

Parcel No. 04-144-0007

WHEN RECORDED RETURN TO:
Mountain West Small Business Finance
2595 East 3300 South
Salt Lake City, Utah 84109

ADDENDUM TO LEASE AGREEMENT

This Agreement is entered into this August 3, 2020 between the Lessor and Lessee identified below.

RECITALS

A. Lessor and Lessee have heretofore executed and entered into a certain Lease Agreement dated May 26, 2020 (the "Lease").

B. The Small Business Administration ("SBA") has authorized the guarantee of a debenture to be sold by Mountain West Small Business Finance in the amount of \$3,584,000.00 to assist Lessor and Lessee pursuant to section 504 of the Small Business Investment Act of 1958, as amended (the "SBA Loan").

C. Lessor and Lessee desire to amend the Lease to satisfy all of the terms and conditions of the Loan Authorization and Guaranty Agreement for the SBA Loan.

AGREEMENT

Now, therefore, for the reasons recited above, and for other good and valuable consideration, the receipt and legal sufficiency of which is hereby acknowledged, Lessor and Lessee hereby agree as follows, anything to the contrary notwithstanding:

1. The term of this Lease shall be equal to or longer than the term of the said SBA Loan. The monthly lease payment stated in this Lease shall continue in the same monthly amount stated in the Lease throughout the term herein stated.

2. Lessor and Lessee hereby assign, set over, and transfer to the Small Business Administration and Mountain West Small Business Finance all of their right, title, and interest in and to this Lease, as security for said SBA Loan.

3. Lessor and Lessee hereby agree to maintain exactly the present ownership of both entities (both identity of owners and percent of ownership) during the entire term of said SBA Loan except for ownership changes of up to 5 per cent beginning six months after the SBA 504 Loan closes.

4. Lessor and Lessee agree that the amount of rent paid under the terms of the lease must be substantially the same as the debt service on the Third Party Lender Loan and the SBA 504 Loan together with an amount necessary to cover taxes and assessments, utilities and insurance and a repair/replacement reserve. The lease payment shall be reduced to the extent that it is in excess of the amount needed to meet the debt service and expenses. In the event there is more than one operating

company under the terms of the SBA Loan, the lease payments of all operating companies shall be considered together and shall be reduced, pro rata, in the event, when considered together, they are in excess of amount needed to meet the debt service and expenses above described.

5. The demised premises which is the subject of the Lease consists of all of those premises and real property purchased in connection with the SBA 504 Loan and Authorization referenced above notwithstanding anything to the contrary in the Lease. In the event there is more than one operating company under the terms of the SBA Loan, the demised premises which is the subject of the Lease, when combined with the demised premises under the terms of the leases between Lessor and those other operating companies identified in the SBA Loan Authorization, consists of all of those premises and real property purchased in connection with the SBA 504 Loan and Authorization referenced above notwithstanding anything to the contrary in the Leases.

DATED August 3, 2020

LESSOR:

PROVIDENTIAL BBA PROPERTY, LLC


By: David A. Bland, Manager

LESSEE:

PROVIDENTIAL BBA OPERATING, LP

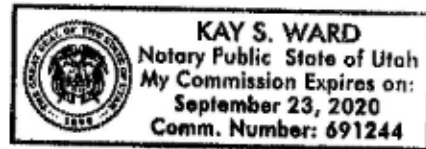

By: PROVIDENTIAL BBA HOLDING, INC., General Partner, By: David A. Bland, President

**LEASE ADDENDUM
NOTARY PAGE**

STATE OF Utah)
)
) :ss.
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COUNTY OF Salt Lake)

The foregoing instrument was acknowledged before me this 8/3/2020

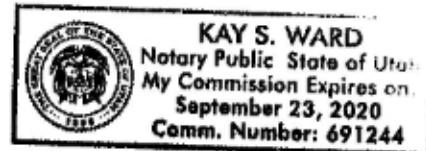
by David A. Bland, Manager
PROVIDENTIAL BBA PROPERTY, LLC *Kay S. Ward*
Notary Public



STATE OF Utah)
)
) :ss.
)
COUNTY OF Salt Lake)

The foregoing instrument was acknowledged before me this 8/3/2020

by PROVIDENTIAL BBA HOLDING, INC., General Partner, By: David A. Bland, President
PROVIDENTIAL BBA OPERATING, LP *Kay S. Ward*
Notary Public



Order No.: 6-089289

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL 1:

Beginning on the East line of a street at a point 100.96 feet East and South 0 deg. 07' West 82 feet from the Northwest corner of Section 29, Township 2 North, Range 1 East, Salt Lake Meridian, in the City of Bountiful and running thence South 0 deg. 07' West 251.86 feet along the East line of said street to a point 150 North of the North line of another street; thence East 150.0 feet; thence South 0 deg. 07' West 150.0 feet to the North line of said street; thence South 108.92 feet along the North line of said street; thence North 0 deg. 07' East 236.5 feet; thence South 26.08 feet; thence North 0 deg. 07' East 165.72 feet; thence South 89 deg. 38'33" West 50 feet; thence North 0 deg. 11'23" West 82.00 feet to the North line of said Section 29; thence South 39.90 feet; thence South 0 deg. 07' West 82 feet; thence West 180 feet to the point of beginning.

Less any portion within 400 East Street and 500 South Street.

Also beginning at a point which is East 479.73 feet from the Northwest corner of Section 29, Township 2 North, Range 1 East, Salt Lake Meridian, and running thence North 20 deg. 19'46" West 23.83 feet; thence North 89 deg. 45' West 50.13 feet; thence South 10 deg. 35' West 24.69 feet, more or less, to the North line of said Section 29; thence East 62.97 feet to the point of beginning.

PARCEL 2:

Beginning on the East line of a 4 rod street (400 East Street), at a point 100.96 feet East and South 0 deg. 04' West 333.86 feet from the Northwest corner of Section 29, Township 2 North, Range 1 East, Salt Lake Base and Meridian, and running thence South 0 deg. 04' West 150.00 feet along the East line of said street to the North line of a 4 rod street (500 South Street); thence South 150.00 feet along said North line; thence North 0 deg. 04' East 150.00 feet; thence West 150.00 feet to the point of beginning.

Less any portion within 400 East Street and 500 South Street.

PARCEL 3:

Beginning on the East line of 400 East Street, 1.66 chains East from the Northwest corner of Section 29, Township 2 North, Range 1 East, Salt Lake Base and Meridian, and running thence East 180 feet; thence South 82 feet, more or less, to the North boundary of the tract of the Grantee (South Davis Community Hospital, Inc.); thence West 180 feet; thence North 82 feet, more or less, to place of beginning.

Less any portion within 400 East Street.

PARCEL 4:

Beginning at a point on the East line of a street, said point being 1.58 chains East of the Southwest corner of Section 20, Township 2 North, Range 1 East, Salt Lake Base and Meridian, and running thence East 2 chains; thence North 1.125 chains; thence West 2 chains; thence South 1.125 chains to the point of beginning.

Less any portion within 400 East Street.

PARCEL 5:

Beginning at a point in the center of Highway No. 2, Davis County Road Survey 3.8 rods East and 4.5 rods North from the Southwest corner of Section 20, Township 2 North, Range 1 East, Salt Lake Meridian, United States Survey, and running thence North along the center of said Highway 103 feet; thence East 165 feet; thence South 98 feet; thence West 165 feet to the point of beginning.

Less any portion within 400 East Street.

PARCEL 6:

Beginning at a point 227.70 feet East and 4.50 rods North from the Southwest corner of Section 20, Township 2 North, Range 1 East, Salt Lake Meridian, United States Survey, and running thence North 98 feet; thence East 71.8 feet; thence South 170 feet to the quarter section line; thence West 71.8 feet; thence North 74 feet to the point of beginning.

PARCEL 7:

Beginning on the North line of Section 29 and a Westerly deed segment of the hospital corporation at a point North 89 deg. 38'33" East 302.48 feet along the section line from the Northwest corner of Section 29, Township 2 North, Range 1 East, Salt Lake Base and Meridian, Bountiful, Utah, and running thence North 0 deg. 12'10" West 170.00 feet; thence North 89 deg. 38'33" East 2.28 feet to a point in a Southerly fence line in connection with the Barton Creek Drainage Channel, and a point on a 75 foot radius curve to the right (radius bears South 17 deg. 17'50" West); thence Southeasterly along said curve and fence line 29.06 feet (central angle = 22 deg. 12'08" and next point is non-tangent); thence South 52 deg. 36' East 8.87 feet to a point on a 98 foot radius curve to the right (radius bears South 38 deg. 01'40" West); thence Southeasterly along said curve for an arc distance of 19.70 feet (central angle = 11 deg. 31'08" and next point is non-tangent); thence South 42 deg. 54'13" East 19.87 feet; thence South 53 deg. 31'02" East 8.44 feet; thence South 49 deg. 42' East 17.47 feet; thence South 54 deg. 33'48" East 17.75 feet; thence South 52 deg. 06'24" East 56.36 feet; thence North 41 deg. 21'30" East 5.05 feet; thence South 55 deg. 44'56" East 15.77 feet to a point on a 66.6 foot radius curve to the right (radius bears South 31 deg 34'13" West); thence Southeasterly along said curve for an arc distance of 37.51 feet (central angle = 32 deg. 15'54" and next point is non-tangent); thence South 20 deg. 19'46" East 4.44 feet; thence North 89 deg. 40'49" West 51.47 feet; thence South 10 deg. 15'50" West 24.69 feet to said section line; thence South 89 deg. 38'33" West 127.82 feet along the section line to the point of beginning.

PARCEL 8:

Beginning on the North line of 500 South Street at a point 368.92 feet East of the East line of 400 East Street, which point is 469.88 feet East and 483.86 feet South 0 deg. 07' West of the relocated monument at the Northwest corner of Section 29, Township 2 North, Range 1 East, Salt Lake Meridian, in the City of Bountiful, and running thence North 0 deg. 07' East 236.5 feet; thence East 84.50 feet parallel to the North line of said 500 South Street; thence South 0 deg. 07' West 236.5 feet to the North line of said street; thence West 84.50 feet along the North line of said street to the point of beginning.

PARCEL 9:

Beginning at a point on the North boundary of 500 South Street (a 66-foot wide right of way) which point is North 89 deg. 38'33" East 67.96 feet along the section line and South 0 deg. 11'23" East 516.71 feet along the centerline of 400 East Street (a 66 foot wide right of way) to an existing brass monument and North 89 deg. 44'04" East 486.42 feet along the centerline of said 500 South Street and North 0 deg. 11'23" West 33.0 feet from the relocated Northwest corner of Section 29, Township 2 North, Range 1 East, Salt Lake Base and Meridian, and running thence South 89 deg. 44'04" West 194.50 feet along the North boundary of said 500 South Street; thence North 0 deg. 11'23" West 236.50 feet; thence North 89 deg. 44'04" East 26.08 feet; thence North 0 deg. 11'23" West 165.72 feet; thence South 89 deg. 38'33" West 50.00 feet; thence North 0 deg. 11'23" West 82.00 feet; thence North 89 deg. 38'33" East 158.87 feet along said Section line; thence along the Westerly fence line of Barton Creek (a concrete-lined drainage canal) in the following four courses: South 14 deg. 30'00" East 78.47 feet; South 6 deg. 15'00" East 28.99 feet; 82.07 feet along the arc of a 330.00 foot radius curve to the left through a central angle of 14 deg. 15'00" (radius bears North 83 deg. 45'00" East from the beginning of the curve); South 20 deg. 30'00" East 53.05 feet; thence South 0 deg. 11'23" East 249.99 feet to the point of beginning.

Less and excepting:

Beginning on the North line of 500 South Street at a point 368.92 feet East of the East line of 400 East Street, which point is 469.88 feet East and 483.86 feet South 0 deg. 07' West of the relocated monument at the Northwest corner of Section 29, Township 2 North, Range 1 East, Salt Lake Meridian, in the City of Bountiful, and running thence North 0 deg. 07' East 236.5 feet; thence East 84.50 feet parallel to the North line of said 500 South Street; thence South 0 deg. 07' West 236.5 feet to the North line of said street; thence West 84.50 feet along the North line of said street to the point of beginning.

PARCEL NO. 04-144-0007 (All Parcels)

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