

**AMENDMENT 3
TO LEASE AGREEMENT**

This AMENDMENT 3 TO LEASE AGREEMENT (“Amendment 3”) is made by and between **University Medical Center of Southern Nevada**, a publicly owned and operated hospital created by virtue of Chapter 450 of the Nevada Revised Statutes (“**Tenant**”), and **Ronnie Monroe Singer Revocable Living Trust** (“**Landlord**”). Landlord and Tenant may be referenced individually as a “Party” and collectively as the “Parties”.

RECITALS

WHEREAS, Tenant and Landlord, as successor in interest to InterCapital Development Incorporated, are parties to that certain Lease Agreement dated July 23, 1996, which was subsequently amended on October 4, 2007 via Amendment 1, and on December 1, 2016 via Amendment 2 (collectively, the “Lease”);

WHEREAS, Tenant exercised its renewal option under the terms of the Lease to extend the Lease Term through January 31, 2027; and

WHEREAS, subject to the terms and conditions set forth herein, the Parties desire to further amend the Lease.

AGREEMENT

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereby agree as follows:

1. Section 1.05 Lease Term shall be extended through January 31, 2027.
2. Section 1.08 Base Rent Payable shall be amended as follows:

2/01/2022 through 1/31/2023	\$25,500.00 per month
2/01/2023 through 1/31/2024	\$26,265.00 per month
2/01/2024 through 1/31/2025	\$27,052.95 per month
2/01/2025 through 1/31/2026	\$27,864.54 per month
2/01/2026 through 1/31/2027	\$28,700.47 per month

The base rent is not inclusive of NNN charges.

3. Section 13.06 Notices is hereby amended to reflect the following updated notice addresses:

Landlord:
Ronnie Monroe Singer Revocable Living Trust
1100 Restoration Dr.
Durham, NC 27703

Tenant:
University Medical Center of Southern Nevada
Attn: Chief Executive Officer
1800 W. Charleston Blvd.
Las Vegas, NV 89102

4. Except as expressly set forth in this Amendment 3, the terms of the Lease shall remain in full force and effect, and the terms of this Amendment 3 shall be incorporated into said Lease as if it had been part of the original. In the event the terms and conditions of this Amendment 3 conflict with the terms of the Lease, the terms and conditions of this Amendment 3 shall prevail and be controlling.

5. This Amendment 3 shall be made a part of the Lease. This Amendment 3 shall inure to the benefit of, and bind, the Parties' respective successors. The Parties each represent and warrant to the other that the Lease, as amended by this Amendment 3, has not been assigned, modified, supplemented, or further amended in any way, other than by this Amendment 3. The Lease, as amended by this Amendment 3, contains the entire agreement of the Parties hereto with respect to the subject matter hereof. No representations, inducements, or agreements, oral or otherwise, between the Parties not contained in this Amendment 3 or the Lease shall be of any force and effect. This Amendment 3 may not be modified, changed, or terminated, in whole or in part, in any manner other than by an agreement in writing signed by duly authorized representatives of the Parties. This Amendment 3 may be executed simultaneously in two or more counterparts, each of which shall be deemed an original but all of which shall constitute one and the same instrument. Furthermore, this Amendment 3 may be executed by electronic signature, which shall be considered as an original signature for all purposes and shall have the same force and effect as an original signature. The foregoing recitals are fully incorporated into this Amendment by this reference. Tenant and Landlord each warrant that neither of them has had any dealings with any broker or agent in connection with this Amendment 3.

IN WITNESS WHEREOF, Lessor and Lessee have caused this Amendment 3 to Lease to be executed and made effective as of the last date of signature set forth below.

LESSOR:
Ronnie Monroe Singer/Revocable Trust

LESSEE:
University Medical Center of Southern Nevada

Lee Singer/Ronnie Singer
Trustee

Mason Van Houweling
Chief Executive Officer

Date

Date