

FIRST AMENDMENT TO LEASE

This **FIRST AMENDMENT TO LEASE** (“the Amendment”) is made and entered into as of the ____ day of _____, 2022 (the “Effective Date”), between **The Board of Commissioners of Effingham County, Georgia** (“Landlord”), and **Renasant Bank, a Mississippi banking corporation** (“Tenant”), under the following circumstances:

A. Landlord and Tenant are parties to that certain Lease Agreement dated December 30, 2019 which had a term of three (3) years ending on December 30, 2022 (the “Lease”).

B. Landlord has agreed to grant Tenant one (1) option extend the term for an additional three (3) months as provided herein.

NOW, THEREFORE, in consideration of the premises and of the mutual covenants and agreements in this Amendment, the parties agree as follows:

1. **Option to Extend.** Effective as of the Effective Date, Landlord grants Tenant one (1) option to extend (the “Option to Extend”). The Option to Extend, if exercised, shall be for three (3) months which shall commence on December 30, 2022 and expire on March 31, 2023 (the “Extended Term”) provided (i) there is no uncured Event of Default on the date Tenant delivers the Option Notice, (ii) Tenant is occupying the Premises, and (iii) Tenant exercises the applicable Option to Extend as set forth below. The Extended Term, if the Option to Extend is exercised, shall commence on the day following the expiration date of the existing term, with no gap. Tenant may exercise the Option to Extend only by delivering written notice of exercise to Landlord no later than three (3) months prior to the expiration date of the existing term. The monthly Base Rent for the Extended Term shall be of **\$5,833.33** per month. All terms and conditions for the Extended Term of the Lease shall be the same as present in the Lease except as modified in this Amendment.

2. **Brokers.** Landlord and Tenant each warrant to the other that in connection with this Amendment and Extended Term neither has employed or dealt with any broker, agent or finder. Tenant shall indemnify and hold Landlord harmless from and against any claim for brokerage or other commissions asserted by any broker, agent or finder employed by Tenant or with whom Tenant has dealt. Landlord shall indemnify and hold Tenant harmless from and against any claim for brokerage or other commissions asserted by any broker, agent or finder employed by Landlord or with whom Landlord has dealt, other than the Brokers

3. **Incorporation of Terms of the Lease.** Except as specifically modified or amended in this Amendment, the provisions, conditions and terms of the Lease remain unchanged and are in full force and effect for the remainder of the Extended Term any further extension thereof, if exercised. All capitalized terms used in this Amendment but not defined herein have the meanings given in the Lease.

4. **Miscellaneous.** This Amendment is deemed to be incorporated into the Lease by reference as of the date of this Amendment. To the extent the provisions of this Amendment are inconsistent with the Lease, the terms of the Amendment shall control. This Amendment shall bind and inure to the benefit of the parties hereto and their respective heirs, legal representatives, successors and assigns. Furthermore, the parties agree that this Amendment and/or its counterpart may be delivered by facsimile or electronic transmission in a PDF format and that delivery of an executed copy hereof by facsimile or electronic transmission in a PDF format shall constitute delivery of an original and shall be binding upon the delivery party in the same manner as a manual signature.

IN WITNESS WHEREOF, Landlord and Tenant have duly executed this Amendment the day and year written by the signatures of their representatives below.

LANDLORD:

**The Board of Commissioners of
Effingham County, Georgia**

By: _____
Printed Name: _____
Title: _____
Date: _____

TENANT:

RENASANT BANK

By: _____
Printed Name: _____
Title: _____
Date: _____