

This instrument was prepared by:

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Birmingham, Alabama 35203

MEMORANDUM OF LEASE

THIS MEMORANDUM OF LEASE (this "Memorandum") is entered into as of September 20th, 2019, by and between SUMERFORD HOLDINGS, LLC, an Alabama limited liability company (the "Landlord") and VALLEY NATIONAL BANK, a national banking association (the "Tenant").

Recitals

Landlord and Tenant have entered into that certain Lease Agreement dated as of September 20, 2019 (the "Lease"), pursuant to which Landlord has leased, demised and let to Tenant the leased premises described in Exhibit A hereto, and located at 1100 Corporate Parkway, Hoover, Alabama 35242. Landlord and Tenant are recording this Memorandum in lieu of recording the Lease pursuant to the authority of Section 35-4-51.1, CODE OF ALABAMA 1975, as amended.


Agreement

NOW, THEREFORE, in consideration of the foregoing recitals and to induce Landlord and Tenant to enter into the Lease, and for other good and valuable consideration in hand paid to Landlord and Tenant, the receipt and sufficiency of which is hereby acknowledged by each of them, Landlord and Tenant hereby agree as follows:

1. Names of Landlord and Tenant. The name of the landlord/lessor of the Lease is Sumerford Holdings, LLC. The name of the tenant/lessee of the Lease is Valley National Bank.
2. Term of the Lease. The Lease is for an initial term commencing on September 20, 2019 (the "Commencement Date") and terminating on the date that is the ten (10) year anniversary of the Commencement Date.
3. Renewal Terms. Provided the Tenant is not in default, the Tenant shall have the option under the Lease to renew the Lease and extend its initial term for one (1) additional period of five (5) years (the "Extended Term") following the Initial Term, as more particularly described in the Lease.
4. Description of Leased Premises. A specific description of the leased premises leased by Tenant from Landlord under the Lease is attached hereto as Exhibit A.

[Signature Page Immediately Follows]

Shelby County, AL 09/23/2019
State of Alabama
Deed Tax: \$1550.50


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Shelby Cnty Judge of Probate, AL
09/23/2019 08:15:27 AM FILED/CERT

IN WITNESS WHEREOF, Landlord and Tenant have each caused this Memorandum to be executed, under seal, by their duly authorized representatives as of the date first set forth above and to be recorded in the office of the Judge of Probate of the county in which the leased premises are situated.

LANDLORD:

SUMERFORD HOLDING, LLC, an Alabama
limited liability company

By: Chris Horner
Name: Chris Horner
Its: SVP & CEO

STATE OF Alabama)
COUNTY OF Shelby)


I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Chris Horner, whose name as the SVP & CEO of Sumerford Holdings, LLC, an Alabama limited liability company, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, as such SVP & CEO and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal, this 13th day of September 2019.

Diane Anderson
Notary Public

[AFFIX SEAL]

My Commission Expires: 10-4-2022


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Shelby Cnty Judge of Probate, AL
09/23/2019 08:15:27 AM FILED/CERT

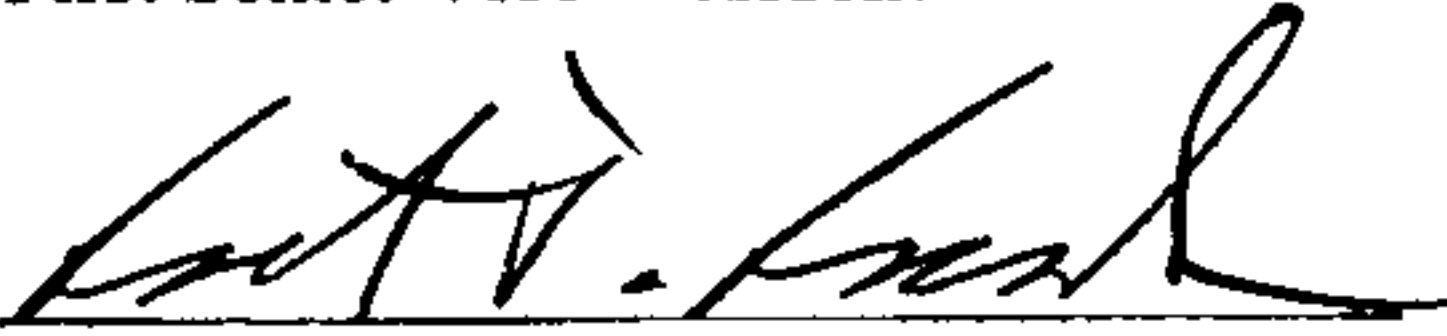
TENANT:

VALLEY NATIONAL BANK, a national banking
association

By: 


Name: Douglas D. Oliver

Its: First Senior Vice President

By: 

Name: Robert J. Bardusch

Its: Senior Executive Vice President


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Shelby Cnty Judge of Probate, AL
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STATE OF NEW JERSEY)
COUNTY OF Passaic)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Douglas D. Oliver whose name as the First Senior Vice President of Valley National Bank, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this 23rd day of July, 2019

Madeline Martinez
Notary Public

My Commission Expires: 9/15/2020

MADELINE MARTINEZ
NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES SEPT. 15, 2020

STATE OF NEW JERSEY)
COUNTY OF Passaic)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Robert J. Bardusch whose name as the Senior Executive Vice President of Valley National Bank, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this 23rd day of July, 2019

Madeline Martinez
Notary Public

My Commission Expires: 9/15/2020

MADELINE MARTINEZ
NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES SEPT. 15, 2020



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EXHIBIT A

Lot 6-C, according to the Resurvey of Lots C-1 and 6A-1, Meadowbrook Corporate Park South, Phase II, as recorded in Map Book 20, Page 138 in the Office of Judge of Probate of Shelby County, Alabama.

