

STATE OF NORTH CAROLINA

FIRST AMENDMENT TO LEASE

COUNTY OF MECKLENBURG

THIS FIRST AMENDMENT TO LEASE is made this 29th day of April, 2019 by and between **8510-8514 MCALPINE, LLC**, a North Carolina limited liability company, ("Landlord") and **Charlotte Radiology, PA** ("Tenant").

STATEMENT OF PURPOSE

WHEREAS, Tenant and Landlord entered into a Lease dated October 9, 2017 related to the premises located at 8514 McAlpine Park Drive, Suite 100, Charlotte, North Carolina (the "Premises") and;

WHEREAS, Landlord and Tenant desires to modify the Lease and Premises more particularly set forth herein.

NOW, THEREFORE, for good and valuable consideration and the mutual agreements contained herein, the parties hereby agree to the following:

1. **Term:** The term of the Lease is hereby extended by an additional Twenty Four (24) months beyond the current term commencing March 1, 2023 and expiring February 28, 2025 ("the Extended Term").
2. **Premises:** The Premises will increase from approximately 8,681 rentable square feet to approximately 10,281 square feet by adding 1,600 square feet from Suite 125 as indicated in Exhibit "A" attached.
3. **Commencement date:** Upon the completion of Landlords space improvements to Suite 125, estimated June 1, 2019. Tenant and Landlord will execute an Acknowledgement of Occupancy at the time of possession to set the start date.
4. **Base Rent:** Tenant agrees to pay to Landlord monthly installments of Base Rent as follows:

June 1, 2019 through December 31, 2019 Base rent shall be \$13,236.79 monthly
January 1, 2020 through December 31, 2020 Base rent shall be \$13,630.89 monthly
January 1, 2021 through December 31, 2021 Base rent shall be \$14,042.13 monthly
January 1, 2022 through December 31, 2022 Base rent shall be \$14,461.94 monthly
January 1, 2023 through December 31, 2023 Base rent shall be \$14,898.88 monthly
January 1, 2024 through December 31, 2024 Base rent shall be \$15,345.85 monthly
January 1, 2025 through February 28, 2025 Base rent shall be \$15,806.22 monthly

5. Space Improvements: Landlord, at the Landlord's expense, will make the following improvements during normal business hours:

- Open a portion of wall to connect the existing space into the expansion area of Suite 125 by cutting in (1) cased opening
- Patch walls that have been cut; paint entire space with building standard paint.
- Install new building standard carpet and baseboards through-out.
- Remove garage door and install windows to conform to building standard
- Remove interior wall separating open area.
- Remove metal door and install glass door

Except as provided for and amended by the terms of this FIRST Amendment to Lease, all other terms and conditions of the Lease Agreement shall remain in full force and effect.

IN WITNESS WHEREOF, each of the parties hereto have executed this FIRST Amendment to Lease and adopted the word "(SEAL)" appearing after such entity's name as the seal of said entity, and it is the intent of each party to affect a sealed instrument as of the day and year first written above.

LANDLORD: 8510-8514 MCALPINE, LLC
By: Levine Properties, Inc., Agent

By: 
Daniel S. Levine, President

TENANT: Charlotte Radiology, P.A.
Jerome Carter – Director of Operations

By: 
Jerome Carter – Director of Operations