

MEMORANDUM OF LEASE
AND AMENDMENT TO PRIOR MEMORANDUM OF LEASE

THIS MEMORANDUM OF LEASE ("Memorandum") is dated this 31st day of December, 2018 by and between [REDACTED] ("Lessor"), whose address is [REDACTED], and [REDACTED] ("Lessee"), whose mailing address is [REDACTED].

Lessor has granted, demised and leased the premises ("Premises") described below to Lessee upon the following terms:

1. Effective Date of Lease: December 31, 2018 (referred to as the "Lease").
2. Description of Premises:

See Exhibit A attached hereto.

The Premises includes the Hospital Facilities, as that term is more particularly defined in the Lease.

3. Lease Commencement Date: January 1, 2019.
4. Initial Term: Thirty (30) years.
5. Renewal Options: Three, fifteen (15) year renewal options.

6. Notice under Section 713.10, Florida Statutes. The Lease provides that no construction or mechanics' liens shall be placed against the Lessor's title in the Premises for or on account of the construction of any improvement upon the Premises or any repair, alterations, demolition, or removal of such improvement, or for any other purpose, by any laborer, contractor, materialman, or other person contracting with Lessee. All laborers, mechanics, materialmen, contractors, subcontractors, and others are called upon to take due notice of this clause, it being the intent of the parties hereby to expressly prohibit any such lien against the Lessor's title or interest by the use of this language as and in the manner contemplated by Section 713.10 of the Florida Statutes.

7. Purpose of Memorandum. The purpose of this Memorandum is to give notice to third persons of the existence and effect of the Lease without recording the entire Lease. It is

acknowledged that the complete, detailed terms, covenants and conditions of the Lease appear in the Lease itself, copies of which are in the possession of the parties hereto; it is agreed that all of the terms, covenants and conditions of the Lease are deemed by this reference to be included in this Memorandum of Lease as if fully set forth herein. Nothing herein contained shall in any way, manner or means modify, amend, change, or supersede the terms, covenants and conditions of the Lease and if there exists a conflict between the terms, covenants and conditions of this Memorandum and the terms, covenants and conditions of the Lease, then and in such event the terms, covenants and conditions of the Lease shall take precedence and priority, and shall govern.

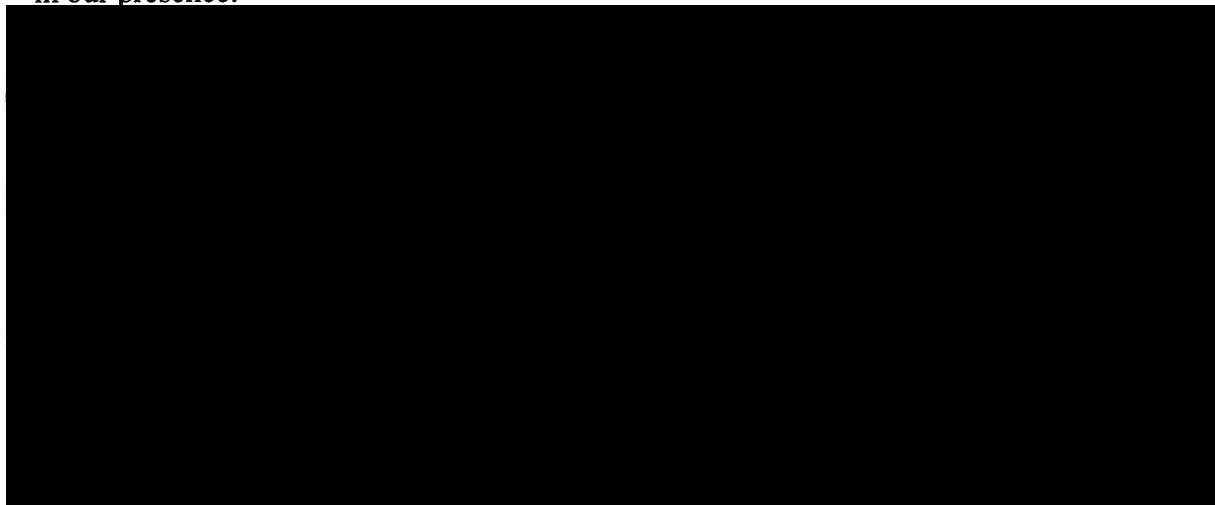
8. Replacement of Prior Memorandum of Lease. This Memorandum of Lease shall supercede, amend and replace that certain Memorandum of Lease of [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

[SIGNATURE PAGES FOLLOWS NEXT.]

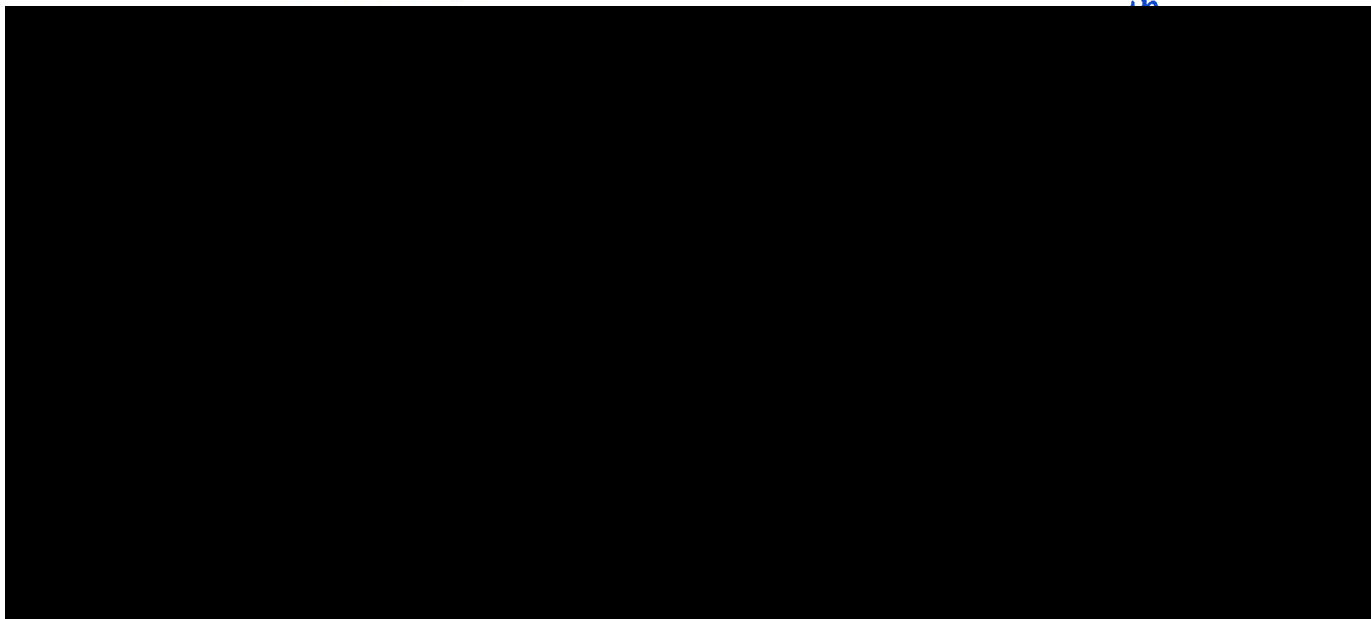
IN WITNESS WHEREOF, the parties hereto have executed this Memorandum of Lease as of the date set forth above.

Signed, sealed and delivered
in our presence:

LESSEE:

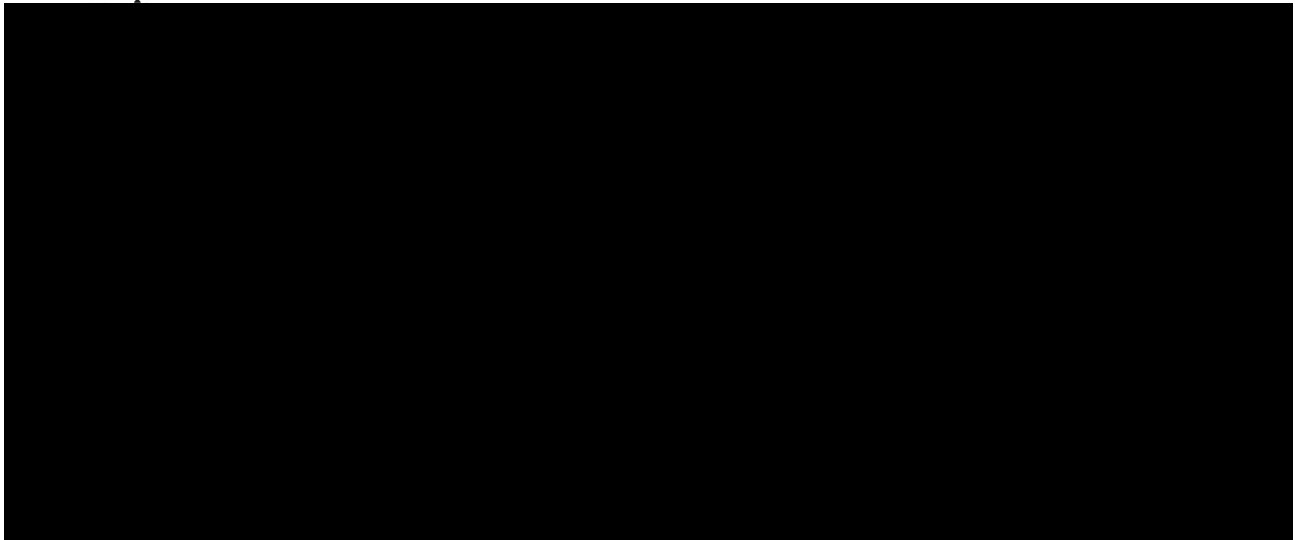


STATE OF FLORIDA
COUNTY OF Indian River

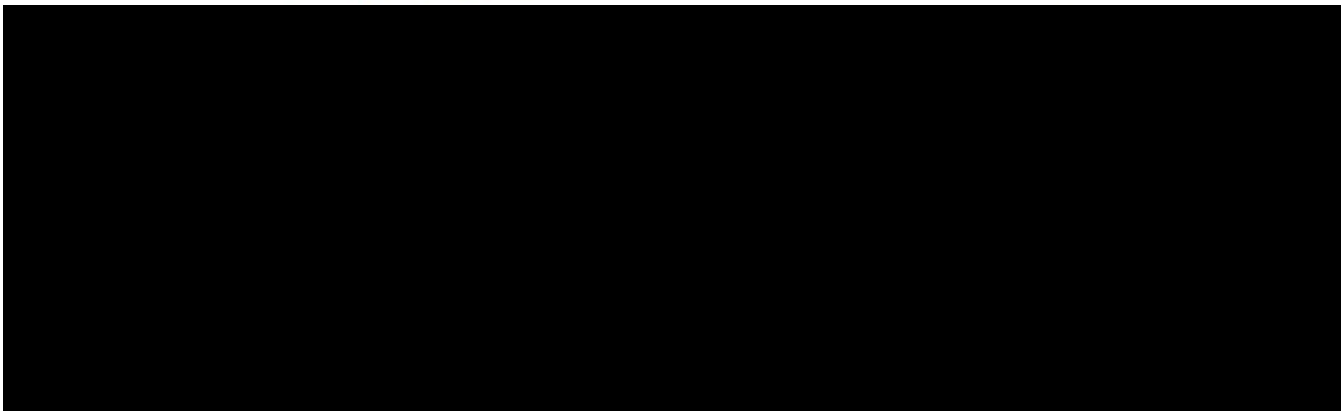


Signed, sealed and delivered
in our presence:

LESSOR:



STATE OF FLORIDA
COUNTY OF INDIAN RIVER



[Redacted]

EXHIBIT "A" TO MEMORANDUM OF LEASE

LEGAL DESCRIPTION

