. NEW BUSINESS:

- a. **Public Hearing – Rezone 1233 N. First Street from R-2 to C-3 – Mitcho Investments**
- b. Public Hearing – Rezone 99A-17, J16-58 and J16-59 from P-R to C-3 – Country Vet Enterprises, LLC
- c. Discussion – Wayne Housing Partners – Mark Watson
- d. Review – City Website – DDA Director Maika Weathers
- e. Update – Health Insurance Quotes – Shaun O’Quinn
- f. Presentation – Utility Service Partners – Dennis Lyons
- g. Discussion – Sewer Odor Control – Water Supervisor Anthony Crawford

GEORGIA DEPARTMENT OF HUMAN RESOURCES  
 APPLICATION FOR CONSTRUCTION PERMIT AND SITE APPROVAL  
 FOR ON-SITE SEWAGE MANAGEMENT SYSTEM

REPAIR  YES  NO  
 FEE PAID:  YES  NO

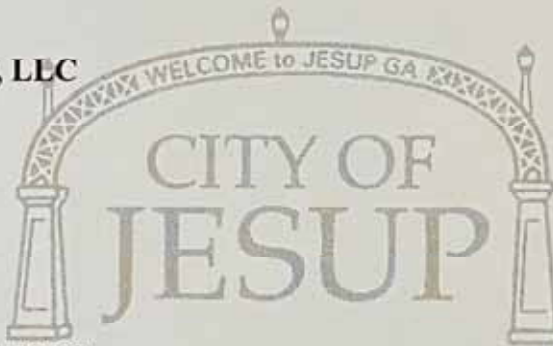
STREET OR ROAD		HEALTH DISTRICT 9/2	COUNTY WAYNE
PROPERTY LOCATION (ADDRESS, BLOCK, LOT, DIRECTIONS TO PROPERTY)			
I HEREBY APPLY FOR A CONSTRUCTION PERMIT TO INSTALL AN ONSITE SEWAGE MANAGEMENT SYSTEM AND AGREE THAT THE SYSTEM WILL BE INSTALLED TO CONFORM TO THE REQUIREMENTS OF THE RULES OF THE GEORGIA DEPARTMENT OF HUMAN RESOURCES, CHAPTER 290-3-26. I UNDERSTAND THAT FINAL INSPECTION IS REQUIRED AND WILL NOTIFY THE COUNTY HEALTH DEPARTMENT UPON COMPLETION OF CONSTRUCTION AND BEFORE APPLYING FINAL COVER.			
SIGNATURE (OWNER OR APPLICANT)		DATE 6/7/16	
PROPERTY OWNER'S NAME RYKER CARTER		PHONE #: WORK PHONE #:	
OWNER'S ADDRESS 1233 N. WEST ST		PHONE #:	
PERMIT APPLICANT'S NAME		PHONE #:	
APPLICANT'S ADDRESS			
TYPE FACILITY (RESIDENCE, CHURCH, MOTEL, RESTAURANT, ETC.)		NO. OF BEDROOMS OR NO. OF GALLONS PER DAY 3	
WATER SUPPLY <input type="checkbox"/> PUBLIC <input type="checkbox"/> COMMUNITY <input checked="" type="checkbox"/> INDIVIDUAL		LOCATED REQUIRED DISTANCES FROM POSSIBLE POLLUTION SOURCES <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
LOT SIZE FRONT FT. REAR FT. RIGHT SIDE FT. LEFT SIDE FT. SQUARE FT./ACRE			
HOUSE DESIGN <input checked="" type="checkbox"/> GROUND LEVEL <input type="checkbox"/> SPLIT LEVEL <input type="checkbox"/> WITH BASEMENT		LEVEL OF PLUMBING OUTLET 30" <input type="checkbox"/> GROUND LEVEL <input type="checkbox"/> SPLIT LEVEL <input type="checkbox"/> BASEMENT	
SOIL CONDITIONS (ABSORPTION FIELD) PERCOLATION RATE MIN./IN. WATER TABLE DEPTH FEET: SOIL TYPE (ROCK, ETC.)			
SEWAGE DISPOSAL <input type="checkbox"/> Aerobic Unit <input type="checkbox"/> Pit Privy <input type="checkbox"/> Septic Tank <input type="checkbox"/> Construction Privy <input type="checkbox"/> Other (Explain below)		TOTAL CAPACITY Septic Tank 1000 Gals., Dosing Tank Gals., Grease Trap Gals.	
FIELD LAYOUT METHOD <input type="checkbox"/> Mound <input type="checkbox"/> Serial Distribution <input type="checkbox"/> Distribution Box <input type="checkbox"/> Level Field <input type="checkbox"/> Other (Explain Below)		ABSORPTION FIELD AREA Total Sq. Ft. 505 : Total Linear Ft. 195 : Trench Depth in. 20 : Trench Width in. 36	
IF DISTRIBUTION BOX USED NO. OF LINES 3 : LENGTH EACH LINE FT. 65		SITE APPROVED <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
SPECIAL CONDITIONS (USE REVERSE SIDE FOR SKETCH & ADDITIONAL SPACE IF NEEDED) ALL WELLS MUST BE 100' FROM NEAREST POINT OF ANY DRAINFIELD THIS DRAINFIELD IS TO BE INSTALLED IN 30 INCHES OF SANDY FILL DIRT. THE MAXIMUM TRENCH DEPTH SHOULD NOT EXCEED 0 INCHES BELOW THE ORIGINAL GROUND LEVEL.			
30" FILL			
JACUZZI: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO GARBAGE GRINDER: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO			
<b>PERMIT</b>			
A PERMIT IS HEREBY GRANTED TO INSTALL OR CONSTRUCT THE ON-SITE SEWAGE MANAGEMENT SYSTEM DESCRIBED ABOVE. THIS PERMIT IS NOT VALID UNLESS PROPERLY SIGNED BELOW, AND EXPIRES TWELVE (12) MONTHS FROM DATE OF ISSUE.			
ISSUANCE OF A CONSTRUCTION PERMIT FOR AN ON-SITE SEWAGE MANAGEMENT SYSTEM, AND SUBSEQUENT APPROVAL OF SAME BY REPRESENTATIVES OF THE GEORGIA DEPARTMENT OF HUMAN RESOURCES OF COUNTY BOARD OF HEALTH SHALL NOT BE CONSTRUED AS A GUARANTEE THAT SUCH SYSTEMS WILL FUNCTION SATISFACTORILY FOR A GIVEN PERIOD OF TIME; FURTHERMORE, SAID REPRESENTATIVES DO NOT, BY ANY ACTION TAKEN IN EFFECTIVE COMPLIANCE WITH THESE RULES, ASSUME ANY LIABILITY FOR DAMAGES WHICH ARE CAUSED, OR WHICH MAY BE CAUSED, BY THE MALFUNCTION OF SUCH SYSTEM.			
CONSTRUCTION PERMIT NUMBER		DATE OF ISSUE 6/7/16	
APPROVED BY (HEALTH DEPARTMENT REPRESENTATIVE)		TITLE EHS IV	



**CITY OF JESUP**  
OCCUPATIONAL TAX

THIS LICENSE EXPIRES: **2022** LICENSE NUMBER DATE ISSUED  
12/31/2022 6618 03/30/2022

ISSUED TO  
**MITCHCO INVESTMENTS, LLC**  
P O BOX 2041  
TUCKER, GA 30085



**CLASS/DESCRIPTION**  
09 / FISHING, HUNTING, AND TRAPPING  
**PHYSICAL LOCATION**  
1235 N FIRST STREET  
JESUP, GA 31545

*Grace Smith*  
\_\_\_\_\_  
AUTHORIZED SIGNATURE

**RESPONSIBLE PERSON** RESIDENT BUSINESS MUST POST IN A CONSPICUOUS PLACE  
TIM E. MITCHELL NON-RESIDENT BUSINESS MUST KEEP IN POSSESSION



## HEAVY DUTY PARK GRILL OWNER'S MANUAL



**WARNING:**

Read carefully and understand all **ASSEMBLY AND OPERATION INSTRUCTIONS** before operating. Failure to follow the safety rules and other basic safety precautions may result in serious personal injury.

**Item# PG-1616LP**

**LAKE CHIAPAS  
1235 NORTH FIRST STREET  
JESUP, GEORGIA**

Welcome to Lake Chiapas we hope you have an enjoyable visit and come back often.

**RULES OF THE LAKE**

- 1- Minimum age to fish is 18 unless accompanied by an adult.
- 2- YOU are responsible for yourself and anyone with you under the age of 18. ( Safety & Conduct) There ARE DANGERS PRESENT including , but not limited to: snakes, alligators, turtles, wild animals, stinging insects, broken glass, fish hooks, etc... TRIP HAZARDS such as uneven, unlevel and soft soils, tree roots, tree stumps, pot holes, animal boring holes etc...poison ively, poison oak, sticker bushes and plants etc...
- 3- No boats or flotation devises No entering the water.
- 4- No pets or animals (Except for service animals)
- 5- No alcohol or illegal drugs.
- 6- No barefeet.
- 7- We are NOT responsible for damage to vehicles, motorcicles, or bicycles due to theft, vandalism, accidents with other vehicles or stationary objects, potholes, sharp objects, uneven ground etc.. USE COMMON SENSE,... DRIVE SLOWLY & LOCK YOUR VEHICLE.
- 8- No vulgar language or profanity or using the good LORD'S name in vein.
- 9- No loud music.
- 10- We reserve the right to take pictures & post them on social media, or display to the public.
- 11- ~~do~~ catch and release with the exception of grass carp (used for keeping the pond clean) and any fish 15" and greater shall be photographed & released. *BASS 12" MAX*
- 12- There is a 2 pole, 2 pole holder limit anything over this will have an additional charge of \$5.00 each. *IF FISH SWALLOWS THE HOOK OR IS DAMAGED YOU MUST BUY THE FISH AT PER POUND PRICE*
- 14- Management must do a fish count when you leave for inventory purposes.

I HAVE READ AND FULLY UNDERSTAND THE RULES OF THE LAKE

Date: \_\_\_\_\_

Print Name: \_\_\_\_\_ Signature: \_\_\_\_\_

FRAZIER APPLIANCES  
RENEWS July 31, 2023

2nd YEAR  
RENEWAL

MITCHCO INVESTMENTS LLC  
P.O. Box 2041  
Tucker, GA. 30085

ADVERTISING CONTRACT

Date - 7/28/22 Advertiser FRAZIER APPLIANCES Parent Company - SAME  
Bill to address 515 W. CHERRY ST - FESUP State GA Zip 31545  
Email - \_\_\_\_\_ Attention - Denny  
Phone - \_\_\_\_\_ Product/Service Advertised - APPLIANCES

The undersigned advertiser hereby authorizes Mitchco Investments LLC (hereafter referred to as "Mitchco") to display outdoor or indoor advertising upon the following terms and conditions:

Advertising Location	Ad ID Number	Ad Size	*Service Dates	Number of Months	Rate Per Month
<u>1233</u>	<u>0</u>	<u>19x16</u>	<u>8-1-22 thru</u> <u>7-31-23</u>	<u>12</u>	<u>\$ see</u> <u>\$ SPECIAL</u> <u>\$ STIPS</u>

Production and Installation (hereinafter referred to as "P & I") fee along with pro-rated rent to be collected upon signing of this contract. P & I is a one time fee to be in the amount of \$ N/A. Embellishments, Cut outs and other special effects are not included and shall be decided on a case by case basis. Mitchco reserves the right at any time, either before or after advertising is displayed to censor, reject or withdraw any advertising message under this contract if Mitchco believes, in good faith, the advertising message is unlawful or detrimental to the image of the advertiser or Mitchco or the community. \*Actual service dates will vary depending upon the workload, availability, weather and many factors that are out of the control of the production company and the installer. After the ad info and layout is ready and agreed upon the expected time is 30 business days +/- for ad to be printed and installed. There shall be a pro-ration of days ad is displayed depending on actual installation date of ad. This contract is voidable 15 days after the date of this contract if creative design for the subject display is not approved and accepted for display by advertiser. Advertiser is responsible for design, graphics and all ad contents. Advertiser shall pay \$ see STIPS per month in advance each and every month during the term of the contract. Payment shall be due on the first day of each month and made payable to Mitchco Investments LLC. C/O Tim E. Mitchell. Payments to be made via a money transfer service mutually agreed upon by Mitchco and the Advertiser (ie Zelle, Cash App, etc...) Payments made after the 5<sup>th</sup> of the month will be charged a late fee of 1.5% of such unpaid amount for each month this payment remains unpaid (18% per year) or the maximum amount permitted by law, whichever is greater, on such amount calculated from the date the amount first became due. Should it become necessary to collect the rent through an attorney or means other than regular billing procedures, advertiser agrees to pay all costs of such collection, including fifteen percent (15%) as attorney's fees or collection expenses.

1-MAINTAINANCE: Mitchco agrees to maintain the display in good condition throughout the term of this display contract. Mitchco shall be responsible for installation and removal of display. Mitchco shall not be held liable for inability to maintain display due to strikes, fires, riots, civil unrest, government laws, rules or regulations inability to secure specified materials, acts of nature or other similar causes. If the display is damaged to an extent which prevents the displaying of advertiser's message which damage is not caused by the advertiser, at Mitchco's option

2nd 1 YR RENEWAL  
 \$3480 (less) 10% FOR UPFRONT PMT  
 #3,132 ÷ 12 months = \$261 MONTHLY  
 RENEWAL MARCH 28, 2023

MITCHCO INVESTMENTS LLC  
 P.O. Box 2041  
 Tucker, GA. 30085

**COPY**

ADVERTISING CONTRACT

**Date-3/21/22 Advertiser- MAGIC MATTRESS Parent Company- SAME**  
**Address-114 ALLISON STREET City-JESUP State-GA Zip 31545**  
**Email- [REDACTED] Attn- [REDACTED]**  
**Phone- [REDACTED] Product/Service Advertised- FURNITURE**

The undersigned advertiser hereby authorizes Mitchco Investments LLC (hereafter referred to as "Mitchco") to display outdoor or indoor advertising upon the following terms and conditions:

Advertising Location	Ad ID Number	Ad Size	*Service Dates	Number of Months	Rate Per Month
1233 NORTH FIRST ST- C	C	16 x 19	3/29/22 thru 3/28/23	12	SEE SPECIAL STIPULATIONS

Production and Installation (hereinafter referred to as "P & I") fee along with pro-rated rent to be collected upon signing of this contract. P & I is a one time fee to be in the amount of \$ N/A. Embellishments, Cut outs and other special effects are not included and shall be decided on a case by case basis. Mitchco reserves the right at any time, either before or after advertising is displayed to censor, reject or withdraw any advertising message under this contract if Mitchco believes, in good faith, the advertising message is unlawful or detrimental to the image of the advertiser or Mitchco or the community. \*Actual service dates will vary depending upon the workload, availability, weather and many factors that are out of the control of the production company and the installer. After the ad info and layout is ready and agreed upon the expected time is 30 business days +/- for ad to be printed and installed. There shall be a pro-ration of days ad is displayed depending on actual installation date of ad. This contract is voidable 15 days after the date of this contract if creative design for the subject display is not approved and accepted for display by advertiser. Advertiser is responsible for design, graphics and all ad contents.

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1-MAINTAINANCE: Mitchco agrees to maintain the display in good condition throughout the term of this display contract. Mitchco shall be responsible for installation and removal of display. Mitchco shall not be held liable for inability to maintain display due to strikes, fires, riots, civil unrest, government laws, rules or regulations inability to secure specified materials, acts of nature or other similar causes. If the display is damaged to an extent which

**COPY**

COPY

prevents the displaying of advertiser's message which damage is not caused by the advertiser , at Mitchco's option this contract shall be cancelled and credit issued to advertiser for the unused amount of money due them, if any.

2-JOINT ADVERTISING: Mitchco may allow (when possible) more than one advertiser (joint advertising) on one display therefore reducing the size and cost of advertisement for each advertiser provided each advertiser will agree to be held jointly and severally liable for all terms and conditions of this contract including payment.

3-TAXES: Should this contract become subject to any Federal, State or Local taxation we authorize Mitchco Investments LLC to add such tax to the payment above.

4-ASSIGNMENT: Advertiser may not assign or subcontract this contract, in whole or part, without the prior written consent of Mitchco. Mitchco may assign this contract, in whole or in part, in its sole discretion.

5- ADVERTISER'S CREDIT: Advertiser may be due a credit on second billing cycle due to difference between amount paid at contract signing and first full day after installation of ad. First full day of advertising after ad was installed N/A 20

SPECIAL STIPULATIONS:( If conflicting with pre printed items on this contract special stipulations shall prevail) **THIS IS A RENEWAL CONTRACT TO BE PAID UP FRONT FOR THE TERM OF 1 YEAR FROM 3/29/2022 thru 3/28/2023. \$290.00 month x 12months = \$3,480.00 less 10% discount for 1yr pre-payment - \$348.00 = \$ 3,132.00 due.**

I GLEN POND and SHELSEA POND (Printed Name(s) HAVE FULL AUTHORITY TO ENTER INTO THIS CONTRACT ON BEHALF OF MAGIC MATTRESS (Advertiser Name) I HAVE READ, FULLY UNDERSTAND AND AGREE WITH THE TERMS AND CONDITIONS OF THIS CONTRACT. FAXED OR E-MAILED SIGNATURES SHALL BE CONSIDERED THE SAME AS ORIGINALS.

ADVERTISER SIGNATURE: [Signature] DATE: 3-21-22

MITCHCO INVESTMENTS LLC by: [Signature] DATE: 3/21/22

Rev 3/21/22

Payments to be made payable to:



COPY

# TEQUILAS MEXICAN REST. RENEWAL Dec 2, 2023

**MITCHCO INVESTMENTS LLC**

P.O. Box 2041  
Tucker, GA. 30085

## ADVERTISING CONTRACT

Date - 9/13/23 Advertiser - Tequilas Mexican Parent Company - Tequilas 2 LLC  
 Bill to address - 1109 N 13<sup>th</sup> ST City - Jesup State - GA Zip - 31845  
 Email - \_\_\_\_\_ Attention - EMMANUEL OR PAUL  
 Phone - \_\_\_\_\_ Product/Service Advertised - EATING ESTABLISHMENT

The undersigned advertiser hereby authorizes Mitchco Investments LLC (hereafter referred to as "Mitchco") to display outdoor or indoor advertising upon the following terms and conditions:

Advertising Location	Ad ID Number	Ad Size	*Service Dates	Number of Months	Rate Per Month
<u>1233-</u>	<u>B</u>	<u>19x16</u>		<u>12</u>	<u>\$ see stips</u>
					\$
					\$

Production and Installation (hereinafter referred to as "P & I") fee along with pro-rated rent to be collected upon signing of this contract. P & I is a one time fee to be in the amount of \$650.00. Embellishments, Cut outs and other special effects are not included and shall be decided on a case by case basis. Mitchco reserves the right at any time, either before or after advertising is displayed to censor, reject or withdraw any advertising message under this contract if Mitchco believes, in good faith, the advertising message is unlawful or detrimental to the image of the advertiser or Mitchco or the community. \*Actual service dates will vary depending upon the workload, availability, weather and many factors that are out of the control of the production company and the installer. After the ad info and layout is ready and agreed upon the expected time is 30 business days +/- for ad to be printed and installed. There shall be a pro-ration of days ad is displayed depending on actual installation date of ad. This contract is voidable 15 days after the date of this contract if creative design for the subject display is not approved and accepted for display by advertiser. Advertiser is responsible for design, graphics and all ad contents. Advertiser shall pay \$ N/A per month in advance each and every month during the term of the contract. Payment shall be due on the first day of each month and made payable to Mitchco Investments LLC. C/O Tim E. Mitchell. Payments to be made via a money transfer service mutually agreed upon by Mitchco and the Advertiser (ie Zelle, Cash App, etc...) Payments made after the 5<sup>th</sup> of the month will be charged a late fee of 1.5% of such unpaid amount for each month this payment remains unpaid (18% per year) or the maximum amount permitted by law, whichever is greater, on such amount calculated from the date the amount first became due. Should it become necessary to collect the rent through an attorney or means other than regular billing procedures, advertiser agrees to pay all costs of such collection, including fifteen percent (15%) as attorney's fees or collection expenses.

**1-MAINTAINANCE:** Mitchco agrees to maintain the display in good condition throughout the term of this display contract. Mitchco shall be responsible for installation and removal of display. Mitchco shall not be held liable for inability to maintain display due to strikes, fires, riots, civil unrest, government laws, rules or regulations inability to secure specified materials, acts of nature or other similar causes. If the display is damaged to an extent which prevents the displaying of advertiser's message which damage is not caused by the advertiser, at Mitchco's option