

## CITY BOND PURCHASE AGREEMENT

**THIS CITY BOND PURCHASE AGREEMENT** (this “**Agreement**”) is dated \_\_\_\_\_, 2026, by and between the **MISSISSIPPI DEVELOPMENT BANK**, a public body corporate and politic (the “**Issuer**”), created pursuant to the provisions of Sections 31-25-1 *et seq.*, Mississippi Code of 1972, as amended (hereinafter referred to as the “**Act**”), and the **CITY OF TUPELO, MISSISSIPPI** (the “**City**”), a “local governmental unit” within the meaning of the Act.

### WITNESSETH:

**WHEREAS**, pursuant to the Act, the Issuer is authorized to purchase securities (as defined in the Act) issued by local governmental units (as defined in the Act); and

**WHEREAS**, the City has duly authorized the issuance of its general obligation bond designated the City of Tupelo, Mississippi Public Improvement General Obligation Bond, Series 2026 in the form of one fully registered bond, in the principal amount of Ten Million Dollars (\$10,000,000) (the “**City Bond**”); and

**WHEREAS**, the City Bond is expected to be purchased by the Issuer in accordance with the terms and conditions of this Agreement; and

**WHEREAS**, the Issuer has adopted a resolution on May 13, 2026 approving an Indenture of Trust (the “**Indenture**”), dated July \_\_\_\_, 2026, by and between the Issuer and The Peoples Bank, as trustee (the “**Trustee**”), authorizing the issuance of its \$10,000,000 Mississippi Development Bank Special Obligation Bonds, Series 2026 (City of Tupelo, Mississippi Public Improvement General Obligation Bond Project) (the “**Series 2026 Bonds**”), a portion of the proceeds of which will be used to purchase the City Bond.

**NOW, THEREFORE**, the Issuer and the City agree as follows:

1. Subject to the terms and conditions of this Agreement, the Issuer hereby agrees to purchase the City Bond and the City hereby agrees to sell the City Bond to the Issuer at the purchase price of \$\_\_\_\_\_, representing the par amount of the City Bond of \$10,000,000.00, plus an net original issue premium of \$\_\_\_\_\_, less an underwriter's discount of \$\_\_\_\_\_, less \$\_\_\_\_\_ to be deposited to the Bond Issuance Expense Account of the General Fund under the Indenture to pay the costs of issuance of the Series 2026 Bonds and the City Bond. The amount of such purchase price will be distributed to the City, all as provided under that certain Bond Resolution (the “**City Bond Resolution**”) adopted by the Mayor and the City Council of the City on May 19, 2026, pursuant to which the City will issue the City Bond. The terms of the City Bond are set forth in the City Bond Resolution and incorporated herein by reference.

2. The City will take all action required by law to enable it to issue and sell the City Bond to the Issuer, and the City's obligation to issue and sell the City Bond, and the Issuer's obligation to purchase the City Bond, are expressly contingent upon the City's taking all steps and receiving all approvals required by the laws of the State of Mississippi (the “**State**”) to issue and sell the City Bond.

3. To the extent the Series 2026 Bonds are subject to the rebate requirements as set forth in Section 148(f) of the Internal Revenue Code of 1986, as amended, and the Regulations promulgated thereunder (the “**Rebate Requirement**”), the City agrees to pay to the Issuer for prompt payment to or

to provide evidence to the Issuer of payment to, the United States of America of the Rebate Requirement resulting from the investment of moneys held by the City that constitute gross proceeds of the Series 2026 Bonds, as such Rebate Requirement is computed by the City. The City agrees to provide documentation to the Issuer relative to the computation of the Rebate Requirement and payment of such Rebate Requirement when required.

4. At such time as the Issuer shall reasonably request and in any event prior to the delivery to the Issuer of the City Bond, which City Bond shall be in the form set forth in the City Bond Resolution and registered in the name of the Trustee, as the assignee of the Issuer, the City shall furnish to the Issuer a transcript of proceedings and the opinions of the City's Bond Counsel ("**Bond Counsel**") and Ben Logan, Esquire, Tupelo, Mississippi (the "**City Attorney**") satisfactory to the Issuer which shall set forth, among other things, an unqualified approval of Bond Counsel and the City Attorney in connection with the City Bond. The City shall bear the cost of such opinions which cost shall be paid out of the Bond Issuance Expense Account of the General Fund under the Indenture.

5. The City agrees that the City Bond and the payments to be made thereon may be pledged or assigned by the Issuer only under and to the extent provided in the Indenture.

6. The City agrees to furnish to the Issuer as long as the City Bond remains outstanding annual financial reports, audit reports and such other financial information as is reasonably requested by the Issuer and as required by the Indenture.

7. If any provision of this Agreement shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such provision shall not affect any of the remaining provisions of this Agreement and this Agreement shall be construed and in force as if such invalid or unenforceable provision had not been contained herein.

8. If the Issuer does not deliver the Series 2026 Bonds and receive payment therefor on or before July \_\_, 2026, the City may rescind this Agreement by giving written notice of such rescission to the Executive Director of the Issuer. The Issuer is obligated to purchase the City Bond solely from proceeds of the Series 2026 Bonds.

9. This Agreement may be executed in one or more counterparts, any of which shall be regarded for all purposes as an original and all of which constitute but one and the same instrument. The Issuer and the City each agree that it will execute any and all documents or other instruments and take such other actions as may be necessary to give effect to the terms of this Agreement.

10. No waiver by either the Issuer or the City of any term or condition of this Agreement shall be deemed or construed as a waiver of any other terms or conditions, nor shall a waiver of any breach be deemed to constitute a waiver of any subsequent breach, whether of the same or of a different section, subsection, paragraph, clause, phrase or other provision of this Agreement.

11. This Agreement merges and supersedes all prior negotiations, representations, and agreements between the Issuer and the City relating to the subject matter hereof and constitutes the entire agreement between the Issuer and the City in respect hereof.

12. The City has reviewed the Indenture and approves the terms thereof, and agrees to take all actions required of it thereunder.

13. This Agreement shall be governed by, and construed in accordance with, the laws of the State. This Agreement shall become effective upon the execution of the acceptance hereof by duly authorized officers of the Issuer and the City and shall be valid and enforceable as of the time of such acceptance

14. Capitalized terms used but not defined herein shall have the meanings ascribed to such terms in the Indenture.

[Remainder of Page Intentionally Left Blank]

**IN WITNESS WHEREOF**, we have set our hands unto this City Bond Purchase Agreement as of the day first above written.

**MISSISSIPPI DEVELOPMENT BANK**

By: \_\_\_\_\_  
Executive Director

**ATTEST:**

\_\_\_\_\_  
Secretary

**CITY OF TUPELO, MISSISSIPPI**

By: \_\_\_\_\_  
Mayor

**ATTEST:**

\_\_\_\_\_  
City Clerk