

STATE OF NORTH CAROLINA  
COUNTY OF MECKLENBURG

SECOND AMENDMENT TO LEASE

**THIS SECOND AMENDMENT TO LEASE** is made this 27<sup>th</sup> day of June, 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 and First Amendment to Lease dated April 1, 2019 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 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. Commencement date: The completion of Landlord's space improvements to Suite 125 and possession granted to Tenant shall be effective July 1, 2019.
2. Base Rent: Tenant agrees to pay to Landlord monthly installments of Base Rent as follows:

July 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

Except as provided for and amended by the terms of this SECOND 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 SECOND 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