

TEXAS ASSOCIATION OF REALTORS®
COMMERCIAL LEASE

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Table of Contents

No.	Paragraph Description	Pg.	No.	Paragraph Description	Pg.
1.	Parties	2	24.	Assignment and Subletting	11
2.	Leased Premises	2	25.	Relocation	11
3.	Term		26.	Subordination	11
	A. Term	2	27.	Estoppel Certificates & Financial Info	11
	B. Delay of Occupancy	2	28.	Casualty Loss	12
	C. Certificate of Occupancy	3	29.	Condemnation	12
4.	Rent and Expenses		30.	Attorney's Fees	12
	A. Base Monthly Rent	3	31.	Representations	12
	B. Additional Rent	3	32.	Brokers	13
	C. First Full Month's Rent	3	33.	Addenda	13
	D. Prorated Rent	3	34.	Notices	13
	E. Place of Payment	3	35.	Special Provisions	14
	F. Method of Payment	3	36.	Agreement of the Parties	14
	G. Late Charges	4			
	H. Returned Checks	4			
5.	Security Deposit	4			
6.	Taxes	4			
7.	Utilities	4			
8.	Insurance	5			
9.	Use and Hours	6			
10.	Legal Compliance	6			
11.	Signs	6			
12.	Access By Landlord	7			
13.	Move-In Condition	7			
14.	Move-Out Condition	7			
15.	Maintenance and Repairs				
	A. Cleaning	7			
	B. Conditions Caused by a Party	8			
	C. Repair & Maintenance Responsibility <input type="checkbox"/>	8			
	D. Repair Persons	8			
	E. HVAC Service Contract	9			
	F. Common Areas	9			
	G. Notice of Repairs	9			
	H. Failure to Repair	9			
16.	Alterations	9			
17.	Liens	9			
18.	Liability	9			
19.	Indemnity	10			
20.	Default	10			
21.	Abandonment, Interruption of Utilities, Removal of Property & Lockout	10			
22.	Holdover	10			
23.	Landlord's Lien & Security Interest	11			

ADDENDA & EXHIBITS (check all that apply)

- ☒ Exhibit "A" Site Plan of Lease Space
- ☒ Exhibit "C" Base Monthly Rent Schedule
- ☐ Commercial Lease Addendum for Broker's Fee (TAR-2102)
- ☒ Commercial Lease Addendum for Expense Reimbursement (TAR-2103)
- ☒ Commercial Lease Addendum for Extension Option (TAR-2104)
- ☐ Commercial Lease Addendum for Percentage Rent (TAR-2106)
- ☐ Commercial Lease Addendum for Parking (TAR-2107)
- ☒ Commercial Landlord's Rules and Regulations (TAR-2108)
- ☐ Commercial Lease Guaranty (TAR-2109)
- ☐ Commercial Lease Addendum for Right of First Refusal (TAR-2105)
- ☐ Commercial Lease Addendum for Optional Space (TAR-2110)
- ☒ Commercial Lease Addendum for Construction (TAR-2111) or (TAR-2112)
- ☐ Commercial Lease Addendum for Contingencies (TAR-2119)
- ☒ **Commercial Lease Special Provisions**
- ☒ **Exhibit "B" Landlord Work Letter**
- ☒ **Commercial Lease Acceptance Form**
- ☒ Information About Brokerage Services (TAR-2501)

(TAR-2101) 4-1-14

Initialed for Identification by Landlord

DS

JS

, and Tenant:



Page 1 of 15

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1. PARTIES: The parties to this lease are:

Landlord: Dusty Hills, a Texas Limited Liability Company
_____; and
Tenant: American Health Imaging of Dallas, LLC
_____.

2. LEASED PREMISES:

A. Landlord leases to Tenant the following described real property, known as the "leased premises," along with all its improvements (*Check only one box*):

☒ (1) Multiple-Tenant Property: Suite or Unit Number 108 containing approximately 4,450 square feet of rentable area in Building 3 Creekside Professional Plaza 2 (*project name*) at 625 Central Parkway Unit 108 (*address*) in New Braunfels (*city*), Comal (*county*), Texas, which is legally described on attached Exhibit A or as follows:
Unit B3 - 108, Building 3, Creekside Professional Plaza 2, a Condominium
_____.

☐ (2) Single-Tenant Property: The real property containing approximately _____ square feet of rentable area at: _____ (*address*) in _____ (*city*), _____ (*county*), Texas, which is legally described on attached Exhibit _____ or as follows:

_____.

B. If Paragraph 2A(1) applies:

- (1) "Property" means the building or complex in which the leased premises are located, inclusive of any common areas, drives, parking areas, and walks; and
- (2) the parties agree that the rentable area of the leased premises may not equal the actual or useable area within the leased premises and may include an allocation of common areas in the Property. The rentable area ☐ will ☒ will not be adjusted if re-measured.

3. TERM:

A. Term: The term of this lease is 84 months and 0 days, commencing on: See Commercial Lease Special Provisions Addendum (Commencement Date) and ending on See Commercial Lease Special Provisions Addendum (Expiration Date).

B. Delay of Occupancy: If Tenant is unable to occupy the leased premises on the Commencement Date because of construction on the leased premises to be completed by Landlord that is not substantially

(TAR-2101) 4-1-14

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, and Tenant:  , _____

Page 2 of 15

625 Central Parkway Unit 108

Commercial Lease concerning: **New Braunfels, Texas 78130**

complete or a prior tenant's holding over of the leased premises, Landlord will not be liable to Tenant for such delay and this lease will remain enforceable. In the event of such a delay, the Commencement Date will automatically be extended to the date Tenant is able to occupy the Property and the Expiration Date will also be extended by a like number of days, so that the length of this lease remains unchanged. If Tenant is unable to occupy the leased premises after the 90th day after the Commencement Date because of construction on the leased premises to be completed by Landlord that is not substantially complete or a prior tenant's holding over of the leased premises, Tenant may terminate this lease by giving written notice to Landlord before the leased premises become available to be occupied by Tenant and Landlord will refund to Tenant any amounts paid to Landlord by Tenant. This Paragraph 3B does not apply to any delay in occupancy caused by cleaning or repairs.

- C. Certificate of Occupancy: Unless the parties agree otherwise, Tenant is responsible for obtaining a certificate of occupancy for the leased premises if required by a governmental body.

4. RENT AND EXPENSES:

- A. Base Monthly Rent: On or before the first day of each month during this lease, Tenant will pay Landlord base monthly rent as described on attached Exhibit "C" Base Monthly Rent Schedule or as follows:

Dates		Rate per rentable square foot (optional)		Base Monthly Rent \$
From	To	\$ Monthly Rate	\$ Annual Rate	
		/ rsf / month	/ rsf / year	
		/ rsf / month	/ rsf / year	
		/ rsf / month	/ rsf / year	
		/ rsf / month	/ rsf / year	
		/ rsf / month	/ rsf / year	

- B. Additional Rent: In addition to the base monthly rent, Tenant will pay Landlord all other amounts, as provided by the attached (*Check all that apply*):

- ☒ (1) Commercial Lease Addendum for Expense Reimbursement (TAR-2103)
☐ (2) Commercial Lease Addendum for Percentage Rent (TAR-2106)
☐ (3) Commercial Lease Addendum for Parking (TAR-2107)
☐ (4) _____

All amounts payable under the applicable addenda are deemed to be "rent" for the purposes of this lease.

- C. First Full Month's Rent: The first full monthly rent is due on or before Lease Signing
First Month Rent \$9,790.00 + Security Deposit \$9,790.00 = \$19,580.00

- D. Prorated Rent: If the Commencement Date is on a day other than the first day of a month, Tenant will pay Landlord as prorated rent, an amount equal to the base monthly rent multiplied by the following fraction: the number of days from the Commencement Date to the first day of the following month divided by the number of days in the month in which this lease commences. The prorated rent is due on or before the Commencement Date.

- E. Place of Payment: Tenant will remit all amounts due to Landlord under this lease to the following person at the place stated or to such other person or place as Landlord may later designate in writing:

Name: **Dusty Hills LLC** **Attention Dustin Seidel**

Address: **301 Main Plaza #129**

New Braunfels, Tx 78130

- F. Method of Payment: Tenant must pay all rent timely without demand, deduction, or offset, except as permitted by law or this lease. If Tenant fails to timely pay any amounts due under this lease or if any

(TAR-2101) 4-1-14

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Page 3 of 15

625 Central Parkway Unit 108

Commercial Lease concerning: New Braunfels, Texas 78130

check of Tenant is returned to Landlord by the institution on which it was drawn, Landlord after providing written notice to Tenant may require Tenant to pay subsequent amounts that become due under this lease in certified funds. This paragraph does not limit Landlord from seeking other remedies under this lease for Tenant's failure to make timely payments with good funds.

G. Late Charges: If Landlord does not actually receive a rent payment at the designated place of payment within 5 days after the date it is due, Tenant will pay Landlord a late charge equal to 10% of the amount due. In this paragraph, the mailbox is not the agent for receipt for Landlord. The late charge is a cost associated with the collection of rent and Landlord's acceptance of a late charge does not waive Landlord's right to exercise remedies under Paragraph 20.

H. Returned Checks: Tenant will pay \$ 30.00 for each check Tenant tenders to Landlord which is returned by the institution on which it is drawn for any reason, plus any late charges until Landlord receives payment.

5. SECURITY DEPOSIT:

A. Upon execution of this lease, Tenant will pay \$ 9,790.00 to Landlord as a security deposit.

B. Landlord may apply the security deposit to any amounts owed by Tenant under this lease. If Landlord applies any part of the security deposit during any time this lease is in effect to amounts owed by Tenant, Tenant must, within 10 days after receipt of notice from Landlord, restore the security deposit to the amount stated.

C. Within 60 days after Tenant surrenders the leased premises and provides Landlord written notice of Tenant's forwarding address, Landlord will refund the security deposit less any amounts applied toward amounts owed by Tenant or other charges authorized by this lease.

6. **TAXES**: Unless otherwise agreed by the parties, Landlord will pay all real property ad valorem taxes assessed against the leased premises.

7. UTILITIES:

A. The party designated below will pay for the following utility charges to the leased premises and any connection charges for the utilities. (Check all that apply.)

	N/A	Landlord	Tenant
(1) Water	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(2) Sewer	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(3) Electric	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(4) Gas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(5) Telephone	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(6) Internet	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(7) Cable	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(8) Trash	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(9) _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(10) All other utilities	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

B. The party responsible for the charges under Paragraph 7A will pay the charges directly to the utility service provider. The responsible party may select the utility service provider except that if Tenant selects the provider, any access or alterations to the Property or leased premises necessary for the utilities may be made only with Landlord's prior consent, which Landlord will not unreasonably withhold. If Landlord incurs any liability for utility or connection charges for which Tenant is responsible to pay

(TAR-2101) 4-1-14

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DS JS

, and Tenant:

[Signature]

Page 4 of 15

625 Central Parkway Unit 108

Commercial Lease concerning: **New Braunfels, Texas 78130**

and Landlord pays such amount, Tenant will immediately upon written notice from Landlord reimburse Landlord such amount.

C. **Notice: Tenant should determine if all necessary utilities are available to the leased premises and are adequate for Tenant's intended use.**

D. After-Hours HVAC Charges: "HVAC services" means heating, ventilating, and air conditioning of the leased premises. (Check one box only.)

☐ (1) Landlord is obligated to provide the HVAC services to the leased premises only during the Property's operating hours specified under Paragraph 9C.

☐ (2) Landlord will provide the HVAC services to the leased premises during the operating hours specified under Paragraph 9C for no additional charge and will, at Tenant's request, provide HVAC services to the leased premises during other hours for an additional charge of \$ _____ per hour. Tenant will pay Landlord the charges under this paragraph immediately upon receipt of Landlord's invoice. Hourly charges are charged on a half-hour basis. Any partial hour will be rounded up to the next half hour. Tenant will comply with Landlord's procedures to make a request to provide the additional HVAC services under this paragraph.

☒ (3) Tenant will pay for the HVAC services under this lease.

8. INSURANCE:

A. During all times this lease is in effect, Tenant must, at Tenant's expense, maintain in full force and effect from an insurer authorized to operate in Texas:

(1) public liability insurance naming Landlord as an additional insured with policy limits on an occurrence basis in a minimum amount of: (check only (a) or (b) below)

☒ (a) \$1,000,000; or

☐ (b) \$2,000,000.

If neither box is checked the minimum amount will be \$1,000,000.

(2) personal property damage insurance for the business operations being conducted in the leased premises and contents in the leased premises in an amount sufficient to replace such contents after a casualty loss; and

☐ (3) business interruption insurance sufficient to pay 12 months of rent payments;

B. Before the Commencement Date, Tenant must provide Landlord with a copy of insurance certificates evidencing the required coverage. If the insurance coverage is renewed or changes in any manner or degree at any time this lease is in effect, Tenant must, not later than 10 days after the renewal or change, provide Landlord a copy of an insurance certificate evidencing the renewal or change.

C. If Tenant fails to maintain the required insurance in full force and effect at all times this lease is in effect, Landlord may:

(1) purchase insurance that will provide Landlord the same coverage as the required insurance and Tenant must immediately reimburse Landlord for such expense; or

(2) exercise Landlord's remedies under Paragraph 20.

D. Unless the parties agree otherwise, Landlord will maintain in full force and effect insurance for: (1) fire and extended coverage in an amount to cover the reasonable replacement cost of the improvements of the Property; and (2) any public liability insurance in an amount that Landlord determines reasonable and appropriate.

E. If there is an increase in Landlord's insurance premiums for the leased premises or Property or its contents that is caused by Tenant, Tenant's use of the leased premises, or any improvements made by or for Tenant, Tenant will, for each year this lease is in effect, pay Landlord the increase immediately

(TAR-2101) 4-1-14

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Page 5 of 15

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625 Central Parkway Unit 108

Commercial Lease concerning: **New Braunfels, Texas 78130**

after Landlord notifies Tenant of the increase. Any charge to Tenant under this Paragraph 8E will be equal to the actual amount of the increase in Landlord's insurance premium.

9. USE AND HOURS:

- A. Tenant may use the leased premises for the following purpose and no other: **Diagnostic Imaging Services and related office use.**
- B. Unless otherwise specified in this lease, Tenant will operate and conduct its business in the leased premises during business hours that are typical of the industry in which Tenant represents it operates.
- C. The Property maintains operating hours of (specify hours, days of week, and if inclusive or exclusive of weekends and holidays): **24 hours/day 365 days/year**

10. LEGAL COMPLIANCE:

- A. Tenant may not use or permit any part of the leased premises or the Property to be used for:
- (1) any activity which is a nuisance or is offensive, noisy, or dangerous;
 - (2) any activity that interferes with any other tenant's normal business operations or Landlord's management of the Property;
 - (3) any activity that violates any applicable law, regulation, zoning ordinance, restrictive covenant, governmental order, owners' association rules, tenants' association rules, Landlord's rules or regulations, or this lease;
 - (4) any hazardous activity that would require any insurance premium on the Property or leased premises to increase or that would void any such insurance;
 - (5) any activity that violates any applicable federal, state, or local law, including but not limited to those laws related to air quality, water quality, hazardous materials, wastewater, waste disposal, air emissions, or other environmental matters;
 - (6) the permanent or temporary storage of any hazardous material; or
 - (7) **none**
- B. "Hazardous material" means any pollutant, toxic substance, hazardous waste, hazardous material, hazardous substance, solvent, or oil as defined by any federal, state, or local environmental law, regulation, ordinance, or rule existing as of the date of this lease or later enacted.
- C. Landlord does not represent or warrant that the leased premises or Property conform to applicable restrictions, zoning ordinances, setback lines, parking requirements, impervious ground cover ratio requirements, and other matters that may relate to Tenant's intended use. Tenant must satisfy itself that the leased premises may be used as Tenant intends by independently investigating all matters related to the use of the leased premises or Property. Tenant agrees that it is not relying on any warranty or representation made by Landlord, Landlord's agent, or any broker concerning the use of the leased premises or Property.

11. SIGNS:

- A. Tenant may not post or paint any signs or place any decoration outside the leased premises or on the Property without Landlord's written consent. Landlord may remove any unauthorized sign or decorations, and Tenant will promptly reimburse Landlord for its cost to remove any unauthorized sign or decorations.

(TAR-2101) 4-1-14

Initialed for Identification by Landlord:

DS

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, and Tenant:



Page 6 of 15

625 Central Parkway Unit 108

Commercial Lease concerning: **New Braunfels, Texas 78130**

- B. Any authorized sign must comply with all laws, restrictions, zoning ordinances, and any governmental order relating to signs on the leased premises or Property. Landlord may temporarily remove any authorized sign to complete repairs or alterations to the leased premises or the Property.
- C. By providing written notice to Tenant before this lease ends, Landlord may require Tenant, upon move-out and at Tenant's expense, to remove, without damage to the Property or leased premises, any or all signs or decorations that were placed on the Property or leased premises by or at the request of Tenant. Any signs or decorations that Landlord does not require Tenant to remove and that are fixtures, become the property of the Landlord and must be surrendered to Landlord at the time this lease ends.

12. ACCESS BY LANDLORD:

- A. During Tenant's normal business hours Landlord may enter the leased premises for any reasonable purpose, including but not limited to purposes for repairs, maintenance, alterations, and showing the leased premises to prospective tenants or purchasers. Landlord may access the leased premises after Tenant's normal business hours if: (1) entry is made with Tenant's permission; or (2) entry is necessary to complete emergency repairs. Landlord will not unreasonably interfere with Tenant's business operations when accessing the leased premises.
- B. During the last 90 days of this lease, Landlord may place a "For Lease" or similarly worded sign on the leased premises.

13. MOVE-IN CONDITION: Tenant has inspected the leased premises and accepts it in its present (as-is) condition unless expressly noted otherwise in this lease or in an addendum. Landlord and any agent have made no express or implied warranties as to the condition or permitted use of the leased premises or Property.

14. MOVE-OUT CONDITION AND FORFEITURE OF TENANT'S PERSONAL PROPERTY:

- A. At the time this lease ends, Tenant will surrender the leased premises in the same condition as when received, except for normal wear and tear. Tenant will leave the leased premises in a clean condition free of all trash, debris, personal property, hazardous materials, and environmental contaminants.
- B. If Tenant leaves any personal property in the leased premises after Tenant surrenders possession of the leased premises, Landlord may: (1) require Tenant, at Tenant's expense, to remove the personal property by providing written notice to Tenant; or (2) retain such personal property as forfeited property to Landlord.
- C. "Surrender" means vacating the leased premises and returning all keys and access devices to Landlord. "Normal wear and tear" means deterioration that occurs without negligence, carelessness, accident, or abuse.
- D. By providing written notice to Tenant before this lease ends, Landlord may require Tenant, upon move-out and at Tenant's expense, to remove, without damage to the Property or leased premises, any or all fixtures that were placed on the Property or leased premises by or at the request of Tenant. Any fixtures that Landlord does not require Tenant to remove become the property of the Landlord and must be surrendered to Landlord at the time this lease ends.

15. MAINTENANCE AND REPAIRS:

- A. Cleaning: Tenant must keep the leased premises clean and sanitary and promptly dispose of all garbage in appropriate receptacles. ☐ Landlord ☒ Tenant will provide, at its expense, janitorial services to the leased premises that are customary and ordinary for the property type. Tenant will maintain any grease trap on the Property which Tenant uses, including but not limited to periodic

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Page 7 of 15

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Commercial Lease concerning: **New Braunfels, Texas 78130**

emptying and cleaning, as well as making any modification to the grease trap that may be necessary to comply with any applicable law.

- B. Repairs of Conditions Caused by a Party: Each party must promptly repair a condition in need of repair that is caused, either intentionally or negligently, by that party or that party's guests, patrons, invitees, contractors or permitted subtenants.
- C. Repair and Maintenance Responsibility: Except as otherwise provided by this Paragraph 15, the party designated below, at its expense, is responsible to maintain and repair the following specified items in the leased premises (if any). The specified items must be maintained in clean and good operable condition. If a governmental regulation or order requires a modification to any of the specified items, the party designated to maintain the item must complete and pay the expense of the modification. The specified items include and relate only to real property in the leased premises. Tenant is responsible for the repair and maintenance of its personal property. *(Check all that apply.)*

	N/A	Landlord	Tenant
(1) Foundation, exterior walls, roof, and other structural components	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(2) Glass and windows	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(3) Fire protection equipment	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(4) Fire sprinkler systems	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(5) Exterior & overhead doors, including closure devices, molding, locks, and hardware	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(6) Grounds maintenance, including landscaping and irrigation systems	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(7) Interior doors, including closure devices, frames, molding, locks, and hardware	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(8) Parking areas and walks	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(9) Plumbing systems, drainage systems and sump pumps	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(10) Electrical systems, mechanical systems	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(11) Ballast and lamp replacement	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(12) Heating, Ventilation and Air Conditioning (HVAC) systems	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(13) HVAC system replacement	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(14) Signs and lighting:			
(a) Pylon	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) Facia	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) Monument	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(d) Door/Suite	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(15) Extermination and pest control, excluding wood-destroying insects.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(16) Fences and Gates	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(17) Storage yards and storage buildings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(18) Wood-destroying insect treatment and repairs	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(19) Cranes and related systems	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(20) Change A/C Filter as needed			<input checked="" type="checkbox"/>
(21)			<input type="checkbox"/>
(22) All other items and systems.			<input checked="" type="checkbox"/>

- D. Repair Persons: Repairs must be completed by trained, qualified, and insured repair persons.

(TAR-2101) 4-1-14

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Page 8 of 15

625 Central Parkway Unit 108

Commercial Lease concerning: New Braunfels, Texas 78130

- E. HVAC Service Contract: If Tenant maintains the HVAC system under Paragraph 15C(12), Tenant ☒ is ☐ is not required to maintain, at its expense, a regularly scheduled maintenance and service contract for the HVAC system. The maintenance and service contract must be purchased from a HVAC maintenance company that regularly provides such contracts to similar properties. If Tenant fails to maintain a required HVAC maintenance and service contract in effect at all times during this lease, Landlord may do so and Tenant will reimburse Landlord for the expense of such maintenance and service contract or Landlord may exercise Landlord's remedies under Paragraph 20.
- F. Common Areas: Landlord will maintain any common areas in the Property in a manner as Landlord determines to be in the best interest of the Property. Landlord will maintain any elevator and signs in the common area. Landlord may change the size, dimension, and location of any common areas, provided that such change does not materially impair Tenant's use and access to the leased premises. Tenant has the non-exclusive license to use the common areas in compliance with Landlord's rules and regulations. Tenant may not solicit any business in the common areas or interfere with any other person's right to use the common areas. This paragraph does not apply if Paragraph 2A(2) applies.
- G. Notice of Repairs: Tenant must promptly notify Landlord of any item that is in need of repair and that is Landlord's responsibility to repair. All requests for repairs to Landlord must be in writing.
- H. Failure to Repair: Landlord must make a repair for which Landlord is responsible within a reasonable period of time after Tenant provides Landlord written notice of the needed repair. If Tenant fails to repair or maintain an item for which Tenant is responsible within 10 days after Landlord provides Tenant written notice of the needed repair or maintenance, Landlord may: (1) repair or maintain the item, without liability for any damage or loss to Tenant, and Tenant must immediately reimburse Landlord for the cost to repair or maintain; or (2) exercise Landlord's remedies under Paragraph 20.

16. ALTERATIONS:

- A. Tenant may not alter (including making any penetrations to the roof, exterior walls or foundation), improve, or add to the Property or the leased premises without Landlord's written consent. Landlord will not unreasonably withhold consent for the Tenant to make reasonable non-structural alterations, modifications, or improvements to the leased premises.
- B. Tenant may not alter any locks or any security devices on the Property or the leased premises without Landlord's consent. If Landlord authorizes the changing, addition, or rekeying of any locks or other security devices, Tenant must immediately deliver the new keys and access devices to Landlord.
- C. If a governmental order requires alteration or modification to the leased premises, the party obligated to maintain and repair the item to be modified or altered as designated in Paragraph 15 will, at its expense, modify or alter the item in compliance with the order and in compliance with Paragraphs 16A and 17.
- D. Any alterations, improvements, fixtures or additions to the Property or leased premises installed by either party during the term of this lease will become Landlord's property and must be surrendered to Landlord at the time this lease ends, except for those fixtures Landlord requires Tenant to remove under Paragraph 11 or 14 or if the parties agree otherwise in writing.
- 17. LIENS:** Tenant may not do anything that will cause the title of the Property or leased premises to be encumbered in any way. If Tenant causes a lien to be filed against the Property or leased premises, Tenant will within 20 days after receipt of Landlord's demand: (1) pay the lien and have the lien released of record; or (2) take action to discharge the lien. Tenant will provide Landlord a copy of any release Tenant obtains pursuant to this paragraph.

18. LIABILITY: To the extent permitted by law, Landlord is NOT responsible to Tenant or Tenant's employees, patrons, guests, or invitees for any damages, injuries, or losses to person or property caused by:

(TAR-2101) 4-1-14

Initialed for Identification by Landlord

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, and Tenant:

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Page 9 of 15

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American Health

625 Central Parkway Unit 108

Commercial Lease concerning: **New Braunfels, Texas 78130**

- A. an act, omission, or neglect of: Tenant; Tenant's agent; Tenant's guest; Tenant's employees; Tenant's patrons; Tenant's invitees; or any other tenant on the Property;
- B. fire, flood, water leaks, ice, snow, hail, winds, explosion, smoke, riot, strike, interruption of utilities, theft, burglary, robbery, assault, vandalism, other persons, environmental contaminants, or other occurrences or casualty losses.

19. INDEMNITY: Each party will indemnify, defend, and hold the other party harmless from any property damage, personal injury, suits, actions, liabilities, damages, cost of repairs or service to the leased premises or Property, or any other loss caused, negligently or otherwise, by that party or that party's employees, patrons, guests, or invitees.

20. DEFAULT:

- A. If Landlord fails to comply with this lease within 30 days after Tenant notifies Landlord of Landlord's failure to comply, Landlord will be in default and Tenant may seek any remedy provided by law. If, however, Landlord's non-compliance reasonably requires more than 30 days to cure, Landlord will not be in default if the cure is commenced within the 30-day period and is diligently pursued.
- B. If Landlord does not actually receive at the place designated for payment any rent due under this lease within 5 days after it is due, Tenant will be in default. If Tenant fails to comply with this lease for any other reason within 10 days after Landlord notifies Tenant of its failure to comply, Tenant will be in default.
- C. If Tenant is in default, Landlord may, with at least 3 days written notice to Tenant: (i) terminate this lease, or (ii) terminate Tenant's right to occupy the leased premises without terminating this lease and may accelerate all rents which are payable during the remainder of this lease or any renewal period. Landlord will attempt to mitigate any damage or loss caused by Tenant's breach by using commercially reasonable means. If Tenant is in default, Tenant will be liable for:
- (1) any lost rent;
 - (2) Landlord's cost of reletting the leased premises, including brokerage fees, advertising fees, and other fees necessary to relet the leased premises;
 - (3) repairs to the leased premises for use beyond normal wear and tear;
 - (4) all Landlord's costs associated with eviction of Tenant, such as attorney's fees, court costs, and prejudgment interest;
 - (5) all Landlord's costs associated with collection of rent such as collection fees, late charges, and returned check charges;
 - (6) cost of removing any of Tenant's equipment or fixtures left on the leased premises or Property;
 - (7) cost to remove any trash, debris, personal property, hazardous materials, or environmental contaminants left by Tenant or Tenant's employees, patrons, guests, or invitees in the leased premises or Property;
 - (8) cost to replace any unreturned keys or access devices to the leased premises, parking areas, or Property; and
 - (9) any other recovery to which Landlord may be entitled under this lease or under law.

21. ABANDONMENT, INTERRUPTION OF UTILITIES, REMOVAL OF PROPERTY, AND LOCKOUT:

Chapter 93 of the Texas Property Code governs the rights and obligations of the parties with regard to: (a) abandonment of the leased premises; (b) interruption of utilities; (c) removal of Tenant's property; and (d) "lock-out" of Tenant.

22. HOLDOVER: If Tenant fails to vacate the leased premises at the time this lease ends, Tenant will become a tenant-at-will and must vacate the leased premises immediately upon receipt of demand from Landlord. No holding over by Tenant, with or without the consent of Landlord, will extend this lease. Tenant will

(TAR-2101) 4-1-14

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, and Tenant:



Page 10 of 15

625 Central Parkway Unit 108

Commercial Lease concerning: New Braunfels, Texas 78130

indemnify Landlord and any prospective tenants for any and all damages caused by the holdover. Rent for any holdover period will be 150% of the base monthly rent plus any additional rent calculated on a daily basis and will be immediately due and payable daily without notice or demand.

23. LANDLORD'S LIEN AND SECURITY INTEREST: To secure Tenant's performance under this lease, Tenant grants to Landlord a lien and security interest against all of Tenant's nonexempt personal property that is in the leased premises or on the Property. This lease is a security agreement for the purposes of the Uniform Commercial Code. Landlord may file a financing statement to perfect Landlord's security interest under the Uniform Commercial Code.

24. ASSIGNMENT AND SUBLETTING: Landlord may assign this lease to any subsequent owner of the Property. Tenant may not assign this lease or sublet any part of the leased premises without Landlord's written consent. An assignment of this lease or subletting of the leased premises without Landlord's written consent is voidable by Landlord. If Tenant assigns this lease or sublets any part of the leased premises, Tenant will remain liable for all of Tenant's obligations under this lease regardless if the assignment or sublease is made with or without the consent of Landlord.

25. RELOCATION:

- ☐ A. By providing Tenant with not less than 90 days advanced written notice, Landlord may require Tenant to relocate to another location in the Property, provided that the other location is equal in size or larger than the leased premises then occupied by Tenant and contains similar leasehold improvements. Landlord will pay Tenant's reasonable out-of-pocket moving expenses for moving to the other location. "Moving expenses" means reasonable expenses payable to professional movers, utility companies for connection and disconnection fees, wiring companies for connecting and disconnecting Tenant's office equipment required by the relocation, and printing companies for reprinting Tenant's stationary and business cards. A relocation of Tenant will not change or affect any other provision of this lease that is then in effect, including rent and reimbursement amounts, except that the description of the suite or unit number will automatically be amended.
- ☒ B. Landlord may not require Tenant to relocate to another location in the Property without Tenant's prior consent.

26. SUBORDINATION:

- A. This lease and Tenant's leasehold interest are and will be subject, subordinate, and inferior to:
- (1) any lien, encumbrance, or ground lease now or hereafter placed on the leased premises or the Property that Landlord authorizes;
 - (2) all advances made under any such lien, encumbrance, or ground lease;
 - (3) the interest payable on any such lien or encumbrance;
 - (4) any and all renewals and extensions of any such lien, encumbrance, or ground lease;
 - (5) any restrictive covenant affecting the leased premises or the Property; and
 - (6) the rights of any owners' association affecting the leased premises or Property.
- B. Tenant must, on demand, execute a subordination, attornment, and non-disturbance agreement that Landlord may request that Tenant execute, provided that such agreement is made on the condition that this lease and Tenant's rights under this lease are recognized by the lien-holder.

27. ESTOPPEL CERTIFICATES & FINANCIAL INFORMATION:

- A. Within 10 days after receipt of a written request from Landlord, Tenant will execute and deliver to Landlord an estoppel certificate that identifies the terms and conditions of this lease.

(TAR-2101) 4-1-14

Initialed for Identification by Landlord:

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Page 11 of 15

625 Central Parkway Unit 108

Commercial Lease concerning: New Braunfels, Texas 78130

- B. Within 30 days after receipt of a written request from Landlord, Tenant will provide to Landlord Tenant's current financial information (balance sheet and income statement). Landlord may request the financial information no more frequently than once every 12 months.

28. CASUALTY LOSS:

- A. Tenant must immediately notify Landlord of any casualty loss in the leased premises. Within 20 days after receipt of Tenant's notice of a casualty loss, Landlord will notify Tenant if the leased premises are less than or more than 50% unusable, on a per square foot basis, and if Landlord can substantially restore the leased premises within 120 days after Tenant notifies Landlord of the casualty loss.
- B. If the leased premises are less than 50% unusable and Landlord can substantially restore the leased premises within 120 days after Tenant notifies Landlord of the casualty, Landlord will restore the leased premises to substantially the same condition as before the casualty. If Landlord fails to substantially restore within the time required, Tenant may terminate this lease.
- C. If the leased premises are more than 50% unusable and Landlord can substantially restore the leased premises within 120 days after Tenant notifies Landlord of the casualty, Landlord may: (1) terminate this lease; or (2) restore the leased premises to substantially the same condition as before the casualty. If Landlord chooses to restore and does not substantially restore the leased premises within the time required, Tenant may terminate this lease.
- D. If Landlord notifies Tenant that Landlord cannot substantially restore the leased premises within 120 days after Tenant notifies Landlord of the casualty loss, Landlord may: (1) choose not to restore and terminate this lease; or (2) choose to restore, notify Tenant of the estimated time to restore, and give Tenant the option to terminate this lease by notifying Landlord within 10 days.
- E. If this lease does not terminate because of a casualty loss, rent will be reduced from the date Tenant notifies Landlord of the casualty loss to the date the leased premises are substantially restored by an amount proportionate to the extent the leased premises are unusable.

29. CONDEMNATION: If after a condemnation or purchase in lieu of condemnation the leased premises are totally unusable for the purposes stated in this lease, this lease will terminate. If after a condemnation or purchase in lieu of condemnation the leased premises or Property are partially unusable for the purposes of this lease, this lease will continue and rent will be reduced in an amount proportionate to the extent the leased premises are unusable. Any condemnation award or proceeds in lieu of condemnation are the property of Landlord and Tenant has no claim to such proceeds or award. Tenant may seek compensation from the condemning authority for its moving expenses and damages to Tenant's personal property.

30. ATTORNEY'S FEES: Any person who is a prevailing party in any legal proceeding brought under or related to the transaction described in this lease is entitled to recover prejudgment interest, reasonable attorney's fees, and all other costs of litigation from the nonprevailing party.

31. REPRESENTATIONS:

- A. Tenant's statements in this lease and any application for rental are material representations relied upon by Landlord. Each party signing this lease represents that he or she is of legal age to enter into a binding contract and is authorized to sign the lease. If Tenant makes any misrepresentation in this lease or in any application for rental, Tenant is in default.
- B. Landlord is not aware of any material defect on the Property that would affect the health and safety of an ordinary person or any environmental hazard on or affecting the Property that would affect the

(TAR-2101) 4-1-14

Initialed for Identification by Landlord:

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JS, and Tenant: 

Page 12 of 15

625 Central Parkway Unit 108

Commercial Lease concerning: New Braunfels, Texas 78130health or safety of an ordinary person, except: none

- C. Each party and each signatory to this lease represents that: (1) it is not a person named as a Specially Designated National and Blocked Person as defined in Presidential Executive Order 13224; (2) it is not acting, directly or indirectly, for or on behalf of a Specially Designated and Blocked Person; and (3) is not arranging or facilitating this lease or any transaction related to this lease for a Specially Designated and Blocked Person. Any party or any signatory to this lease who is a Specially Designated and Blocked person will indemnify and hold harmless any other person who relies on this representation and who suffers any claim, damage, loss, liability or expense as a result of this representation.

32. BROKERS:

A. The brokers to this lease are:

Principal Broker: _____

SVN/ Norris Commercial GroupAgent: Mike NorrisAddress: 373 S. Seguin AvenueNew Braunfels, Tx 78130Phone & Fax: (830)358-7802E-mail: miken@svn.comLicense No.: 9000964

Cooperating Broker: _____

TranswesternAgent: Russell T. NollAddress: 8200 IH-10 West, Ste 800San Antonio, Tx 78230Phone & Fax: (210)341-1344E-mail: russell.noll@transwestern.comLicense No.: 386386Principal Broker: *(Check only one box)*☒ represents Landlord only.☐ represents Tenant only.☐ is an intermediary between Landlord and Tenant.

Cooperating Broker represents Tenant.

B. Fees:

- ☒ (1) Principal Broker's fee will be paid according to: *(Check only one box)*.
☐ (a) a separate written commission agreement between Principal Broker and:
☐ Landlord ☐ Tenant.
☒ (b) the attached Commercial Lease Addendum for Broker's Fee (TAR-2102).

- ☒ (2) Cooperating Broker's fee will be paid according to: *(Check only one box)*.
☐ (a) a separate written commission agreement between Cooperating Broker and:
☐ Principal Broker ☐ Landlord ☐ Tenant.
☒ (b) the attached Commercial Lease Addendum for Broker's Fee (TAR-2102).

33. ADDENDA: Incorporated into this lease are the addenda, exhibits and other information marked in the Addenda and Exhibit section of the Table of Contents. If Landlord's Rules and Regulations are made part of this lease, Tenant agrees to comply with the Rules and Regulations as Landlord may, at its discretion, amend from time to time.

34. NOTICES: All notices under this lease must be in writing and are effective when hand-delivered, sent by mail, or sent by facsimile transmission to:

Landlord at: Dusty Hills, LLC Attention: Dustin SeidelAddress: 301 Main Plaza, Ste 129 New Braunfels, TX 78130

(TAR-2101) 4-1-14

Initialed for Identification by Landlord:

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, and Tenant:

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Page 13 of 15

625 Central Parkway Unit 108
Commercial Lease concerning: **New Braunfels, Texas 78130**

Phone: **(830)743-1286** Fax: _____
and a copy to: _____
Address: _____
Phone: _____ Fax: _____
☒ Landlord also consents to receive notices by e-mail at: **dustin@seidelgc.com**

Tenant at the leased premises,
and a copy to: **American Health Imaging of Dallas, LLC attention: Scott Arant, CEO**
Address: **2200 Century Parkway NE, Suite 600, Atlanta, GA 30345**
Phone: **(404)296-5887** Fax: _____
☒ Tenant also consents to receive notices by e-mail at: _____

35. SPECIAL PROVISIONS:

See the Commercial Lease Special Provisions Addendum made part of this lease.

36. AGREEMENT OF PARTIES:

- A. Entire Agreement: This lease contains the entire agreement between Landlord and Tenant and may not be changed except by written agreement.
- B. Binding Effect: This lease is binding upon and inures to the benefit of the parties and their respective heirs, executors, administrators, successors, and permitted assigns.
- C. Joint and Several: All Tenants are jointly and severally liable for all provisions of this lease. Any act or notice to, or refund to, or signature of, any one or more of the Tenants regarding any term of this lease, its renewal, or its termination is binding on all Tenants.
- D. Controlling Law: The laws of the State of Texas govern the interpretation, performance, and enforcement of this lease.
- E. Severable Clauses: If any clause in this lease is found invalid or unenforceable by a court of law, the remainder of this lease will not be affected and all other provisions of this lease will remain valid and enforceable.
- F. Waiver: Landlord's delay, waiver, or non-enforcement of acceleration, contractual or statutory lien, rental due date, or any other right will not be deemed a waiver of any other or subsequent breach by Tenant or any other term in this lease.

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Initialed for Identification by Landlord:

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, and Tenant: SA

Page 14 of 15

625 Central Parkway Unit 108

Commercial Lease concerning: New Braunfels, Texas 78130

- G. Quiet Enjoyment: Provided that Tenant is not in default of this lease, Landlord covenants that Tenant will enjoy possession and use of the leased premises free from material interference.
- H. Force Majeure: If Landlord's performance of a term in this lease is delayed by strike, lock-out, shortage of material, governmental restriction, riot, flood, or any cause outside Landlord's control, the time for Landlord's performance will be abated until after the delay.
- I. Time: Time is of the essence. The parties require strict compliance with the times for performance.

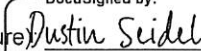
Brokers are not qualified to render legal advice, property inspections, surveys, engineering studies, environmental assessments, tax advice, or compliance inspections. The parties should seek experts to render such services. READ THIS LEASE CAREFULLY. If you do not understand the effect of this Lease, consult your attorney BEFORE signing.

Landlord: Dusty Hills, a Texas Limited Liability CompanyTenant: American Health Imaging of Dallas, LLC

By: _____

DocuSigned by:

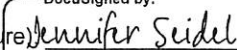
By (signature):

Printed Name: Dustin SeidelTitle: Managing Member Date: 21-Aug-2018

By: _____

DocuSigned by:

By (signature):

Printed Name: Jennifer SeidelTitle: Managing Member Date: 22-Aug-2018

By: _____

By (signature):

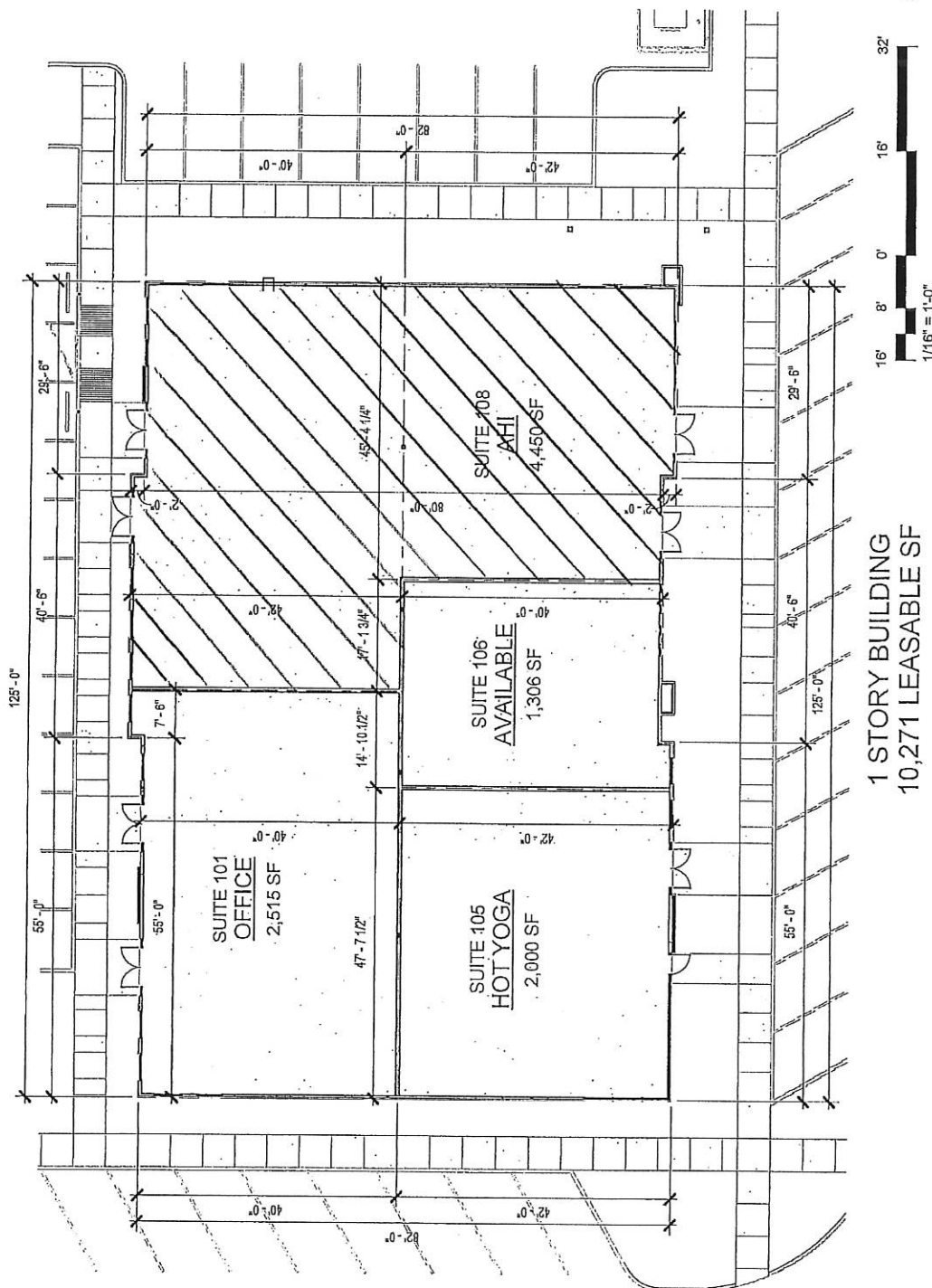
Printed Name: Scott ArantTitle: CEO Date: 9/14/18

By: _____

By (signature): _____



Printed Name: _____

Title: _____ Date: _____



Exhibit

A

open
studio
architecture



SEIDEL
CONSTRUCTION
LLC



NORRIS COMMERCIAL GROUP

LOT 19 C OFFICE CONDOS
FREIHEIT VILLAGE

LEASE PLAN

project #: 17.272
07.26.18
L1.0

Exhibit C

Base Monthly Rent Schedule of Paragraph 4(A)

Base Monthly Rent				
Dates		Rates per rentable square foot		Base Monthly Rent
From	To	\$ Monthly Rate	\$ Annual Rate	\$
Month 1	Month 12	\$1.75	\$21.00	\$7,787.50
Month 13	Month 24	\$1.83	\$22.00	\$8,143.50
Month 25	Month 36	\$1.92	\$23.00	\$8,544.00
Month 37	Month 48	\$2.06	\$24.72	\$9,167.00
Month 49	Month 60	\$2.11	\$25.34	\$9,389.50
Month 61	Month 72	\$2.16	\$25.97	\$9,612.00
Month 73	Month 84	\$2.22	\$26.62	\$9,879.00

DS DS
Landlord Initial

Tenant Initial

COMMERCIAL LEASE SPECIAL PROVISIONS ADDENDUM

ADDENDUM TO COMMERCIAL LEASE BETWEEN THE UNDERSIGNED PARTIES CONCERNING THE PROPERTY AT:

625 Central Parkway Unit 108

The following Special Provisions apply and will control in the event of a conflict with the other provisions of the Lease:

1) Paragraph 3A, Additional Information:

Lease Commencement Date and the Rent Commencement Date will occur the earlier of (1) Tenant's receipt of the Certificate of Occupancy or (2) 180 days from the date when Landlord delivers a completed shell building as evidence by a Certificate of Completion from the City of New Braunfels.

With regards to Section 3A of this Lease, Landlord and Tenant will knowledge and ratify the Commencement Date, The Expiration Date and the Rent Commencement Date of this Lease by executing the TAR 2113 "Commercial Lease Acceptance Form" upon receipt of the Certificate of Occupancy" from the City of New Braunfels, or 180 days from date of the Certificate of Completion for the "shell building" from the City of New Braunfels, whichever occurs first.

Landlord will notify Tenant and Tenants Agent, in writing and by email, as soon as Landlord has received the Certificate of Completion from the City of New Braunfels.

2) Paragraph 12A of the Lease is amended to read:

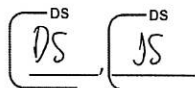
During Tenant's normal business hours, with advanced notice, Landlord may enter the leased premises for any reasonable purpose, including but not limited to purposes for repairs, maintenance, alterations, and showing the leased premises to prospective tenants or purchasers. Landlord may access the leased premises after Tenant's normal business hours if: (1) entry is made with Tenant's permission; or (2) entry is necessary to complete emergency repairs. Landlord will not unreasonably interfere with Tenant's business operations when accessing the leased premises.

3) Paragraph 14A of the Lease is amended to read:

At the time this lease ends, Tenant will surrender the leased premises in the same condition as when a certificate of occupancy is issued by the City of New Braunfels, except for normal wear and tear. Tenant will leave the leased premises in a clean condition free of all trash, debris, personal property, hazardous materials, and environmental contaminants.

4) Paragraph(s) 20 & 21 of the Lease is amended to add:

Tenant shall not be considered in default should it vacate the premises but continue to pay rent and fulfill all obligations of the lease.

The image shows two square boxes, each with a small 'DS' in the top right corner. The first box contains the handwritten initials 'DS' and the second box contains the handwritten initials 'JS'.

Landlord(s) Initials

The image shows a handwritten signature or set of initials inside a square box.

Tenant(s) Initials

5) Paragraph 23 of the Lease, "LANDLORD'S LIEN AND SECURITY INTEREST" is deleted in its entirety.

6) Paragraph 24 of the Lease is amended to read:

Landlord may assign this lease to any subsequent owner of the Property. Tenant may not assign this lease or sublet any part of the leased premises without Landlord's written consent. An assignment of this lease or subletting of the leased premises without Landlord's written consent is voidable by Landlord. If Tenant assigns this lease or sublets any part of the leased premises, Tenant will remain liable for all of Tenant's obligations under this lease unless an assignment of Tenant's interest in this lease is made with Landlord's written consent.

7) Signage available to Tenant:

Parties acknowledge and agree that signage is available for installation at Tenant's sole cost at Fascia and Door/Suite locations. Any signage desired by Tenant shall be subject to approval by the POA. Approval shall not be unreasonably withheld.

8) Parking and Reserved Spaces:

Tenant shall be allocated 3 reserved parking spaces at front door location of leased premises. Reservation of these spaces shall be from 7am – 5pm weekdays and will be visibly marked as such.

Landlord: Dusty Hills, LLC

DocuSigned by:
By (signature): Dustin Seidel 21-Aug-2018
CFA154282273421...
Printed Name: Dustin Seidel, Managing Member

DocuSigned by:
By (signature): Jennifer Seidel 22-Aug-2018
7B8FD1A59F3C4A7...
Printed Name: Jennifer Seidel, Managing Member

Tenant: American Health Imaging of Dallas, LLC

By (signature): [Signature]
Printed Name: Scott Arant, CEO

EXHIBIT B
LANDLORD'S WORK

Landlord shall deliver the Leased Premises ("Premises") to Tenant, in "as-is" condition per the Landlord Work Letter below.

Landlord Work Letter

Landlord shall provide, at Landlord's expense, the following improvements ("Landlord's Work"):

1. Shell; Storefront

Landlord shall provide the structural shell frame of the building, exterior walls, roof structures and membrane, concrete slab, glass storefront and front and rear entrances. The shell and storefront shall be constructed in accordance with Landlord's construction plans of which Tenant has a copy.

2. Partitions

Demising walls by Tenant.

3. Finishes

Floor covering shall be exposed concrete in broom clean condition.

4. Restrooms

By Tenant.

5. Water

A cold water supply line shall be stubbed into the Premises. Line shall be of one inch (1") minimum diameter with an accessible shut-off valve to be located within the Premises. Water pressure at pipe stub shall be between 35 psi and 60 psi.

6. Sewer

A sanitary waste line connected to a governmentally approved sanitary system shall be stubbed to a point directly below the Premises. Sanitary sewer service main line shall be of four inch (4") minimum diameter and four (4") plugged wye (Y) connection shall be located beneath the slab and/or grade of the Premises. Elevation of stub shall be such to allow a minimum slope of one quarter inch (1/4") per foot from farthest plumbing fixture location within the Premises to stub point.

7. Grease Sewer System (intentionality deleted)

8. Vent

A vent pipe to the exterior of the building by Tenant. Tenant to use Landlord's roofer for all penetrations.

9. Gas Service (intentionality deleted)

DS DS

10. Grease Exhaust System (intentionality deleted)**11. Fire Protection** (intentionality deleted)**12. HVAC**

By Tenant.

13. Roof Platforms and Penetrations.

Roof platforms for heating, ventilation and air conditioning equipment installed by Landlord shall be provided in accordance with Landlord's plan. Tenant is required to use Landlord's roofer for all the roof work related to the Tenant's construction in order to maintain Landlord's roof warranty.

14. Electrical

Electrical Service Main: Electrical service area, located outside the Premises, with main distribution switchboard with a main electrical service fusible disconnect switch and meter socket capable of distributing minimum 200 AMP, 3 phase, 4 wire, 120/208 volt service power. (1,200 AMP Bussed Gutter for the Building with 200 AMP available for the Leased Premises.)

Electrical Service Distribution: By Tenant.

Lighting Fixtures: By Tenant.

15. Telephone

Main telephone terminal board at location outside the Premises reasonably selected by Landlord for Tenant's connection to telephone service. A conduit and pull string for telephone service shall be stubbed into the Premises from the building's main telephone distribution point. Minimum conduit size shall be one inch (1").

16. Course of Construction – Temporary Services

During the period of construction of Tenant's Work, Tenant shall provide for use by Tenant and its contractors temporary services, including electrical service, water and sanitary toilet facilities.

17. Fees

Landlord shall pay all water, sewer connection and other utility connection fees for the shell development based on the retail fees in New Braunfels, Texas. Tenants shall pay all the additional water and sewer connections fees and any other utility connections fees for their Tenant Finish Out Improvement work.

18. Trash Enclosures

Landlord shall provide an address sign on the building and a shared trash enclosure that meets applicable federal, state and local code requirements. Trash enclosures should be large enough to accommodate the shared trash bin(s) for the building.

19. Parking and Hardscape

DS DS

Landlord shall deliver the Premises with all parking and hardscape substantially completed at no expense to Tenant (except as otherwise specifically provided in the Lease).

TENANT'S WORK

Tenant's Work shall be all work necessary to open and operate Tenant's business in the Premises, except as may be specifically set forth in this Exhibit "B" or in the Lease that is to be provided by Landlord.

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DS JS



TEXAS ASSOCIATION OF REALTORS®
COMMERCIAL LEASE CONSTRUCTION ADDENDUM
(Tenant to Complete Construction)

USE OF THIS FORM BY PERSONS WHO ARE NOT MEMBERS OF THE TEXAS ASSOCIATION OF REALTORS® IS NOT AUTHORIZED.
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ADDENDUM TO THE COMMERCIAL LEASE BETWEEN THE UNDERSIGNED PARTIES CONCERNING THE LEASED PREMISES AT 625 Central Parkway Unit 108, New Braunfels, Texas 78130

The following provisions apply and will control in the event of a conflict with other provisions stated in the lease:

- A. Execution and License to Enter: This addendum is executed as a part of the above-referenced lease. Landlord authorizes Tenant to construct the improvements described in this addendum provided that Tenant complies with all of the terms of this addendum. In the event the term of the lease has not yet commenced, Landlord grants Tenant a license to enter into the Property and the leased premises effective see special provisions for the purposes of constructing the improvements described under this addendum. This license is made under all the terms and provisions in the lease, except as to the covenant to pay rent.
- B. Construction Costs: Tenant will pay the full cost to construct the improvements that Tenant is to construct under this addendum, including but not limited to the cost of material, engineering studies, environmental studies, contractors, permits, plans, architects, inspectors, subcontractors, and materialmen. Not later than 10 days after the construction is complete and Tenant has satisfied all of Tenant's obligations under this addendum, Landlord will reimburse Tenant the cost to construct the improvements in an amount ~~that does not exceed~~ of \$60.00 per square foot = \$267,000 based on 4,450 square feet
- C. Approval of Plans:
- (1) Not later than October 15, 2018, Tenant will submit to Landlord plans and specifications detailing the improvements Tenant desires to complete to the leased premises. The plans must detail all architectural, mechanical, electrical, and plumbing requirements for the improvements and must describe the proposed improvements along with the materials to be used and the interior floor plan of the leased premises. The plans must be drawn by a licensed professional architect in accordance with generally accepted architectural standards or by another person approved by Landlord and must be sufficient for a contractor to use to construct the desired improvements.
 - (2) Within 10 days after Landlord receives the plans in accordance with Paragraph C(1), Landlord will notify Tenant whether the plans are "approved" or "disapproved" by marking such on the plans and delivering the plans back to Tenant. Landlord will not unreasonably withhold approval of the plans. If Landlord does not notify Tenant of a disapproval within the time specified, the plans will be deemed approved.
 - (3) If the plans are disapproved, Landlord will detail the reasons for the disapproval either on the plans or in a separate notice to Tenant. If the plans are disapproved, Tenant will, within 10 days after receipt of the disapproval notice from Landlord, submit amended plans to Landlord that incorporate revisions necessary to satisfy Landlord's reasons for the disapproval. Landlord will not unreasonably withhold approval of any amended plans. If Tenant is unable or unwilling to satisfy Landlord's reasons for disapproval by November 9, 2018, and:

(TAR-2112) 4-1-18

Initialed for Identification by Landlord:

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DS

, and Tenant: 

Page 1 of 4

Leasehold Construction Addendum concerning 625 Central Parkway Unit 108, New Braunfels, Texas 78130

- (a) if this addendum is executed after the lease commenced, then Tenant will not construct the improvements and this Addendum will have no further effect; or
- (b) if this addendum is executed before the lease commences the lease will terminate and Landlord will refund any security deposit and advanced rent paid by Tenant.

(4) "Final plans" means the plans that Landlord approves under this Paragraph C.

- D. Change Orders: Tenant must obtain Landlord's advanced written approval of any proposed changes to the final plans. Landlord will approve or disapprove any proposed change within 3 days after Landlord receives a copy of the proposed change order from Tenant. Landlord will not unreasonably withhold approval of any proposed change order. If Landlord does not notify Tenant of a disapproval of a proposed change order within the time specified, the proposed change order is deemed approved.
- E. Contractor: Before construction begins Tenant will enter into a written construction contract with a contractor(s) acceptable to Landlord to construct the improvements in accordance with the final plans. Any subcontractors employed by Tenant or Tenant's contractors must be acceptable to Landlord. Landlord will not unreasonably withhold approval of contractors and subcontractors.
- F. Construction:
- (1) Tenant will diligently complete the improvements in accordance with the final plans and will satisfy any requirements of any governmental authorities having jurisdiction over the improvements. The construction of the improvements must be performed in a good workmanlike manner and must comply with all applicable laws, ordinances, rules, and governmental orders and regulations. Construction of the improvements may not:
 - (a) damage the Property except as specifically permitted by the final plans, including but not limited to damage to or interference with any structural component, system, or part of the Property;
 - (b) interfere with the rights or operations of any other tenant in the Property or with Landlord's management of the Property; and
 - (c) not obstruct any common area, walk, or drive except as Landlord permits.
 - (2) Landlord and Landlord's designees may inspect the construction of the improvements from time to time. If Landlord notifies Tenant of any construction defect or non-compliance with the final plans, Tenant must promptly correct the defect or non-compliance.
 - (3) All construction staging areas and dumpster locations are subject to Landlord's approval. Construction debris will not be allowed to accumulate on the Property. All construction debris will be completely removed from the Property upon completion of construction.
- G. Completion:
- (1) Tenant must substantially complete the construction of the improvements to the leased premises in accordance with this addendum on or before within 180 days after receipt of license to enter. Except as provided in this paragraph, the failure to complete construction of the improvements by the date specified does not relieve Tenant of Tenant's obligations to pay rent or satisfy other terms and conditions of the lease. The time by which Tenant must complete construction may be extended only if:
 - (a) Landlord causes the delay; (b) governmental authorities delay issuing permits or performing inspections through no fault of Tenant; or (c) a construction delay is caused by strike, lock-out, shortage of material, governmental restriction, riot, flood, or a cause outside Tenant's control. Any extension under this paragraph may be exercised by Tenant only if Tenant promptly notifies Landlord in writing of the extension after Tenant knows or has reason to know of any applicable delay which is cause for an extension. Any extension under this paragraph may not exceed the lesser of: the number of days of the delay caused by the specified cause for the delay or 30 days. If a delay authorized by this Paragraph applies, the Commencement Date and Expiration Date of the lease shall likewise be extended along with an appropriate adjustment in the rent due dates. If a delay is caused

(TAR-2112) 4-1-18

Initialed for Identification by Landlord:

DS JS and Tenant: SA

Page 2 of 4

Leasehold Construction Addendum concerning **625 Central Parkway Unit 108, New Braunfels, Texas 78130**

by Landlord and the delay exceeds the time for which an extension is permitted under this paragraph, Tenant may exercise its remedies under the default provision of the lease.

- (2) Construction is complete when all the improvements are constructed in accordance with the final plans and Tenant provides Landlord with: (a) a final certificate executed by the supervising person; and (b) if required by a governmental body, a certificate of occupancy permitting Tenant to occupy the leased premises for the purposes set forth in the lease.
- (3) The supervising person is to be provide to Landlord before work starts.
The certificate of the supervising person is conclusive in any dispute involving the construction performed or required to be performed under this addendum.

H. No Liens:

- (1) Tenant guarantees that Tenant will pay all costs of any liability related to the construction of the improvements described in this addendum and further guarantees the lien-free completion of the improvements against the leased premises and Property. Tenant may not create or place any lien or encumbrance, of any kind, upon the leased premises or Property that encumbers Landlord's interest in the leased premises or Property.
- (2) Before Landlord reimburses Tenant for the cost of the improvements, Tenant must:
- deliver to Landlord a waiver of liens in recordable form acceptable to Landlord from each contractor, subcontractor, and materialman. The waivers must specify that: (a) the contractor, subcontractor, or materialman waive any and all claims against Landlord and waive any and all lien rights against Landlord's interest in the leased premises and Property; and (b) the contractor or subcontractor agree to hold Landlord harmless from any and all claims arising from or in connection with its work or materials;
 - obtain any required certificate of occupancy; and
 - commence business in the leased premises.
- (3) If any lien is filed or asserted against any portion of the leased premises or Property as a result of the acts of Tenant or Tenant's contractors, subcontractors, or materialmen, Tenant must remove any such lien or lien claim within 20 days after receipt of notice from Landlord.
- (4) Tenant will indemnify and keep Landlord harmless from all damages, costs, expenses, and attorney's fees that may arise from any lien or claim that may be filed or threatened as a result of the improvements to be constructed under this addendum.

- I. Bonds: Before commencement of any construction, Tenant and Tenant's contractors, at no cost to Landlord, must post the following bonds in favor of the Landlord in the amounts specified: none

J. Insurance:

- (1) Before any construction commences, Tenant must deliver to Landlord evidence that the insurance required by Paragraph 8A of the lease will be in effect not later than the day construction begins.
- (2) Before any construction commences, Tenant must deliver to Landlord certificates of insurance, from insurers acceptable to Landlord, evidencing that any contractor maintains insurance to protect Landlord, Tenant, and the contractor from:
- ☒ (a) workman compensation claims and other employee benefit acts in an amount not less than \$ 1,000,000.00 per occurrence;

(TAR-2112) 4-1-18

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and Tenant:

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Page 3 of 4

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American Health

Leasehold Construction Addendum concerning 625 Central Parkway Unit 108, New Braunfels, Texas 78130

- ☒ (b) claims for damages from bodily injury or death to employees and others in an amount not less than \$ 1,000,000.00 per person and \$ 1,000,000.00 per occurrence; and
- ☒ (c) property damage in an amount not less than \$ 2,000,000.00 per occurrence.
- (3) The insurance required by this Paragraph J must cover any and all claims that may arise out of or as a result of the operations of the contractor or the contractor's subcontractor(s).
- (4) The coverage required by this Paragraph J must be maintained by Tenant or Tenant's contractors, at Tenant's or the contractors' sole expense, during all times of any construction period. If Tenant fails or if any of Tenant's contractors fail to maintain the required insurance in full force and effect at all required times, Landlord may:
- (a) purchase such insurance on behalf of Tenant or the contractor(s) and Tenant must immediately reimburse Landlord for such expense; or
 - (b) exercise Landlord's remedies for Tenant's default under the lease.
- K. Tenant's Assumption of Liability: Tenant must promptly pay and discharge all costs, expenses, claims for damages, liens, lien claims, and any other liabilities which may arise from or in connection with the construction of the improvements described in this addendum. Tenant agrees to hold Landlord harmless from all costs, expenses, damages, liens, lien claims, and any other liabilities, which may arise from or in connection with the construction of the improvements described in this addendum.
- L. Special Provisions: (If applicable, include any business details, factual statements, or any requirements the parties must satisfy [for example, Landlord's obligation to complete shell construction by a certain date or by the time the license under Paragraph A commences].)
- Landlord grants Tenant a license to enter the Property and the Leased Premises, for the purposes of constructing the improvements described under this Addendum, upon Landlord's communication to Tenant of Landlord's receipt of the Certificate of Completion of the "Shell Building" from the City of New Braunfels.**

It is anticipated that the "Shell Building" will be delivered to the Tenant on or about October 19, 2018.

Tenant hereby acknowledges receipt of the "Shell Building" approved construction plans.

Landlord: Dusty Hills, LLCTenant: American Health Imaging of Dallas, LLC

By: _____
DocuSigned by: Dustin Seidel 21-Aug-2018
By (signature): Dustin Seidel
Printed Name: Dustin Seidel
Title: Managing Member

By: _____
By (signature): Scott Arant
Printed Name: Scott Arant
Title: CEO

By: _____
DocuSigned by: Jennifer Seidel 22-Aug-2018
By (signature): Jennifer Seidel
Printed Name: Jennifer Seidel
Title: Managing Member

By: _____
By (signature): _____
Printed Name: _____
Title: _____

(TAR-2112) 4-1-18

Page 4 of 4



TEXAS ASSOCIATION OF REALTORS®
COMMERCIAL LEASE ADDENDUM FOR EXTENSION OF TERM

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ADDENDUM TO THE COMMERCIAL LEASE BETWEEN THE UNDERSIGNED PARTIES CONCERNING THE LEASED PREMISES AT 625 Central Parkway Unit 108, New Braunfels, Texas 78130

- A. At Tenant's option, Tenant may extend the term of above-referenced lease for 2 additional term(s) of 60 months each. The first additional term commences upon the expiration of the term stated in the lease and any subsequent additional term commences upon the expiration of the then applicable extended term.
- B. Tenant may exercise Tenant's option(s) to extend under Paragraph A only by providing written notice to Landlord at least 90 days before the end of the then current term of the lease.
- C. Tenant may not exercise Tenant's option(s) to extend under Paragraph A if the lease is terminated before Tenant exercises its option to extend or Tenant is in breach of the lease at the time Tenant exercises its option to extend.
- D. During the additional term(s), all provisions of the lease will continue as in effect immediately before the extension(s) commences except the base monthly rent during the additional term(s) will be:
(Check (1), (2) or (3) only.)

☐ (1)

Dates		Rate per rentable square foot (optional)		Base Monthly Rent \$
From	To	\$ Monthly Rate	\$ Annual Rate	
		/rsf/month	/rsf/year	
		/rsf/month	/rsf/year	
		/rsf/month	/rsf/year	
		/rsf/month	/rsf/year	
		/rsf/month	/rsf/year	

- ☐ (2) adjusted to reflect increases in the Consumer Price Index for "All Urban Consumers, U.S. City Average, All Items", issued by the Bureau of Labor Statistics of the U.S. Department of Labor. The adjustment will be determined by multiplying the base monthly rent for the last month of the lease by the following fraction: (i) the numerator will be the published index number for January in the year the additional term commences; and (ii) the denominator will be the published index number for January in the year in which the original lease term commences.
- ☒ (3) the prevailing rental rate on the 45th day before the additional term commences for premises of comparable size, quality, condition, improvements, utility, location, and length of term for tenant's of similar credit standing as Tenant.

- E. If Paragraph D(3) applies and the parties do not agree on the amount of the prevailing rental rate for the additional term before the 30th day before the additional term commences, each party will employ a state-certified appraiser and deliver the appraiser's written opinion of the prevailing rental rate to the other

(TAR-2104) 1-26-10

Initialed for Identification by Landlord:

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, and Tenant: 

Page 1 of 2

**625 Central Parkway Unit 108
New Braunfels, Texas 78130**

Addendum for Extension Option concerning

party not later than the 15th day before the additional term commences. If the appraisers' opinions do not vary by more than 10%, the prevailing rental rate will be the average of the two opinions. If the appraisers' opinions vary by more than 10%, the appraisers will jointly select a third appraiser whose fees will be shared equally by the parties. If a third appraiser is engaged, the prevailing rental rate will be the average of the two opinions that are closest in amount. If either party fails to employ or timely deliver an appraiser's opinion as required by this paragraph, the opinion rendered by the appraiser employed by the other party will determine the prevailing rental rate.

F. Special Provisions:**Landlord: Dusty Hills, LLC**

By: _____ DocuSigned by: _____
By (signature): Dustin Seidel 21-Aug-2018
Printed Name: Dustin Seidel
Title: Managing Member

By: _____ DocuSigned by: _____
By (signature): Jennifer Seidel 22-Aug-2018
Printed Name: Jennifer Seidel
Title: Managing Member

Tenant: American Health Imaging of Dallas, LLC

By: _____
By (signature): Scott Arant
Printed Name: Scott Arant
Title: CEO

By: _____
By (signature): _____
Printed Name: _____
Title: _____

TEXAS ASSOCIATION OF REALTORS®
COMMERCIAL LEASE ADDENDUM FOR EXPENSE REIMBURSEMENT

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**ADDENDUM TO THE COMMERCIAL LEASE BETWEEN THE UNDERSIGNED PARTIES CONCERNING
THE LEASED PREMISES AT 625 Central Parkway Unit 108, New Braunfels, Texas 78130**

In addition to rent stated in the lease, Tenant will pay Landlord the additional rent described in this addendum. Tenant will pay the additional rent each month at the time the base-monthly rent in the lease is due.

A. Definitions:

- (1) "Tenant's pro rata share" is 100.000 %.
- (2) "CAM" means all of Landlord's expenses reasonably incurred to maintain, repair, operate, manage, and secure the Property (for example, security, lighting, painting, cleaning, decorations, utilities, trash removal, pest control, promotional expenses, and other expenses reasonably related the Property's operations); CAM does not include capital expenditures, interest, depreciation, tenant improvements, insurance, taxes, or brokers' leasing fees. Notwithstanding the foregoing, CAM does include the amortized costs incurred by Landlord in making capital improvements or other modifications to the Property to the extent such improvements or modifications reduce CAM overall. These costs will be amortized over the useful life of the improvement or modification on a straight-line basis; however, in no event will the charge for such amortization included in CAM exceed the actual reduction in CAM achieved by the improvements and modifications.
- (3) "Insurance" means Landlord's costs to insure the leased premises and the Property including but not limited to insurance for casualty loss, general liability, and reasonable rent loss.
- (4) "Taxes" means the real property ad valorem taxes assessed against the leased premises and Property inclusive of all general and special assessments and surcharges.
- (5) "Structural" means all of Landlord's expenses reasonably incurred to maintain, repair, and replace the roof, foundation, exterior walls, load bearing walls and other structural components of the Property.

B. Method: The additional rent will be calculated under the following method:

Note: "CAM" does not include taxes and insurance costs.

- ☐ (1) **Base-year expenses:** Each month Tenant will pay Tenant's pro rata share of the projected monthly expenses for the Property that exceed the amount of the monthly base-year expenses for the calendar year _____ for: ☐ taxes; ☐ insurance; ☐ CAM; ☐ structural; and ☐ _____.
- ☐ (2) **Expense-stop:** Each month Tenant will pay Tenant's pro rata share of the projected monthly expenses for the Property that exceed \$ _____ per square foot per year for: ☐ taxes; ☐ insurance; ☐ CAM; ☐ structural; and ☐ _____.
- ☒ (3) **Net:** Each month Tenant will pay Tenant's pro rata share of the projected monthly expenses for the Property for: ☒ taxes; ☒ insurance; ☒ CAM; ☐ structural; and ☒ **POA Fees & Assessments**.

C. Projected Monthly Expenses: On or about December 31 of each calendar year, Landlord will project the applicable monthly expenses (those that Tenant is to pay under this addendum) for the following calendar year and will notify Tenant of the projected expenses. The projected expenses are based on Landlord's estimates of such expenses. The actual expenses may vary.

(TAR-2103) 1-26-10

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and Tenant:

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Page 1 of 2

Expense Reimbursement Addendum concerning **625 Central Parkway Unit 108, New Braunfels, Texas 78130**

Notice: The applicable projected expenses at the time which the above-referenced lease commences are shown in the table below. The total area of the Property presently used by Landlord for calculating expense reimbursements is **4,450** rentable square feet (including any add on factor for common areas).

Projected Expenses	
\$ Monthly Rate	\$ Annual Rate
0.45 / rsf / month	5.40 / rsf / year

D. **Reconciliation:** Within a reasonable time after the end of each calendar year, Landlord will notify Tenant of the actual costs of the applicable expenses (those that Tenant is to pay under this addendum) for the previous year. If the actual costs of the applicable expenses exceed the amounts paid or owed by Tenant for the previous year, Tenant must pay the deficient amount to Landlord within 30 days after Landlord notifies Tenant of the deficient amount. If the actual costs of the applicable expenses are less than the amounts paid by Tenant for the previous year, Landlord will refund the excess to Tenant or will credit the excess to Tenant's next rent payment. Tenant may audit or examine those items in Landlord's records that relate to Tenant's obligations under this addendum. Landlord will promptly refund to Tenant any overpayment revealed by an audit or examination. If the audit or examination reveals an error of more than 5% over the amounts Landlord collected in a calendar year from Tenant under this addendum, Landlord will pay the reasonable cost of the audit or examination. Landlord may not seek a deficiency from Tenant under this paragraph if Landlord fails to timely provide the required notice.

E. **Special Provisions:**

Landlord: **Dusty Hills, LLC**

Tenant: **American Health Imaging of Dallas, LLC**

By: _____
DocuSigned by: _____
By (signature): Dustin Seidel 21-Aug-2018
Printed Name: Dustin Seidel
Title: Managing Member

By: _____
By (signature): Scott Arant
Printed Name: Scott Arant
Title: CEO

By: _____
DocuSigned by: _____
By (signature): Jennifer Seidel 22-Aug-2018
Printed Name: Jennifer Seidel
Title: Managing Member

By: _____
By (signature): _____
Printed Name: _____
Title: _____



TEXAS ASSOCIATION OF REALTORS®
COMMERCIAL LANDLORD'S RULES AND REGULATIONS

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**REGARDING THE COMMERCIAL LEASE CONCERNING THE LEASED PREMISES AT 625 Central
Parkway Unit 108, New Braunfels, Texas 78130**

NOTICE: These rules and regulations are adopted to maintain and enhance the safety and appearance of the Property. From time to time Landlord, at its discretion, may amend these rules and regulations for the purposes for which they were adopted. Under the above-referenced lease, Tenant agrees to comply with these rules and regulations as they may be amended. Exceptions or waivers must be authorized by Landlord in writing. "Property" means the building or complex in which the leased premises are located, inclusive of any common areas, drives, parking areas, and walks, and landscaped areas.

- A. Goods, merchandise, equipment, or any personal property may not be stored on the Property, except for inventory within the leased premises necessary for Tenant's normal business operations.
- B. Food is not permitted on the Property, except as inventory for sale and for a small amount of food for Tenant's personal consumption.
- C. Other than those provided by Landlord or specifically authorized by Landlord, no vending machines are permitted on the Property.
- D. The Property may not be used for lodging or sleeping quarters in any manner.
- E. Unless authorized by law or the lease, no animals may be brought or kept on the Property.
- F. No obstruction or interference that impedes use of the common areas, walks, drives, loading areas, parking areas, corridors, hallways, vestibules, and stairs is permitted on the Property.
- G. Persons parking on the Property must comply with all posted signs and directions regulating the parking areas.
- H. No flammable, toxic, noxious, or hazardous materials may be kept on the Property except for over-the-counter cleaning materials kept in enclosed storage closets or cabinets.
- I. Tenants moving in or out of the Property ~~must use only the service entrances and service elevators during the move. All moves~~ must be made at times that do not cause inconvenience in the normal use of the Property.
- J. Deliveries and shipping of goods and merchandise in or out of the Property ~~must be made only through the service entrances, service elevators, loading docks, or other designated shipping and receiving areas. Shipments and deliveries~~ must be made at times that do not cause inconvenience to tenants or patrons on the Property.
- K. Leased premises must be kept clean and free of debris. Trash must be deposited into appropriate receptacles. Trash receptacles controlled by Tenant must not be allowed to overflow, attract rodents or vermin, or emit odors.

(TAR-2108) 1-26-10

Initialed for Identification by Landlord

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, and Tenant:  ,

Page 1 of 2

Landlord's Rules and Regulations concerning 625 Central Parkway Unit 108, New Braunfels, Texas 78130

- L. Repair requests must be submitted to Landlord in writing in compliance with the lease.
- M. No modification to the Property and leased premises may be made unless authorized by Landlord, in writing, or permitted by the lease.
- N. No illegal or offensive activity is permitted on the Property nor is any activity that constitutes a nuisance or interferes with the rights of other tenants.
- O. Unless specifically authorized by Landlord, no solicitation or business operations are permitted in the common areas.
- P. Other:

(TAR-2108) 1-26-10

Initialed for Identification by Landlord



, and Tenant:



Page 2 of 2



TEXAS ASSOCIATION OF REALTORS®
COMMERCIAL LEASE ADDENDUM FOR BROKER'S FEE

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**ADDENDUM TO THE COMMERCIAL LEASE BETWEEN THE UNDERSIGNED LANDLORD AND TENANT
CONCERNING THE LEASED PREMISES AT 625 Central Parkway Unit 108, New Braunfels, Texas 78130**

A. Leasing Fees: All leasing fees are earned when the above referenced lease is executed.

(1) Landlord will pay Principal Broker a leasing fee calculated and payable as follows:

☒ (a) 3.000 % of all base monthly rents to be paid for the term of the lease ~~and the same percentage of the expense reimbursements stated or estimated in the lease~~, payable as follows: one-half of such amount at the time Landlord and Tenant execute the lease and the remainder on the date the lease commences.

☐ (b) _____ % of all base monthly rents to be paid for the term of the lease and the same percentage of the expense reimbursements stated or estimated in the lease, payable as follows: _____.

☐ (c) _____.

(2) Landlord will pay Cooperating Broker a leasing fee calculated and payable as follows:

☒ (a) 3.000 % of all base monthly rents to be paid for the term of the lease ~~and the same percentage of the expense reimbursements stated or estimated in the lease~~, payable as follows: one-half of such amount at the time Landlord and Tenant execute the lease and the remainder on the date the lease commences.

☐ (b) _____ % of all base monthly rents to be paid for the term of the lease and the same percentage of the expense reimbursements stated or estimated in the lease, payable as follows: _____.

☐ (c) _____.

B. Renewal and Expansion Fees: If Landlord and Tenant subsequently renew, extend, or expand the lease, including a new lease for more, less, or different space in the Property or in any other property owned, controlled, or managed by Landlord, the brokers will be paid the fees set forth below. The fees will be earned and payable when the extension, renewal, expansion, or new lease is executed or commences, whichever is earlier.

(1) Landlord will pay Principal Broker a renewal fee of:

☒ (a) 1.500 % of all base monthly rents to be paid for the term of the renewal, extension, or new lease ~~and the same percentage of the expense reimbursements stated or estimated in the lease governing the renewal, extension, or new lease;~~

(TAR-2102) 4-1-14

Initialed for Identification by Landlord:

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JS

, and Tenant SA

Page 1 of 3

Addendum for Broker's Fee concerning 625 Central Parkway Unit 108, New Braunfels, Texas 78130

☐ (b) _____ % of all base monthly rents to be paid for the term of the expansion and the same percentage of the expense reimbursements stated or estimated in the lease governing the expansion; or

☐ (c) _____

(2) **Landlord** _____ will pay Cooperating Broker a renewal fee of:

☒ (a) 1.500 % of all base monthly rents to be paid for the term of the renewal, extension, or new lease ~~and the same percentage of the expense reimbursements stated or estimated in the lease governing the renewal, extension, or new lease;~~

☐ (b) _____ % of all base monthly rents to be paid for the term of the expansion and the same percentage of the expense reimbursements stated or estimated in the lease governing the expansion; or

☐ (c) _____

C. **Fees in the Event of a Sale:** If, during any time the lease is in effect or during any time Tenant occupies the leased premises, including any extension, renewal, or expansion, Tenant agrees to purchase the leased premises or Property by oral or written agreement or option, brokers will be paid the additional fees set forth below. The additional fees will be earned at the time Landlord and Tenant enter into an agreement for the sale, purchase, or option for the leased premises or Property, and are payable at the time the sale or purchase closes.

(1) _____ will pay Principal Broker an additional fee of:

☐ (a) _____ % of the sales price for the purchase.

☐ (b) _____

(2) _____ will pay Cooperating Broker an additional fee of:

☐ (a) _____ % of the sales price for the purchase.

☐ (b) _____

D. **County:** All fees under this addendum are payable in Comal County, Texas.

E. **Attorney's Fees:** If Landlord, Tenant, or any broker is a prevailing party in any legal proceeding brought as a result of a dispute under this addendum or any transaction related to or contemplated by this addendum, such party will be entitled to recover from the non-prevailing parties all costs of such proceeding, prejudgment interest, and reasonable attorney's fees.

F. **Special Provisions:**

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JS, and Tenant: 

Page 2 of 3

Addendum for Broker's Fee concerning 625 Central Parkway Unit 108, New Braunfels, Texas 78130

NOTICE: Under Chapter 62, Texas Property Code, Broker is entitled to claim a lien against the Property to secure payment of an earned commission.

Landlord: Dusty Hills, LLCTenant: American Health Imaging of Dallas, LLC

By: _____
DocuSigned by: _____
By (signature): Dustin Seidel 21-Aug-2018
Printed Name: Dustin Seidel
Title: Managing Member

By: _____
By (signature): Scott Arant
Printed Name: Scott Arant
Title: CEO

By: _____
DocuSigned by: _____
By (signature): Jennifer Seidel 22-Aug-2018
Printed Name: Jennifer Seidel
Title: Managing Member

By: _____
By (signature): _____
Printed Name: _____
Title: _____

Principal Broker:Broker / Company Name: SVN/ Norris Commercial Group

DocuSigned by: _____ License No. 9000964
By (signature): Mike Norris 21-Aug-2018
Printed Name: Mike Norris
Title: Executive Director License No. 185345

Cooperating Broker:Broker / Company Name: Transwestern

License No. _____
By (signature): _____
Printed Name: Russell T. Noll
Title: Ex. Managing Director License No. 386386