

LEASE

BETWEEN

4W ELDORADO INVESTMENT, LP,
a Texas limited partnership

(LANDLORD)

AND

BTDI JV, LLP

(TENANT)

DATED: FEBRUARY 8, 2019

EXHIBIT LIST:

Exhibit A: Legal Description of the Property

Exhibit B: Form of Guaranty

Exhibit C: Form of Estoppel Certificate

LEASE

THIS LEASE ("Lease") between **4W ELDORADO INVESTMENT, LP**, a Texas limited partnership ("Landlord"), and **BTDI JV, LLP**, a Texas registered limited liability partnership ("Tenant").

1. FUNDAMENTAL TERMS.

(a) Fundamental Terms. The following is a summary schedule of certain fundamental terms of this Lease.

(i) Landlord: **4 W Eldorado Investment, LP**
Address: c/o Jeremy Wiersig
13 Remington Way
San Antonio, TX 78258

With a copy to:
Valerie Van Courtlandt
Caldwell East & Finlayson PLLC
700 N. St. Mary's St., Suite 1825
San Antonio, Texas 78205

(ii) Tenant: **BTDI JV, LLP**
Address: 1431 Perrone Way
Franklin, TN 37069
Attn: Brian Smith

with a copy to:
Neal & Harwell, PLC
1201 Demonbreun Street, Suite 1000
Nashville, Tennessee 37203
Attn: Stephen M. Montgomery

(iii) Address: 13 Remington Way
for Rent: San Antonio, Texas 78258

(iv) Effective Date: The business day after the date of the last signatory hereto.

(v) Primary Term Rent:

Year	PSF	Annual	Monthly
1 -7:	\$27.00	\$249,426.00	\$20,785.50

(vi) Primary Term: **Seven (7) Lease Years.**

(vii) Extension(s): **Two (2) –five (5) year renewal options.**

(viii) Rent for Extension(s):

1st 5-Year Extension:

Year	PSF	Annual	Monthly
8	\$27.68	\$255,707.84	\$21,308.99
9	\$28.37	\$262,082.06	\$21,840.17
10	\$29.08	\$268,641.04	\$22,386.75
11	\$29.81	\$275,384.78	\$22,948.73
12	\$30.56	\$282,313.28	\$23,526.11

2nd 5-Year Extension:

Year	PSF	Annual	Monthly
13	\$31.32	\$289,334.16	\$24,111.18
14	\$32.10	\$296,539.80	\$24,711.65
15	\$32.90	\$303,930.20	\$25,327.52
16	\$33.72	\$311,505.36	\$25,958.78
17	\$34.56	\$319,265.28	\$26,605.44

(ix) Lease Year: Shall be defined as a successive twelve (12) month period during the Primary Term or any Extension commencing, with respect to the first Lease Year, on the Rent Commencement Date (as defined in Section 5 below), or with respect to any subsequent Lease Year, commencing on the anniversary of the Rent Commencement Date; provided, however, that if the Rent Commencement Date is a day other than the first day of a calendar month, then the first Lease Year shall include that period of time from the Rent Commencement Date up to the first day of the next calendar month and the following twelve (12) months, and any subsequent Lease Year shall be the twelve (12) month period beginning on the anniversary of the first day of the next calendar month following the Rent Commencement Date.

(xi) Lease Month: Shall be defined as those successive calendar month periods beginning with the Rent Commencement Date and continuing through the Primary Term or any Extension of this Lease; provided, however, if the Rent Commencement Date is a day other than the first day of a calendar month, then the first Lease Month shall include that period of time from the Rent Commencement Date up to the first day of the next calendar month, and each subsequent Lease Month shall be a calendar month period beginning on the first day of each succeeding calendar month.

(xii) Tenant shall pay all Real Estate Taxes (as defined in Section 12 below) and all Building Insurance and Liability Insurance (each as defined in Section 13 below) and shall maintain the Property and the Improvements (as defined in Section 9 below) during the Primary Term and any Extension of this Lease.

(xv) Security Deposit: \$20,785.50

(b) Exhibits. The following exhibits (each, an “Exhibit”) are attached hereto and, by this reference, incorporated herein:

Exhibit A: Legal Description of the Property
Exhibit B: Form of Guaranty
Exhibit C: Form of Notice of Lease
Exhibit D: Form of Estoppel Certificate

2. DESCRIPTION OF PROPERTY. In consideration of the mutual covenants contained herein, Landlord hereby leases to Tenant and Tenant hereby leases from Landlord that parcel of land located in the City of San Antonio, Bexar County, State of Texas and more particularly described in *Exhibit “A”* attached hereto and made a part hereof, together with all rights, easements and appurtenances belonging or appertaining to the land, and all right, title and interest of Landlord in and to any and all roads, streets, alleys and public and private rights of way, bounding the land (the “**Premises**”). Located upon the Premises is a commercial office building (the “**Building**”) containing 9,238 rentable square feet. The Rent shall be based upon the rentable square feet contained in the Building.

The Premises, including the Building, shall sometimes be called the “**Property**”.

3. PRIMARY TERM. The Primary Term of Seven (7) Lease Years shall commence on the Rent Commencement Date. It is understood that the Primary Term will be exactly seven (7) years in length only if the Rent Commencement Date falls on the first day of the month; in all other cases the Primary Term will be seven (7) years plus the partial month that begins on the Rent Commencement Date. Landlord and Tenant agree to execute and record a written Notice of Lease, substantially in the form of *Exhibit “C”* attached hereto and made a part hereof, contemporaneously with the execution of this Lease. In the event Tenant elects to terminate this Lease, as provided herein, Tenant shall execute a lease termination agreement no later than ten (10) days after written request from Landlord.

4. EXTENSIONS. Provided Tenant is not in Default hereof, at Tenant’s option the Primary Term of this Lease may be extended for Two (2) additional periods of Five (5) years each (“Extension(s)”), commencing at midnight on the date on which the Primary Term or any preceding Extension expires. Should Tenant wish to exercise an Extension, Tenant shall provide written notice to Landlord at least one-hundred eighty (180) days prior to the expiration of the Primary Term or the current Extension, as the case may, thereby exercising its right to so extend the Lease. Should Tenant fail to provide such notice as stated, the Tenant shall be deemed to have waived its right to extend the Lease and the Primary Term or Extension, as the case may be shall expire at the end of such Primary Term or such current Extension. As used herein, the word “Term” shall mean, collectively, the Primary Term and all elected Extensions.

5. RENT COMMENCEMENT DATE. The “Rent Commencement Date” shall be the date that is the later of the following: (1) the date this Lease is fully executed or (2) the closing date of the sale of Concord Imaging to Tenant, as purchaser, pursuant to that one certain Asset Purchase Agreement dated as of [REDACTED] by and between Tenant, as purchaser, and Jeremy Nyle Wiersig M.D., P.A. d/b/a Concord Imaging, as seller (the “Asset Purchase Agreement”). For avoidance of doubt, Tenant’s obligations to enter into and perform under this Lease are expressly conditioned upon the closing of the transactions described in the Asset Purchase Agreement.

6. RENT. Rental payments (“Rent”) shall be the annual amount set forth in Section 1(a)(v) for the Primary Term or, if during an Extension, the amount set forth in Section 1(a)(viii). Tenant shall pay the Rent to Landlord in equal monthly installments in advance, making the first monthly installment payment on Rent Commencement Date. In the event the Rent Commencement Date is not on the first day of the month, the prorated amount for the month in which the Rent Commencement Date falls shall be paid on the first day of the term. If the Rent Commencement Date is any day other than the first day of a calendar month, the Rent for the first partial Lease Month shall be prorated for the number of days in such partial Lease Month based on a 365-day year. Tenant is responsible for all maintenance costs, taxes and other charges beginning on the Rent Commencement Date.

7. TENANT’S USE.

(a) Tenant shall use the Property for the operation of an independent diagnostic testing facility and related and ancillary office uses (“Tenant’s Use”).

(b) Tenant agrees not to use all or part of the Property or any building situated upon the Property for any use or purpose in violation of any valid and applicable law, regulation, or ordinance of the United States, the State of Texas, or the City of San Antonio, or other lawful authority having jurisdiction over the Property; provided, however, that there shall be no violation by Tenant of this provision unless and until Landlord has notified Tenant in writing, specifying the alleged violation and until there has been a final adjudication that the specified use is in violation of the law, regulation, or ordinance specified in the written notice, and that the specified law, regulation, or ordinance is valid and applicable to the Property, and until Tenant has had a reasonable time after the final adjudication to cure the specified violation, but no later than thirty (30) days after said final adjudication, unless sooner required by applicable law.

8. TENANT’S CONDUCT OF BUSINESS. Notwithstanding anything contained in this Lease to the contrary, no term or provision of this Lease shall be construed as creating an obligation for Tenant to open or operate its business in the Property. Tenant shall have the right to remove Tenant’s Property (as hereinafter defined) and cease operations in the Property at any time and from time to time and at Tenant’s sole discretion. However, the right to cease to operate its business shall not affect Tenant’s obligation to pay all amounts of Rent and any other amounts due hereunder and to perform all covenants and obligations hereunder.

9. IMPROVEMENTS: OWNERSHIP, MAINTENANCE AND ALTERATIONS.

(a) The Building and other improvements on the Property (sometimes called the “Improvements”) are delivered to the Tenant in their as-is condition. Tenant has reviewed the Property and accepts the Improvements in their as-is condition with all faults – latent and patent. As the Improvements are in place, Landlord shall be and remain owner of all Improvements erected throughout the Term of this Lease and thereafter. Additionally, the “as-is condition” of the Property has been negotiated between Landlord and Tenant and Tenant agrees to this condition.

(b) Tenant covenants and agrees at its sole cost and expense at all times during the Term of this Lease to maintain and keep the Property and the Improvements in a condition similar to that existing on the Rent Commencement Date, commensurate with like businesses, and in a state of good repair, excepting normal wear and tear. Except as set forth elsewhere in this Lease, Tenant shall be responsible for the condition of the Property and the Improvements, including any defects or problems with the electrical, water, air ventilating, heating, air conditioning (“HVAC”), sewerage, and other equipment and systems. Tenant, at Tenant’s cost and expense, shall maintain the HVAC by contracting with a reputable HVAC company for preventative maintenance. Such maintenance shall be performed on a quarterly basis. Tenant shall be responsible for the continued maintenance, repair and upkeep of the Property and the Improvements and all landscaping. Landlord shall have no maintenance or repair obligations with respect to the Property or the Improvements or the landscaping at the beginning or at anytime during the Term of this Lease. As stated, Tenant shall be responsible for and at its expense shall perform all necessary or appropriate maintenance and repairs in a good and workmanlike manner to the Property and the Improvements, including without limitation the structural components, roof, mechanical systems and HVAC. Additionally, Tenant, at its sole cost, shall be responsible for maintaining the fire sprinkler system and the permits and inspections in connection thereto. Landlord shall have no responsibility whatsoever for the repair or maintenance of the Property, Improvements and/or landscaping located on the Property (sometimes called the “Landscaping”). However, Landlord shall be responsible for the replacement of the structural elements of the Improvements, such as the roof, foundation and/or exterior walls if required (based upon a commercially reasonableness standard). Additionally, Landlord shall be responsible for replacing the paving in the parking lot when required (based upon a commercially reasonableness standard), but not more frequently than once every fifteen (15) years. Any capital expenditures by Landlord for the purpose of repairing or replacing Improvements will be amortized over the expected useful life of the repaired or replaced Improvement, and Tenant will reimburse Landlord on a monthly basis (without interest or markup) for such capital expenditures as amortized. For example, if Landlord installs a new roof and the expected useful life of such roof is twenty (20) years, Tenant shall pay to Landlord $1/360^{\text{th}}$ of the cost of such new roof for each month remaining in Tenant’s Term as extended.

Should Tenant fail to maintain the Property as required after receipt from Landlord of written notice and 30 days’ opportunity to cure, and if Landlord provides notice to Tenant more than twice during any twelve-month period of Tenant’s failure to so maintain the Property as required, Landlord may thereafter provide written notice to Tenant that Landlord will take over maintenance of the Property, which shall include painting, external lighting, municipal or local

fire protection or hydrant charges, HVAC maintenance, parking lot cleaning, exterminating, maintenance and repair of parking areas, sidewalks, landscaping and maintenance thereof, management fees, applicable taxes and local charges and assessments pertaining to the real estate and improvements thereon. Should Landlord provide such written notice to Tenant, Landlord shall thereafter be responsible for maintenance of the Property in a first-class condition, but all costs and expenses associated with such maintenance of the Improvements and Property shall be Tenant's responsibility. Landlord may invoice Tenant on a monthly basis for such costs, which may include a reasonable management fee should Landlord in its sole discretion elect to engage a management company in connection to such maintenance, plus all additional costs associated with managing and maintaining the Property. Tenant shall pay such invoices in full within 30 days receipt thereof.

(c) Subject to Landlord's approval, which shall not be unreasonably withheld, conditioned or delayed, during the Term, Tenant shall have the right, but no obligation, to alter, renovate, add, remodel, modify, and/or change the Improvements upon the Property as Tenant may deem desirable; provided, however, so long as two-years or more remain on the Term or extension thereof, as the case may be, Tenant may make interior, non-structural alterations the cost of which shall not exceed \$5,000 without Landlord's prior written approval. If the Term has less than two years remaining and Tenant has not exercised an extension, it shall be deemed reasonable for Landlord to deny such approval. All Tenant's contractors shall be bondable and licensed contractors having good labor relations.

10. NON-DISTURBANCE AND ATTORNMENT. Should Landlord mortgage the Property, Tenant will agree upon request to subordinate this Lease to such future deed of trust, mortgage or encumbrance.

11. FINANCIAL STATEMENTS. Upon Landlord's reasonable request during the Term, as extended, Tenant shall furnish financial statements to Landlord that correctly reflect the financial condition of Tenant as of and for the current calendar year period and are certified by Tenant as being true and correct in all material respects. The financial statements shall be in a form and contain such information as Landlord requests and shall include, at a minimum, a balance sheet, income statement, and cash flow information.

12. REAL ESTATE TAXES AND PROPERTY ASSOCIATIONS.

(a) Taxes. For Real Estate Tax purposes, the Property is a distinct and independent tax parcel. Landlord shall pay before delinquent all real estate taxes and assessments lawfully imposed on the Property and any improvements on the Property ("Real Estate Taxes"), commencing upon execution of this Lease and throughout the Term, directly to the taxing authority. Tenant shall reimburse Landlord for all Real Estate Taxes no later than the last date upon which the taxes may be paid without accrual of interest or penalty.

For any partial tax period falling within the Primary Term or any Extensions, Tenant shall be obligated to reimburse Landlord only for the pro rata portion of the tax period during which this Lease was in effect.

(b) Property Association. The Property is subject to two separate property owners associations ("POA") and the fees in connection to each. Tenant shall pay directly to the Creekside POA and the Concord Park POA the fees due each year before such fees become delinquent. Regardless of whether such fees are collected on an annual, quarterly or monthly basis, Tenant shall pay those fees when they become due. Additionally, Tenant shall be responsible for its pro rata share of any such fees for any partial year of the Term. Should Landlord pay any such fees during the Term of the Lease, Tenant shall reimburse Landlord within 30 days after receiving a request from Landlord for such reimbursement.

13. INSURANCE.

(a) Liability Insurance. Tenant, at its sole expense, shall obtain and maintain throughout the Term of this Lease commercial general liability insurance, written on an "occurrence" policy form, with liability limit of One Million and No/100 Dollars (\$1,000,000) per occurrence and Two Million and No/100 Dollars (\$2,000,000.00) in the aggregate, covering bodily injury, property damage, personal injury and advertising injury arising out of or relating, directly or indirectly, to Tenant's business operations, conduct, assumed liabilities or use or occupancy of the Property. Landlord and any lender of Landlord shall be named as an additional insured on the policy by endorsement satisfactory in form and substance to Landlord. The insurance policy shall provide contractual liability coverage. Should Tenant extend the Term of this Lease, the Landlord may require reasonable increases in minimum insurance requirements to reflect changes in the costs of claims on such insurance policies in the market.

(b) Property Insurance.

1. Tenant, at its sole expense, shall procure and maintain throughout the Term of this Lease property insurance coverage on Tenant's personal property.

2. Landlord shall procure and maintain throughout the Term of this Lease property insurance coverage on the Improvements. The property insurance shall provide for 100% of the replacement value of the building comprising a portion of the Improvements (the "Property Insurance"). The policy shall be written in amounts of coverage that meet any coinsurance requirements of the policy, and include vandalism and malicious mischief coverage. The proceeds from this policy may be used by Tenant for the repair or restoration of the Improvements as more fully set forth in Section 15 below. Tenant shall reimburse Landlord for all Property Insurance costs no later than 30 days after Landlord provides notice to Tenant of the cost of such Property Insurance.

For any partial period of insurance coverage falling within the Primary Term or any Extensions, Tenant shall be obligated to reimburse Landlord only for the pro rata portion of such period during which this Lease was in effect.

(c) Workers' Compensation and Employer Liability Coverage. Tenant, at its sole cost and expense, shall procure and maintain workers' compensation insurance as required by law and

employer's liability insurance with limits of no less than \$500,000. Both policies shall contain waivers of subrogation in favor of Landlord.

(d) Failure to Maintain Insurance. If Tenant fails to maintain the insurance required under this Lease, Landlord, in addition to any other right or remedy available to it as a result thereof, shall have the right, but not the obligation, to obtain the required insurance. Tenant shall immediately reimburse Landlord for the costs incurred, including the premium and other expenses, upon receipt of a statement for same from Landlord.

(e) Form of Policies and Additional Requirements. The insurance requirements set forth above are independent of Tenant's waiver, indemnification, and other obligations under this Lease and shall not be construed or interpreted in any way to restrict, limit or modify Tenant's waiver, indemnification and other obligations or to in any way limit Tenant's liability under this Lease. In addition to the requirements above, the insurance required of Tenant must be issued by an insurance company with a rating of no less than A-:VII in the current Best's Insurance Guide, or A- in the current Standard & Poor Insurance Solvency Review, or that is otherwise acceptable to Landlord, and admitted to engage in the business of insurance in the State of Texas, be primary insurance for all claims under it and provide that any insurance carried by Landlord and Landlord's lenders is strictly excess, secondary and noncontributing with any insurance carried by Tenant. Tenant shall deliver to Landlord on or before the Rent Commencement Date and at least thirty (30) days before the expiration date of any policy either a certificate of insurance on all policies procured by Tenant in compliance with Tenant's obligations under this Lease together with evidence satisfactory to Landlord of the payment of the premiums therefor.

(f) Waiver of Subrogation. Each of Tenant and Landlord releases the other from any claim for damage to the Property, the Improvements or any inventory, furniture, fixtures or equipment located therein that are caused by or result from risks insured against under any insurance policy carried by either party and in force at the time of the damage. Each party shall cause each insurance policy obtained by it to provide that the insurance company waives all right of recovery by way of subrogation against Landlord or Tenant, as applicable, in connection with any damage covered by the policy.

14. LANDLORD'S TITLE AND QUIET ENJOYMENT. Landlord represents and warrants to Tenant that Landlord has indefeasible fee simple title to the Property, free and clear of all encumbrances and restrictions other than the encumbrances and restrictions of record that are deemed Permitted Encumbrances. Landlord covenants that so long as Tenant fulfills the conditions and covenants required of it to be performed, Tenant will have peaceful and quiet possession of the Property. Landlord further represents and warrants that it has good right, full power and lawful authority to enter into this Lease for the Primary Term and any Extensions and that Landlord will not agree to any covenants, conditions or restrictions of record, conflicts or exclusive uses which could in any manner whatsoever affect or interfere with Tenant's Use.

15. DAMAGE TO OR DESTRUCTION OF IMPROVEMENTS.

(a) If, after the Rent Commencement Date, the building located on the Property shall be damaged or destroyed by fire or other casualty to the extent of fifty percent (50%) or more of

its replacement cost, Tenant may, at Tenant's option, to be evidenced by notice in writing given to Landlord within sixty (60) days after the occurrence of such damage or destruction, elect to terminate this Lease as of the date of the damage or destruction and the parties shall be released from further liability. In the event Tenant elects to terminate the Lease, Landlord shall be entitled to all proceeds of insurance and rights of recovery against insurers on policies covering such damage or destruction. Tenant shall, at the request of Landlord, demolish and remove all debris from the Property.

(b) In the event Tenant elects not to terminate this Lease pursuant to the terms of Section 15(a) above, or in the event the damage does not exceed twenty-five percent (25%) of the replacement cost of the building, then Landlord shall distribute to Tenant the proceeds of Landlord Property Insurance covering such damage or destruction, which proceeds Tenant shall use solely to repair the damages to the building caused by such casualty. In connection to the payment of such proceeds, Landlord and Tenant shall enter into an agreement specifying draw requests to pay for the work needed to repair such damage.

16. LIENS. Landlord and Tenant each covenant with the other not to permit any judgment, attachment and/or lien to be filed against the Property except for any liens permitted pursuant to Section 17 of this Lease. Should any judgment, attachment and/or lien of any nature be filed against the Property, except pursuant to Section 17 of this Lease, the party causing or permitting the lien shall within thirty (30) days after filing cause such judgment, attachment and/or lien to be removed. Notwithstanding anything contained herein to the contrary, Tenant shall have the right to contest the validity or amount of any lien by posting a bond in the real property records of Bexar County, Texas or reasonable security with Landlord, in Landlord's discretion, until such dispute has been resolved.

17. TENANT'S PROPERTY.

(a) Any personal property, equipment, furniture, inventory, trademarked items, signs and other movable trade fixtures installed in or on the Property by Tenant ("Tenant's Property"), shall remain the property of Tenant. Landlord agrees that Tenant shall have the right, at any time or from time to time, to remove any and all of Tenant's Property. Tenant, at its expense, shall immediately repair any damage occasioned by the removal of Tenant's Property and upon expiration or earlier termination of this Lease, shall leave the Property in a neat and clean condition, normal wear and tear excepted. Tenant shall pay before delinquency all taxes, assessments, license fees and public charges levied, assessed or imposed upon its business operation in the Property as well as upon Tenant's Property.

(b) From time to time, some or all of Tenant's Property may be financed or owned by someone other than Tenant. To the extent that any of Tenant's Property is financed or owned by someone other than Tenant, Landlord agrees that such Tenant's Property is not Landlord's property no matter how the same is affixed to the Property or used by Tenant and agrees to recognize the rights of the lender, owner, secured creditor or lessor ("Secured Party") of Tenant's Property. Landlord also agrees that all of Tenant's Property that is not subject to an interest from Secured Party shall be the property and remain the property of Tenant or Tenant's assignee or transferee no matter how the same is affixed to the Property.

18. SIGNS. Tenant shall have the right to install and maintain reasonable signage on the Premises, including the interior and exterior of the Building. Landlord shall have the right to approve the location, design, scope and size of Tenant's proposed signage, which approval shall not be unreasonably withheld, conditioned or delayed. Any sign that is visible from the exterior of the Premises must comply with all applicable local regulations and ordinances as well as any restrictions on the Property and the rules of the POA.

19. TENANT ASSIGNMENT AND SUBLETTING. Landlord's consent shall be required for any assignment or sublease of this Lease. Any such request for Landlord's consent must be in writing. The consent by Landlord to any transfer, assignment, subletting, license or concession agreement, change of ownership or hypothecation shall be in Landlord's sole discretion.

20. LANDLORD ASSIGNMENT. Landlord shall have the right to transfer, assign and convey, in whole or in part, any or all of the right, title and interest in the Property, provided such transferee, assignee or grantee shall be bound by the terms, covenants and agreements herein contained, shall expressly assume and agree to perform the covenants and agreements of Landlord herein contained and shall provide notice to Tenant of such assignment.

21. PARKING AND LANDSCAPING. The parking lot and any landscaping located on the Property are deemed part of the Property to be bound by this Lease and Tenant's maintenance obligations in connection thereto.

22. TENANT'S DEFAULT.

(a) The following constitute a "Default" of Tenant:

a. If Tenant fails to pay any Rent or other monetary sum due hereunder when due, provided that no more than one (1) time during any one Lease Year Landlord agrees to give Tenant written notice of such failure with ten (10) days thereafter to cure such failure, or

b. If Tenant fails to perform any other material non-monetary covenant or agreement contained in this Lease within thirty (30) days after receipt of written notice of default by Landlord (or, if such non-monetary default cannot reasonably be cured within such thirty (30) day period, then during such additional time as may be reasonably necessary to cure such default so long as Tenant is diligently prosecuting such cure to completion),

(b) If a Default occurs, then at any time thereafter, with or without any further notice or demand, Landlord may exercise any and all rights and remedies available to Landlord under this Lease, at law or in equity including, without limitation, termination of this Lease or termination of Tenant's right to possession of the Property without terminating this Lease. In the event of a Default, Landlord may, without additional notice and without court proceedings, re-enter and repossess the Property and remove all persons and property therefrom and Tenant hereby agrees to surrender possession of the Property. If Landlord elects to terminate this Lease or terminate Tenant's possession of the Property, Landlord may treat the Default as an entire breach of this Lease and Tenant shall, to the fullest extent permitted by law, immediately become liable to Landlord for damages equal to the total of: (i) the cost of recovering, reletting

(including, without limitation, the cost of lease commissions attributable to the unexpired portion of the term of this Lease) and remodeling the Property; (ii) all unpaid Rent and other amounts earned or due through such termination; plus (iii) the total, if and only if positive, of Rent and other amounts to be paid by Tenant hereunder for the remainder of the Term of this Lease less the estimated rent collectible from the Property (with appropriate allowances made for time necessary for reletting) for the remainder of the full term of this Lease, which amount shall be discounted to present value at the prime rate of interest published in the Wall Street Journal at the time of default or, if such rate is no longer published, such comparable nationally recognized rate as may be selected by Landlord in its good faith discretion. If Landlord elects to terminate Tenant's right to possession of the Property without terminating this Lease, Landlord may relet the Property or any part thereof for the account of Tenant to any person or persons upon such rent and for such terms and conditions as Landlord deems appropriate, and Tenant shall be liable to Landlord for the amount, if any, by which the Rent to be paid by Tenant hereunder for the unexpired balance of the Term exceeds the amount received by Landlord from such reletting, such net amount to be reduced by the cost of repossession, reletting, remodeling, and other expenses, including, but not limited to, attorney's fees and expenses, incurred by Landlord. Such sum or sums shall, at Landlord's option, be paid by Tenant in monthly installments on the first (1st) day of each month of the Term remaining. In no case shall Landlord be liable for failure to relet the Property (it being agreed that Landlord shall be free to lease any other space of Landlord in preference to reletting the Property), or to collect the rent due under such reletting, and in no event shall Tenant be entitled to any excess rents received by Landlord. All rights and remedies of Landlord shall be cumulative and not exclusive, and such rights and remedies may be exercised and enforced concurrently and whenever and as often as occasion therefor arises.

(c) Neither bankruptcy, insolvency, nor the appointment of a receiver or trustee shall affect this Lease so long as the obligations of Tenant are performed by Tenant, its successors or assigns.

(d) Independent to the remedies set forth in subsection (a) above, in the event Tenant does not pay any monetary amounts on the due date thereof, and if such amounts remain outstanding ten (10) days after written notice of such delinquency is provided to Tenant by Landlord (with no more than one (1) such notice required in any one Lease Year), Tenant shall pay interest to Landlord on such delinquent amounts, calculated from the original due date thereof, at the maximum lawful interest rate, until the date full payment of the delinquent amounts and such interest are received by Landlord.

23. LANDLORD'S DEFAULT. If Landlord is in default in performing any of the terms or provisions of this Lease and Landlord fails to cure such default within thirty (30) days after receipt of written notice from Tenant stating the nature and extent of the default, or if cure cannot reasonably be effected within 30 days and Landlord has not begun to cure said default within such thirty (30) day period and then continue to diligently prosecute such cure to completion, Tenant shall have the right to enforce the provisions of this Lease and may enforce and protect the rights of Tenant hereunder by a suit or suits in equity or at law for the specific performance of any covenant or agreement contained herein, including, but not limited to, the recovery of any damages (excluding consequential damages) incurred by Tenant in connection with such default, including, but not limited to, in the event of a termination of this Lease, the unamortized portion

of the total cost of construction of Tenant's improvements as determined in accordance with generally accepted accounting principles as shown on the financial statements (or, if no such financial statement exists, then the cost shown on the books) of Tenant.

24. CONDEMNATION. From and after the Effective Date, Tenant shall have the following rights in the event of a taking of the entire Property or any part thereof, by reason of any exercise of the power of eminent domain, including any transfer in lieu thereof:

(a) Interests of Parties. In the event the Property or any part of the Property are taken for public or quasi-public purposes by condemnation as a result of any action or proceeding in eminent domain, or are transferred in lieu of condemnation to any authority entitled to exercise the power of eminent domain, the interests of Landlord and Tenant in the award or consideration for the transfer and the effect of the taking or transfer on this Lease shall be as provided by this Section 24.

(b) Total Taking. Should the entire Property be taken (which term, as used in this Section, shall include any conveyance in avoidance or settlement of eminent domain, condemnation or other similar proceedings) by any governmental authority, corporation or other entity under the right of eminent domain, condemnation or similar right, then Tenant's right of possession under this Lease shall terminate as of the date of taking possession by the condemning authority, and the award therefor will be distributed as follows: (i) first, to the payment of all reasonable fees and expenses incurred in collecting the award and (ii) the balance of the award shall be paid to Landlord. After the determination and distribution of the condemnation award as herein provided, the Lease shall terminate, and the parties shall have no further rights, duties or obligations under the Lease.

(c) Partial Taking. Should a portion of the Property be taken by any governmental authority, corporation or other entity under the right of eminent domain, condemnation or similar right, such that (i) in Tenant's commercially reasonable judgment, so much of the improvements shall be so taken as to make it economically unsound to use the remainder for the Permitted Use contemplated hereby, or (ii) so much of the Property shall be so taken as to cause Tenant's available parking spaces to be less than those required by any governmental authority, then this Lease shall terminate as of the date of taking of possession by the condemning authority in the same manner as if the whole of the Property had thus been taken, and the award therefor shall be distributed as provided in Section 24 (b). Should any other partial taking of the Property occur, then this Lease nevertheless shall continue in effect as to the Property, or the remainder thereof, as the case may be. In the event of a partial taking where this Lease is not terminated, the minimum yearly rent payable during the remainder of the Lease Term, as extended, after taking of possession by the condemning authority shall be reduced on a just and proportionate basis having due regard to the relative value and square footage of the portion of the Property thus taken as compared to the remainder thereof and taking into consideration the extent, if any, to which Tenant's use of the remainder of the Property shall have been impaired or interfered with by reason of such partial taking.

(d) Award on Partial Taking. In the event of a partial taking where this Lease is not terminated, and as a result thereof Tenant will need to restore, repair or refurbish the remainder of the Property in order to put it in a usable condition, then (i) the award shall first be paid to

Tenant for payment of such restoration, repair and refurbishment and (ii) the remainder shall be paid to Landlord. If a portion of the Property is taken and no repair or restoration work is required because thereof, the award therefor shall be paid to Landlord.

(e) Temporary Taking. If the whole or any portion of the Property is taken for temporary use or occupancy, the Lease Term shall not be reduced or affected, and Tenant shall continue to pay the Rent in full. Except to the extent Tenant is prevented from so doing pursuant to the terms of the order of the condemning authority, Tenant shall continue to perform and observe all of the other covenants, agreements, terms and provisions of this Lease. In the event of any temporary taking, Tenant shall be entitled to receive the entire amount of any award therefor unless the period of temporary use or occupancy shall extend beyond the expiration of the Term, in which case such award, after payment to Landlord therefrom for the estimated cost of restoration of the Property to the extent that any such award is intended to compensate for damage to the Property, shall be apportioned between Landlord and Tenant as of the day of expiration of the Term in the same ratio that the part of the entire period for such compensation is made falling before the day of expiration and that part falling after, bear to such entire period.

(f) Notice of Taking, Cooperation. Landlord and Tenant shall immediately notify the other of the commencement of any eminent domain, condemnation or other similar proceedings with regard to the Property. Landlord and Tenant covenant and agree to fully cooperate in any condemnation, eminent domain, or similar proceeding in order to maximize the total award receivable in respect thereof. Any termination of this Lease pursuant to this Section 24 shall not affect the rights of Landlord and Tenant to any such award.

25. COSTS AND ATTORNEYS' FEES. If Landlord or Tenant shall bring any action against the other, arising out of this Lease, the prevailing party shall be reimbursed by the other party for reasonable attorneys' fees and costs incurred in such suit, at trial and on appeal, and such attorneys' fees and costs shall be deemed to have accrued on the commencement of such action.

26. NOTICES. All notices, demands, or other communications of any type given by Landlord to Tenant or by Tenant to Landlord, whether required by this Lease or in any way related to the transaction contracted for herein, shall be void and of no effect unless given in accordance with the provisions of this Lease. All notices shall be legible and in writing and shall, except as specifically provided otherwise herein, (a) be delivered personally to the addressee, (b) be sent by a recognized overnight courier service for next day delivery, (c) by United States certified mail, return receipt requested, postage prepaid and addressed to the parties at their respective addresses set forth in Section 1. Notices sent in compliance with this Section shall be effective (i) upon receipt or refusal if delivered personally; (ii) one (1) business day after depositing with such an overnight courier service; (iii) on receipt if mailed through the United States postal service. Either party hereto may change the address for notice and the person to whom notices are sent specified above by giving the other party ten (10) days advance written notice of such change of address.

27. HAZARDOUS SUBSTANCES.

Tenant shall be responsible for and shall indemnify, defend (with counsel selected by Tenant and reasonably approved by Landlord) and hold harmless Landlord and its respective members, owners, nominees, officers, directors, agents, employees, successors, assigns, affiliates, subsidiaries and parent companies (if any) (collectively, the "Landlord Indemnified Parties") from and against any and all liability, including without limitation the cost of any remediation, fines or penalties arising from any and all claims, demands, litigation, or governmental action, including consequential damages, involving any Hazardous Substances originating on the Property from and after the first day of the Term through the expiration or earlier termination of this Lease, resulting from the operations of Tenant on the Property.

28. ESTOPPEL CERTIFICATE. Tenant and Landlord agree at any time and from time to time, upon not less than ten (10) business days' prior written request from the other party, to execute, acknowledge and deliver to the requesting party a statement in writing, in form and content substantially similar to Exhibit C attached hereto, an estoppel certificate certifying that this Lease is unmodified and in full force and effect (or if there have been modifications, that the same is in full force and effect as modified and stating the modifications), the dates to which Rent has been paid and certifying that it is not in default (or if a default is alleged, stating the nature of the alleged default), and further certifying such other reasonable matters as the requesting party shall require. It is intended that any such statement delivered pursuant to this Section may be relied upon by any prospective purchaser, lender, subtenant, assignee or any entity which is a party to a potential merger, consolidation with or to the acquisition of substantially all of the assets or stock of Landlord or Tenant. In the event Tenant shall fail to execute and deliver any such instrument within the foregoing time period as requested, Tenant hereby irrevocably appoints the Landlord as its attorney-in-fact to execute such instrument in its name, it being agreed that such assignment is one coupled with an interest and the statements contained in such instrument shall be deemed to be true and correct and binding on such party, who shall be estopped from denying or contesting the facts contained in such instrument.

29. INDEMNIFICATION. Each party hereby indemnifies and holds the other party and its respective nominees, officers, directors, agents, employees, successors and assigns harmless from and against any and all claims, demands, liabilities, and expenses, including attorneys' fees and litigation expenses, arising from the negligence or willful acts of the indemnifying party or its agents, employees, or contractors occurring on the Property, except to the extent caused by the indemnified party's negligent or willful acts. In the event any action or proceeding shall be brought against either party by reason of any such claim, the other party shall defend the same at the indemnifying party's expense by counsel selected by the indemnifying party and reasonably approved by the other party.

30. REPRESENTATIONS AND WARRANTIES. As of the date of execution and delivery of this Lease:

(a) Each of Landlord and Tenant hereby represents and warrants to the other that it has full capacity, right, power and authority to execute, deliver and perform this Lease and all documents to be executed by it pursuant hereto, and all required action and approvals therefor have been duly taken and obtained. The individuals signing this Lease and all other documents

executed or to be executed pursuant hereto on behalf of each party are and shall be duly authorized to sign the same on such party's behalf and to bind such party thereto. This Lease and all documents to be executed pursuant hereto by each party are and shall be binding upon and enforceable against each such party in accordance with their respective terms.

(b) Landlord represents that the transaction contemplated hereby will not result in a breach of, or constitute a default or permit acceleration of maturity under, any indenture, mortgage, deed of trust, loan agreement or other agreement to which Landlord or the Property is subject or by which Landlord or the Property is bound.

31. GENERAL PROTECTIVE PROVISIONS.

(a) Right of Entry and Inspection. Tenant, upon written notice from Landlord, shall permit Landlord or Landlord's agents, representatives, or employees to enter on the Property for the purposes of inspection, maintaining, repairing, or showing the Property to prospective tenants, purchasers, mortgagees, or beneficiaries under trust deeds, provided that Landlord does not unreasonably interfere with the business of Tenant.

(b) No Waiver. No waiver by either party of any default or breach of any covenant, condition, or stipulation contained in this Lease shall be treated as a waiver of any subsequent default or breach of the same or any other covenant, condition, or stipulation of this Lease.

(c) Release of Landlord. If Landlord sells or transfers all of the Property and as a part of the transaction assigns its interest as Landlord in and to this Lease, then from and after the effective date of the sale, assignment, or transfer, provided such assignee has expressly assumed Landlord's obligations under this Lease, Landlord shall have no further liability under this Lease to Tenant, except as to matters of liability which have accrued and are unsatisfied as of that date, it being intended that the covenants and obligations of Landlord contained in this Lease shall be binding on Landlord and its successors and assigns only during and in respect of their respective successive periods of ownership of the fee.

32. SUBORDINATION. Subject to the provisions of this paragraph, Tenant accepts this Lease subject and subordinate to any lease, mortgage, deed of trust lien or security interest presently existing or hereafter encumbering the Property and to all existing ordinances and recorded restrictions, covenants, easements and agreements with respect to the Property. Landlord is hereby irrevocably vested with full power and authority to subordinate Tenant's interest under this Lease to any mortgage, deed of trust lien or security interest hereafter placed on the Property. Upon any foreclosure, judicially or non-judicially, of any such mortgage, or the sale or conveyance of the Property in lieu of foreclosure, or any other sale, transfer or conveyance of the Property or Landlord's interest in the Property, whether or not in connection with a mortgage, Tenant hereby does, and hereafter agrees to, attorn to the purchaser at such foreclosure sale or to the grantee under any deed in lieu of foreclosure or to any other grantee or transferee of the Property or of Landlord's interest, and shall recognize such purchaser, grantee, or other transferee as Landlord under this Lease, and no further attornment or other agreement shall be required to effect of evidence Tenant's attornment to and recognition of such purchaser or grantee as Landlord hereunder. Such agreement of Tenant to attorn shall survive any such

foreclosure, sale, trustee's sale, conveyance in lieu thereof, or any other sale, transfer or conveyance of the Property or Landlord's interest in the Property. Landlord shall cooperate with Tenant in obtaining, promptly after the Effective Date, a Subordination, Non-Disturbance and Attornment Agreement ("SNDA"), in a form reasonably acceptable to Landlord, from Landlord's existing mortgagee(s), if any, or future mortgagee, if any, which SNDA shall provide that so long as no Tenant Event of Default has occurred (beyond the applicable notice and cure period), the mortgagee or successor owner shall not disturb Tenant's peaceful use, enjoyment, and possession of the Premises upon and subject to the terms of this Lease. Notwithstanding anything to the contrary implied in this Section, any mortgagee under any mortgage shall have the right at any time to subordinate any such mortgage to this Lease on such terms and subject to such conditions as the mortgagee, in its discretion, may consider appropriate.

33. SECURITY DEPOSIT.

Tenant shall deposit with Landlord on the date Tenant executes this Lease the sum of \$20,785.50 as a "Security Deposit" with the understanding: (i) that the Security Deposit or any portion thereof may be applied to the curing of any default, without prejudice to any other remedy or remedies which Landlord may have on account thereof, and upon such application Tenant shall pay Landlord on demand the amount so applied which shall be added to the Security Deposit so the same will be restored to its original amount; and (ii) that Landlord shall not be obligated to hold the Security Deposit as a separate fund, but may commingle it with other funds.

34. LIMITATION OF LANDLORD'S LIABILITY. Tenant specifically agrees to look solely to Landlord's interest in the Property for the recovery of any judgments from Landlord. Landlord (and Landlord's shareholders, officers, members, managers, venturers, and partners, and their shareholders, members, managers, venturers, and partners, and all of their officers, directors, and employees) shall not be personally liable for any such judgments or deficiency after execution thereon. The limitation of liability contained in this Section 34 shall apply equally and inure to the benefit of Landlord, its successors, and their respective present and future partners, beneficiaries, officers, directors, trustees, shareholders, members, manager, partners, agents, and employees, and their respective heirs, successors, and assigns.

35. MISCELLANEOUS.

(a) Any and all discussions and negotiations between Landlord and Tenant have been merged into this Lease. No rights are conferred upon either party until this Lease has been executed by both Landlord and Tenant. Any and all representations and agreements by either of the parties or their agents made during negotiations prior to execution of this Lease and which representations are not contained in this Lease shall not be binding upon either of the parties.

(b) All terms and words used in this Lease, regardless of the number and gender in which they are used, shall be deemed and construed to include any other number, singular or plural, and any other gender, masculine, feminine or neuter, as the context or sense of this Lease or any portion of this Lease may require, the same as if such words had been fully and properly written in the number and gender.

(c) This Lease may be executed in any number of counterparts, each of which when so executed and delivered shall be deemed original, but such counterparts together shall constitute but one and the same instrument.

(d) Landlord and Tenant are not and shall not be considered joint venturers or partners and neither shall have power to bind or obligate the other except as set forth in this Lease.

(e) Upon the termination or expiration of the Lease, if Tenant continues to occupy the Property and Landlord elects to accept Rent thereafter, a tenancy from month to month only shall be created and base Rent for any such holdover period shall equal 150% of the Rent due immediately prior to such holdover period.

(f) If any provision of this Lease or the application thereof to any person or circumstances shall, to any extent, be invalid or unenforceable, the remainder of this Lease, or the application of such term or provision to persons whose circumstances are other than those as to which it is held invalid or unenforceable, shall not be affected thereby.

(g) No modification, alteration or amendment of this Lease shall be binding unless in writing and executed by both parties hereto.

(h) The headings to the Sections of this Lease are inserted only as a matter of convenience and for reference, and in no way confine, limit or proscribe the scope or intent of any Section of this Lease, nor in any way affect this Lease.

(i) This Lease shall be binding upon and inure to the benefit of the parties, any subtenants and their heirs, administrators, executors, successors and assigns.

(j) **TIME IS OF THE ESSENCE** of this Lease and each provision; provided, however, if the final (but not any interim) date of any period set forth herein falls on a Saturday, Sunday or legal holiday under the laws of the United States of America, the final date of such period shall be extended to the next business day.

(k) If Tenant or Landlord is delayed or prevented from performing any of its obligations under this Lease by reason of strike, lockouts, labor troubles, failure of power, riots, insurrection, war, acts of God or any other cause beyond Tenant's or Landlord's control, the period of such delay or such prevention shall be deemed added to the time period herein provided for the performance of any such obligation by Tenant or Landlord. This provision may extend to monetary payments only if such cause outside of Tenant's or Landlord's control is some type of cyber-attack on the United States monetary system or the like.

(l) This Lease shall be governed by and construed and interpreted in accordance with the laws of the state in which the Property is located, excluding its conflict of law principles.

(m) Each party hereto has reviewed and revised (or requested revisions of) this Lease, and therefore any usual rules of construction requiring that ambiguities are to be resolved against

a particular party shall not be applicable in the construction and interpretation of this Agreement or any Exhibits hereto.

(n) Neither Tenant nor Landlord and their agents, representatives, employees, partners, officers and directors will disclose the subject matter or terms of the transaction contemplated by this Lease except to their respective attorneys, accountants, financial advisors, or lending institutions unless prior written consent to such disclosure is obtained from the other party, which consent may be withheld at that party's sole discretion. Notwithstanding anything to the contrary contained herein, nothing in this Lease shall be construed as prohibiting Tenant from notifying its customers, vendors and other parties with which it has a business relationship that Tenant is conducting business at the Property.

(o) Landlord's real estate broker in connection to this Lease is San Antonio Commercial Advisors ("SACA"). SACA is the only real estate broker in connection to this Lease. Landlord shall pay a leasing real estate commission to SACA pursuant to a separate agreement.

Landlord and Tenant hereto represent and warrant to each other that they have not had any other dealings with any real estate brokers, finders or agents other than SACA as heretofore stipulated and agree to indemnify, defend and hold each other harmless from any claims, costs, commissions, fees or damages by any other person or firm claiming to have negotiated, instituted or brought about this Lease.

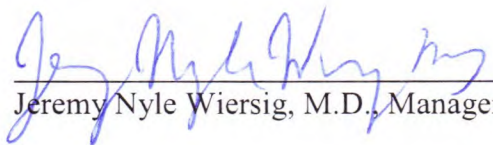
(p) All representations, warranties and indemnities contained in this Lease shall survive the termination or expiration of this Lease.

[SIGNATURES CONTAINED ON SEPARATE PAGES.]

EXECUTED by Landlord on this 8th day of February, 2019.

LANDLORD:

4W ELDORADO INVESTMENT, LP
By: 4W Eldorado Management, LLC
Its General Partner

By: 
Jeremy Nyle Wiersig, M.D., Manager

EXECUTED by Tenant on this 8th day of February, 2019.

TENANT:

BTDI JV, LLP

By: 
Name: Brian Smith
Title: Chief Development Officer

EXHIBIT “A”

LEGAL DESCRIPTION OF THE PROPERTY

EXHIBIT “B”

Intentionally Deleted

EXHIBIT "C"

ESTOPPEL CERTIFICATE

RE: [Lease/License/Carrier Agreement] dated _____ (as amended, the "Lease"), by and between the Landlord and Tenant, and covering the Premises, described below

Ladies and Gentlemen:

The undersigned is Tenant under the Lease. Tenant certifies to _____ [and its lender], and their respective successors and assigns (collectively, the "Parties") and acknowledges and agrees that:

1. The following information concerning the Lease is true and correct:

Landlord: _____ ("Landlord")

Tenant: _____ ("Tenant")

Premises: _____ ("Premises")

Guarantor: _____ ("Guarantor")

Property: Building located at _____,
together with all land and other buildings related thereto (the "Property")

Amendment, Modifications
Assignments or Assumptions: _____

Commencement Date: _____

Expiration Date of Term: _____

Monthly rent under the Lease:

Fixed Minimum Rent: \$ _____

Common Area Maintenance: \$ _____

Real Estate Taxes: \$ _____

Insurance: \$ _____

POA Fees: \$ _____

Other: \$ _____

Renewal Option: _____ . Tenant has no other
right to extend or renew the term of the Lease

Amount of Security Deposit: \$ _____

2. The Lease represents the entire agreement between Landlord and Tenant and has not been modified or amended except as indicated above. A true, correct and complete copy of the Lease and all amendments and modifications thereto is attached hereto as **Schedule 1**.
3. The Lease (modified as indicated above) is in full force and effect in accordance with its terms and Tenant has accepted and is in occupancy of the Premises.
4. All rent and additional rent payable under the Lease as of the date of this Estoppel Certificate has been paid in full and no rent or additional rent to become payable under the Lease has been paid more than 30 days in advance.
5. The Lease contains the entire agreement between Landlord and Tenant with respect to the subject matter thereof, and there are no other agreements between them, oral or written, regarding the Premises or the Property, except as follows:
_____.
Except as may be expressly set forth in the Lease, Tenant has no right or option to terminate the Lease, and Tenant has no right of first offer or first refusal or right or option to expand or reduce the Premises or otherwise lease additional space at the Property.
6. To the best of Tenant's knowledge, no party to the Lease is in default thereunder, and no event has occurred which, with the giving of notice or the passage of time, or both, would constitute a default thereunder, and Tenant has no claims against Landlord.
7. Tenant has no counterclaims, defenses or offsets to its obligations under the Lease or to the enforcement of any of the Landlord's rights thereunder. There are no outstanding service level violations, and no current credits or abatements or other remedies due to Tenant in connection with any service level agreement or outage.
8. Landlord has completed all alterations, additions, tenant improvements, painting and refurbishing to the Premises and the Property required to be performed by Landlord, and there are no construction allowances or contributions, commissions, rent concessions, rebates, free rents or similar inducements which have not been paid in full, and Tenant and any Tenant construction allowances, if any, have been paid in full.
9. No rent has been paid more than thirty (30) days in advance of its due date. Tenant has not assigned or sublet (or sub-licensed) any portion of the Premises, except as follows: _____.

10. Tenant has no right of first offer or first refusal or any other right or option whatsoever to purchase all or any portion of the Premises or Property, or any interest therein.
11. There are no actions, whether voluntary or otherwise, pending against Tenant or any guarantor under the bankruptcy or insolvency laws of the United States or any state thereof.

Tenant acknowledges that Tenant is delivering this Estoppel Certificate in connection with a proposed sale and possible related financing of the Premises, and Tenant agrees that that the Parties may rely on the information set forth in this Estoppel Certificate as being true and correct. The person signing this Estoppel Certificate on behalf of Tenant (and Guarantor, if applicable) has been, and is, duly authorized to do so and has been, and is, duly authorized to bind Tenant (and Guarantor, if applicable) to the terms hereof.

“Tenant”

By: _____

Name: _____

Title: _____

Date: _____

AGREED:

“Guarantor”

By: _____

Name: _____

Title: _____

Date: _____

SCHEDULE 1
Lease Document