

**ELEVENTH AMENDMENT TO THE LEASE AND OPERATING AGREEMENT
FOR CENTRAL PENINSULA HOSPITAL, HERITAGE PLACE, KENAI
HEALTH CENTER, AND OTHER HEALTH FACILITIES**

This agreement is by and between Central Peninsula General Hospital, Inc., an Alaska nonprofit corporation, of 250 Hospital Place, Soldotna, Alaska 99669, hereinafter referred to as “CPGH, Inc.” and the Kenai Peninsula Borough (“KPB”), an Alaska municipal corporation of 144 N. Binkley, Soldotna, Alaska 99669, hereinafter referred to as “Borough,” collectively referred to as the parties.

WHEREAS, effective January 1, 2008, the parties entered into a lease and operating agreement for Central Peninsula Hospital, Heritage Place, Kenai Health Center and other health facilities; and

WHEREAS, the lease and operating agreement in Section 2 lists the leased facilities; and

WHEREAS, in Ordinance 2017-19-xx the Kenai Peninsula Borough assembly authorized the purchase of a property at 354 Tyee Street, Soldotna, Alaska, for withdrawal services program purposes and authorized the mayor to amend the lease and operating agreement to include this additional property; and

WHEREAS, it would be appropriate to list the above referenced acquired property in the lease and operating agreement to clarify that they are also leased to and will be operated by CPGH, Inc.; and

NOW THEREFORE, in consideration of the mutual covenants contained herein the parties agree as follows:

1. That Section 2 of the Lease and Operating Agreement is hereby amended to read as follows:
 2. DESCRIPTION OF LEASED FACILITIES. Lessor leases the following described property to the Lessee/Operator (hereinafter the “Medical Facilities”) for the term of this agreement and any extension thereof:
 - a. The Central Peninsula Hospital and its grounds, located at 250 Hospital Place, Soldotna, Alaska, more particularly described as:

Lot 1, Central Peninsula General Hospital Subdivision, filed under Plat No. 2005-52, in the Kenai Recording District, Third Judicial District, State of Alaska.

Lot One (1), Block Two (2), ASPEN FLATS SUBDIVISION, ADDITION NO. 5, according to Plat K-1643, Kenai Recording District, Third Judicial District, State of Alaska.

Lot Two (2), Block Two (2), ASPEN FLATS SUBDIVISION, ADDITION NO. 5, according to Plat K-1643, Kenai Recording District, Third Judicial District, State of Alaska.

Lot Six (6), Block Two (2), ASPEN FLATS SUBDIVISION, ADDITION NO. 5, according to Plat K-1643, Kenai Recording District, Third Judicial District, State of Alaska.

and

Lot Six (6), Block One (1), Aspen Flats Subdivision, Addition No. 5, according to Plat No. K-1643, Kenai Recording District, Third Judicial District, State of Alaska

b. The Kenai Health Center and its grounds, located at 630 Barnacle Way, Kenai, Alaska, more particularly described as:

Lot 2, Block 1, according to the Amended Plat of Block One First Addition Etolin Subdivision, filed under Plat No. 73-14, in the Kenai Recording District, Third Judicial District, State of Alaska.

c. The Heritage Place and its grounds, located at 232 Rockwell Avenue, Soldotna, Alaska, more particularly described as:

Lot 2, Davidhizar Subdivision, according to the official plat thereof, filed under Plat Number 83-162, Records of the Kenai Recording District, Third Judicial District, State of Alaska.

and

Tract "A", GREEN ESTATES SUBDIVISION, 2009 ADDITION, according to Plat No. 2009-30, Kenai Recording District, Third Judicial District, State of Alaska.

d. The Serenity House and its grounds, located at 47480 Kristina Way, Kenai, Alaska, more particularly described as:

SW 1/ 4 SE 1/ 4 Section 23, Township 5 North, Range 11 West, Seward Meridian, Alaska, Kenai Peninsula Borough, Kenai Recording District, Third Judicial District, State of Alaska.

e. A two story medical office building commonly known as the Mundell Building and its grounds, located at 245 North Binkley Street, Soldotna, Alaska, more particularly described as:

Lot 4-A Peninsula Medical Center Subdivision No. 2, according to Plat No. 84-103, Kenai Recording District, Third Judicial District, State of Alaska.

AND as Successor Lessor to the existing lease between Earl and Alice Mundell, as Lessor, and Katy Sheridan, M. D. as Lessee, of Suite 201 in the Mundell Building, the Borough also assigns and transfers to the Lessee/Operator, as Substitute Successor Lessor, the existing lease of Suite 201 in the Mundell Building, with Katy Sheridan, M. D., as Lessee.

f. A single story medical office building commonly known as the Clinic and its grounds, located at 265 North Binkley Street, Soldotna, Alaska, more particularly described as:

Lot 3 Peninsula Medical Center Subdivision, according to Plat No. 83-79, Kenai Recording District, Third Judicial District, State of Alaska.

AND as Successor Lessor to the existing lease between Earl and Alice Mundell, as Lessor, and Simpkins as Lessee, of approximately 6% of the space in the Clinic, the Borough also assigns and transfers to the Lessee/Operator, as Substitute Successor Lessor, the existing lease of approximately 6% of the space in the Clinic, with Georgette Simpkins as Lessee.

AND as Successor Lessor to the existing lease between Earl and Alice Mundell, as Lessor, Marcus C. Deede, M.D. and J. Nels Anderson, M.D. as Lessee, of approximately 94% of the space in the Clinic, the Borough also assigns and transfers to the Lessee/Operator, as Substitute Successor Lessor, the existing lease of approximately 94% of the space in the Clinic, with Marcus C. Deede, M.D. and J. Nels Anderson, M.D. as Lessee.

g. A vacant lot located at Lot 2 Peninsula Medical Center Subdivision, according to Plat No. 83-79, Kenai Recording District, Third Judicial District, State of Alaska.

h. A single story medical office building and its grounds, located at 108 East Corral Street, Soldotna, Alaska, more particularly described as:

Lot 51A Binkley Street/Shady Lane ROW Dedication and Replat (Plat No. KN 88-40), Kenai Recording District, Third Judicial District, State of Alaska.

i. A single story medical office building and its grounds commonly known as Frontier Physical Therapy, located at 260 Caviar Street Kenai, Alaska, more particularly described as:

Lot 7 Aleyeska Subdivision Part 1 (Plat No. K-1442), Kenai Recording District, Third Judicial District, State of Alaska.

j. A single story medical office building and its grounds commonly known as Kenai Peninsula Urology Clinic, located at 262 N. Binkley Street Soldotna, Alaska, more particularly described as:

Lot Forty-five (45) Aspen Flats Subdivision, Addition No. 3, according to Plat No. K-653, Kenai Recording District, Third Judicial District, State of Alaska

k. A single story medical office building and its grounds, located at 254 N. Binkley Street Soldotna, Alaska, more particularly described as:

Lot Forty-six (46) Aspen Flats Subdivision, Addition No. 3, according to Plat No. K-653, Kenai Recording District, Third Judicial District, State of Alaska

l. A two story building and its grounds, located at 362 Tyee Street Soldotna, Alaska, more particularly described as:

Lots One (1) and Nineteen (19), Block 2, Iris Heights Subdivision, according to Plat No. 77-40, Kenai Recording District, Third Judicial District, State of Alaska

m. A one story building and its grounds, located at 354 Tyee Street Soldotna, Alaska, more particularly described as:

Lot Eighteen (18), Block 2, Iris Heights Subdivision, according to Plat No. 77-40, Kenai Recording District, Third Judicial District, State of Alaska

n. Such other Borough facilities, if any, as are authorized for CPGH, Inc. to lease and operate pursuant to this agreement.

The Medical Facilities include all fixtures and appurtenances thereto as of the effective date of this agreement. The Borough warrants that it has good and marketable title to the Medical Facilities leased by the Borough pursuant to this agreement, subject only to encumbrances of record prior to the effective date of this agreement or the effective date of any amendment for any property added after the effective date of this agreement.

2. All remaining terms and conditions of the Lease and Operating Agreement shall remain in full force and effect.

KENAI PENINSULA BOROUGH

CENTRAL PENINSULA GENERAL HOSPITAL, INC.

Mike Navarre
Borough Mayor

Trena Richardson
CPGH, Inc. Board President

Dated: _____

Dated: _____

ATTEST:

ATTEST:

Borough Clerk

Board Secretary

ACKNOWLEDGMENTS

STATE OF ALASKA)
)
THIRD JUDICIAL DISTRICT) ss.

The foregoing instrument was acknowledged before me this ___ day of _____, 2017 by Mike Navarre, Mayor of Kenai Peninsula Borough, an Alaska municipal corporation, on behalf of the corporation.

Notary Public in and for Alaska
My Commission Expires: _____

STATE OF ALASKA)
)
THIRD JUDICIAL DISTRICT) ss.

The foregoing instrument was acknowledged before me this ___ day of _____, 2017 by Trena Richardson, President, Central Peninsula General Hospital, Inc., an Alaska nonprofit corporation, on behalf of the corporation.

Notary Public in and for Alaska
My Commission Expires: _____