## **AMENDMENT TO OFFICE SPACE LEASE AGREEMENT**

This Amendment to Office Space Lease Agreement ("Amendment") is entered by and between JONAS RIDGE, LLC, an Alaska limited liability company ("Lessor"), whose address is 362 Tyee Street, Homer, AK 99603, and the KENAI PENINSULA BOROUGH, an Alaska municipal corporation, ("Borough"), whose address is 144 N. Binkley St., Soldotna, AK 99669, on behalf of SOUTH KENAI PENINSULA HOSPITAL SERVICE AREA ("SKPHSA"), together with SOUTH PENINSULA HOSPITAL, INC. ("SPH, Inc."), an Alaska nonprofit corporation.

- WHEREAS, Lessor and SPH, Inc. former Lessee, entered into an Office Space Lease Agreement ("Lease") for the leased premises at 203 West Pioneer Avenue, Homer, Alaska 99603, Assessor's Parcel No.: 17514304, with legal description as set forth in the Lease, to be used by SPH, Inc., on June 1, 2009, for the operation and conduct of administrative operations for the benefit of the Borough and SKPHSA; and,
- **WHEREAS**, Lessor and SPH, Inc. amended the Lease on July 5, 2012 to include additional space and extended the Lease until June 30, 2019; and
- **WHEREAS**, Lessor and SPH, Inc. consented on December 26, 2013 to the assignment of the Lease to the Borough; and
- WHEREAS, the Lease expires on June 30, 2019; and
- **WHEREAS**, Lessor and the Borough desire to continue use at this location for up to two additional years; and
- **WHEREAS**, the parties desire to amend the Lease as set forth in this Amendment;

**NOW, THEREFORE,** in consideration of the mutual promises, covenants, conditions, and terms set forth herein and in the Lease, the parties agree to amend the Lease as follows:

- Amend Article 2(a) to read, as follows:
  - **2(a). Ierm.** The term of this Lease shall be extended for 24 months (2 years) commencing on July 1, 2019 and

terminating on June 30, 2021, unless either party gives notice 90 days before termination date of June 30. If the Sublease & Operating Agreement between the Borough and SPH, Inc. is terminated before June 30, 2020 and a new agreement is not entered between them for the operation of medical facilities this agreement may be terminated by either party with 90 days' notice.

All other aspects, terms and conditions of the original Lease, not amended as set forth above, will remain the same as in the original Lease, as amended, including rents, and remain in full force and effect. This amendment document shall be controlling to the extent there is a conflict between the terms of the original Agreement and this Amendment.

DATED this day	of, 2019.
	JONAS RIDGE, LLC LESSOR
	By: M. Todd Boling, Member
STATE OF ALASKA THIRD JUDICIAL DISTRICT	) ) ss. )
, 2019, by M. TO	acknowledged before me this day of DDD BOLING, Member of JONAS RIDGE, LLC, an ny, on behalf of the company.
	Notary Public, State of Alaska My Commission Expires:

DATED this	day of	, 2019.
	KENAI	PENINSULA BOROUGH
	By: Cho	arlie Pierce, Mayor
STATE OF ALASKA  THIRD JUDICIAL DISTRICT	) ) ss.	
, 2019, by CHA	ARLIE PIERCE, N	edged before me thisday of layor of the KENAI PENINSULA BOROUGH, ehalf of the corporation.
		ry Public, State of Alaska Commission Expires:
ATTEST:		APPROVED AS TO FORM AND LEGAL SUFFICIENCY:
Johni Blankenship, Borough Clerk		Colette Thompson, Deputy Borough Attorney

DATED this day	of, 2019.
	SOUTH PENINSULA HOSPITAL, INC.
	By: Noel Rea, Interim Chief Executive Officer
STATE OF ALASKA	) ) ss.
THIRD JUDICIAL DISTRICT	
	acknowledged before me this day of EL REA, Interim Chief Executive Officer of SOUTH
PENINSULA HOSPITAL, INC., c corporation.	an Alaska nonprofit corporation, on behalf of the
	Notary Public, State of Alaska
	My Commission Expires: