

## **AMENDMENT TO MEDICAL CLINIC LEASE AGREEMENT**

WHEREAS, On May 23, 2011, LESSOR and LESSEE entered into a lease agreement on a 10-year term for Suites 201 and 203 of the Kachemak Bay Professional Building; and

WHEREAS, on a temporary basis, LESSEE desires to additionally lease Suite 202;

NOW THEREFORE:

THIS AGREEMENT AMENDS that certain lease of office space at 4201 Bartlett Street, Homer, Alaska 99603, dated May 23, 2011, by and between PRODIGY DEVELOPMENT, LLC, an Alaska limited liability company, whose address is PO Box 2483, Homer, AK 99603 ("Lessor"), and KENAI PENINSULA BOROUGH, an Alaska Municipal Corporation, whose address is 144 N. Binkley St., Soldotna, AK 99669, on behalf of SOUTH KENAI PENINSULA HOSPITAL SERVICE AREA ("SKPHSA"), hereinafter referred to as either "KPB" or "Lessee," and SOUTH PENINSULA HOSPITAL, INC., whose address is 4300 Bartlett St., Homer, Alaska 99603, a not-for-profit Alaska corporation, hereinafter referred to as "Sublessee", as follows:

1. **Temporary Lease of Suite 202.** The lease is hereby amended, for the part of the lease term being the two months, November 2019 and December, 2019, to include:

Suite 202, Kachemak Bay Professional Building, Approx. 3,596 sq. ft.

4201 Bartlett Street

Homer, Alaska, 99603

2. **Additional Rent.** Rent for Suite 202 shall be \$8,070 monthly (\$16,140 for the two month term), which may be prorated at a daily rate for a term of less than one month by mutual agreement of the parties.
3. **Original Lease.** The provisions of this amendment are made in accordance with, and subject to, the terms and condition of the original lease. The provisions of this amendment are temporary and do not alter the terms of the original lease beyond the scope stated herein.
4. **All other Terms and Conditions** All other terms and conditions of the original lease remain in full force and effect.

IT IS SO UNDERSTOOD AND AGREED.

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

PRODIGY DEVELOPMENT, LLC.  
LESSOR

---

By: MARK D. HALPIN, Member

STATE OF ALASKA )  
 ) ss.  
THIRD JUDICIAL DISTRICT )

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2019, by MARK D. HALPIN, Member of PRODIGY DEVELOPMENT, LLC, an Alaska Limited Liability Company, on behalf of the LLC.

\_\_\_\_\_  
Notary Public in and for State of Alaska  
My Commission Expires: \_\_\_\_\_

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

PRODIGY DEVELOPMENT, LLC.  
LESSOR

\_\_\_\_\_  
By: B. ISABEL HALPIN, Member

STATE OF ALASKA )  
 ) ss.  
THIRD JUDICIAL DISTRICT )

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2019, by B. ISABEL HALPIN, Member of PRODIGY DEVELOPMENT, LLC, an Alaska Limited Liability Company, on behalf of the LLC.

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

KENAI PENINSULA BOROUGH  
LESSEE

\_\_\_\_\_  
By: CHARLIE PIERCE, Mayor

STATE OF ALASKA )  
 ) ss.  
THIRD JUDICIAL DISTRICT )

The foregoing instrument was acknowledged before me this \_\_ day of \_\_\_\_\_, 2019, by CHARLIE PIERCE, Mayor of KENAI PENINSULA BOROUGH, an Alaska municipal

corporation, on behalf of the corporation.

\_\_\_\_\_  
Notary Public in and for State of Alaska  
My Commission Expires:\_\_\_\_\_

ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_  
JOHNI BLANKENSHIP, Borough Clerk

\_\_\_\_\_  
Colette G. Thompson, Borough Attorney

DRAFT

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

SOUTH PENINSULA HOSPITAL, INC.,  
SUBLESSEE

\_\_\_\_\_  
By: RYAN SMITH, Chief Executive Officer

STATE OF ALASKA                    )  
  ) ss.  
THIRD JUDICIAL DISTRICT        )

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_ 2019, by RYAN SMITH, Chief Executive Officer of SOUTH PENINSULA HOSPITAL, INC., an Alaska nonprofit corporation, on behalf of the Corporation.

\_\_\_\_\_  
Notary Public in and for State of Alaska  
My Commission Expires: \_\_\_\_\_