

SECOND AMENDMENT TO LEASE

This **SECOND AMENDMENT TO LEASE** (“the Second 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”) as amended by that certain First Amendment to Lease dated June 21, 2022 (the “First Amendment”) and as further extended by Tenant’s exercise of an Option to Extend via letter dated July 14, 2022 (the “Option”) (Lease, First Amendment and Option collectively referred to herein as the “Lease”).

B. The Lease is set to expire on March 31, 2023.

C. By this Second Amendment, Landlord and Tenant desire to extend the term of the Lease.

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

1. Extension of Lease Term. That the Lease Term, rather than expiring on March 31, 2023, shall be and hereby is extended an additional three (3) months and will now terminate on June 30, 2023 (the “Extended Lease Term”). All terms and conditions for the Extended Lease Term shall be the same as present in the Lease except as modified in this Second Amendment. The monthly base rental due from Tenant to Landlord for the Extended Lease Term shall be Five Thousand Eight Hundred Thirty-three and 33/100 (\$5,833.33) Dollars per month

2. Incorporation of Terms of the Lease. Except as specifically modified or amended in this Second 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 Second Amendment but not defined herein have the meanings given in the Lease.

3. **Miscellaneous.** This Second Amendment is deemed to be incorporated into the Lease by reference as of the date of this Second Amendment. To the extent the provisions of this Second Amendment are inconsistent with the Lease, the terms of the Second Amendment shall control. This Second 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: _____