

LEASE EXTENSION/MODIFICATION FIRST AMENDMENT TO MEDICAL OFFICE LEASE AGREEMENT

THIS LEASE EXTENSION/MODIFICATION FIRST AMENDMENT TO MEDICAL OFFICE LEASE AGREEMENT is made as of May 1, 2019, by and between **CUTTERS, INC., LLC** ("Landlord") and **CHESAPEAKE REGIONAL MEDICAL GROUP** ("Tenant").

RECITALS

WHEREAS, Landlord and Tenant (individually a "party" and collectively the "Parties") are parties to that certain Medical Office Lease Agreement effective as of the 1st day of October, 2015 for the duration of five (5) years to terminate as of 11:59 p.m. on the 30th day of September, 2020 ("Initial Term") subject to the terms and conditions as set forth; and

WHEREAS, Landlord and Tenant would like to extend the Initial Term of the Agreement to April 30, 2026; and

WHEREAS, Landlord let unto Tenant that certain portion of the building located at 1138 North Road Street, Elizabeth City, North Carolina, 27909 consisting of approximately 5,675 leasable square feet; and

WHEREAS, upon conclusion of the Initial Term, this Lease may automatically renew for additional successive renewal terms of one (1) year each on the same term and conditions unless terminated by either party; and

WHEREAS, proposed renovation and remodeling to the portion of building leased by Tenant should at a minimum include and not be limited to removing carpet flooring, install vinyl planks, remove "L" shaped counter, replace back countertop and transaction ledge at Nurse's station and various other cosmetics and housekeeping updates. (Exhibit A).

WHEREAS, the final process should result at a minimum of an additional "exam space" and enlarged nursing station while not increasing the leasable square footage.

WHEREAS, the current Medical Office Lease Agreement provides a TERMINATION OF LEASE RESULTING FROM TERMINATION OR NON-RENEWAL OF PHYSICIAN CONTRACTS clause and all parties after discussion have decided to delete and remove this section.

WHEREAS, the parties hereto desire to modify the said Lease Agreement as herein set forth.

Now therefore, it is mutually understood and agreed that all terms, covenants and provisions of said Lease Agreement remain in full force and effect except as hereinafter modified:

1. Extension of Initial Term. Effective May 1, 2019 the Medical Office Lease Agreement shall be extended for an additional period with the conclusion of the Initial Term being April 30, 2026.

2. Rent. a. Effective the first day of the first month after the completion of above stated renovations, remodeling and improvements and as deemed acceptable by Tenant the annual rent will be increased to Twenty Two Dollars (\$22) per square foot totaling One Hundred Twenty Four Thousand Eight Hundred Fifty Dollars (\$124,850) per year payable in monthly installments of Ten Thousand Four

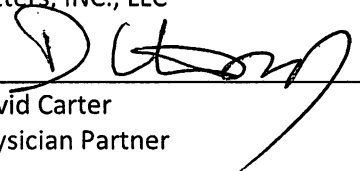
Hundred Four Dollars and Sixteen Cents (\$10,404.16) due on the first day of the month. The initial monthly payment shall be prorated effective to the finished date of said improvements if improvements are completed on other than the last day of the previous month.

3. TERMINATION OF LEASE RESULTING FROM TERMINATION OR NON-RENEWAL OF PHYSICIAN CONTRACTS. Section 3 shall be deleted in its entirety leaving Section 3 being Omitted Intentionally.

4. Miscellaneous. This Amendment shall take effect on the Effective date and may be executed simultaneously in two or more counterparts (including facsimile, "pdf" and other electronic copies), each of which shall be deemed an original and all of which together shall constitute but one and the same instrument. Capitalized terms not defined herein shall have the meanings ascribed to them in the Agreement. Except as set forth in this Amendment, no other changes are being made to the Agreement and the Agreement by reference. In case of any inconsistency between the provisions of the Agreement and this Amendment the provisions of this Amendment shall govern.

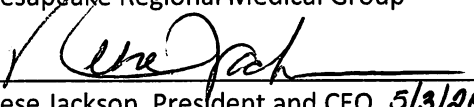
IN WITNESS WHEREOF, Landlord and Tenant have executed this Amendment to become effective as of the Effective Date.

LANDLORD:
Cutters, INC., LLC



David Carter
Physician Partner

TENANT:
Chesapeake Regional Medical Group



Reese Jackson, President and CEO 5/3/2019