

When Recorded Return To:

Troutman Pepper Hamilton Sanders LLP
2000 K Street, NW
Suite 600
Washington, DC 20006
Attn: Blair Schiff, Esq.



W3137159

E# 3137159 PG 1 OF 5
LEANN H KILTS, WEBER COUNTY RECORDER
23-MAR-21 1202 PM FEE \$40.00 DEP DC
REC FOR: FIRST AMERICAN MTG.

MEMORANDUM OF MASTER LEASE AND SUBLEASE

This Memorandum of Master Lease and Sublease is made this 31st day of December, 2020, between Ogden RP SNF, LLC, a Utah limited liability company (“Landlord”), ACH BLS MT, LLC, a Utah limited liability company (“Master Tenant”) and AHC Ogden, LLC, an Idaho limited liability company (“Tenant”).

Landlord and Master Tenant are parties to that certain written Master Lease Agreement dated September 1, 2018, (“Master Lease”), with respect to the premises described in Exhibit “A” attached hereto and incorporated herein by reference. The initial term of the Master Lease commenced on September 1, 2018, and will expire on October 1, 2053.

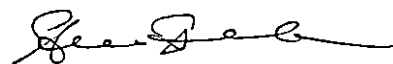
Master Tenant and Tenant are parties to that certain written Sublease Agreement dated December 31, 2020 (“Sublease”), with respect to the premises described in Exhibit “A” attached hereto and incorporated herein by reference. The initial term of the Sublease commenced on January 1, 2021, and will expire on December 31, 2035.

The Memorandum of Master Lease and Sublease does not constitute the Master Lease and Sublease Agreement and is only an abbreviated form containing a summary of only a few of the terms. In the event that there is an inconsistency between this Memorandum of Master Lease and Sublease and the Master Lease or Sublease Agreement, the terms of the Master Lease or Sublease Agreement shall prevail over the terms of this Memorandum of Master Lease and Sublease.

SIGNATURE PAGES TO FOLLOW

LANDLORD:

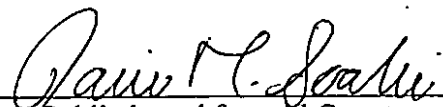
Ogden RP SNF, LLC,
a Utah limited liability company

By: 
Name: Steve Starks
Title: Authorized Representative

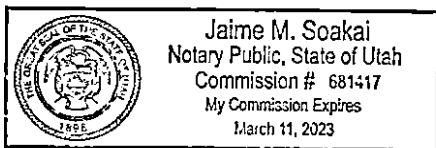
STATE OF UTAH)
) ss:
COUNTY OF SALT LAKE)

On this 8TH day of ~~FEBRUARY~~ FEBRUARY, 2021, before me, a Notary Public in and for said County and State, duly commissioned and sworn, personally appeared Steve Starks, known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person or the entity on behalf of which the person acted, executed the instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in the Certificate first written above.



Notary Public in and for said County and State

My commission expires 03-11-2023.



MASTER TENANT:

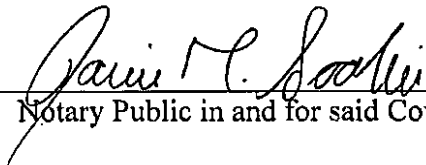
AHC BLS MT, LLC
a Utah limited liability company

By: 
Name: Steve Starks
Title: Authorized Representative

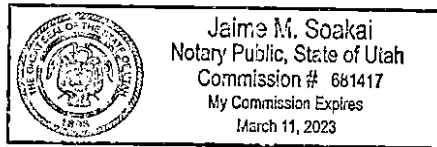
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) ss:
COUNTY OF SALT LAKE)

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Notary Public in and for said County and State

My commission expires 03/11/2023.



TENANT:

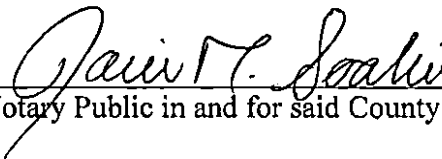
AHC Ogden, LLC
an Idaho limited liability company

By: 
Name: Steve Starks
Title: Authorized Representative

STATE OF UTAH)
) ss:
COUNTY OF SALT LAKE)

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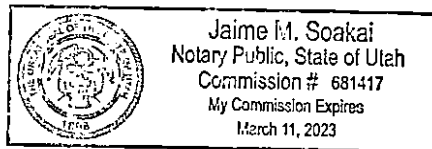


EXHIBIT A

LEGAL DESCRIPTION

All of Lot 5, Granite Pointe Phase 1, South Ogden City, Weber County, Utah, according to the Official Plat thereof recorded January 19, 2000 as Entry No. 1685049 in Book 51 at Page 35 of Official Weber County Records.

07-556-0004