

STATE OF ALABAMA)

COUNTY OF SHELBY)

This instrument was prepared by:

Stephen W. Stallcup
Maynard, Cooper & Gale, P.C.
1901 Sixth Avenue, North
2400 Regions/Harbert Plaza
Birmingham, Alabama 35203

20170629000232180 1/4 \$1142.00
Shelby Cnty Judge of Probate, AL
06/29/2017 10:07:00 AM FILED/CERT

MEMORANDUM OF LEASE

26 THIS MEMORANDUM OF LEASE (this "Memorandum") is entered into as of June 26, 2017, by and between AL PELHAM BIG RUC, LLC, a South Carolina limited liability company ("Landlord"), and RURAL URGENT CARE, LLC, a Delaware limited liability company ("Tenant").

Recitals

Landlord and Tenant have entered into a Lease Agreement dated as of even date herewith (the "Lease"), pursuant to which Landlord will lease, demise and let to Tenant the leased premises described in Exhibit A hereto. Landlord and Tenant are recording this Memorandum in lieu of recording the Lease pursuant to the authority of Section 35-4-51.1, CODE OF ALABAMA 1975, as amended.

Agreement

NOW, THEREFORE, in consideration of the foregoing recitals and to induce Landlord and Tenant to enter into the Lease, and for other good and valuable consideration in hand paid to Landlord and Tenant, the receipt and sufficiency of which is hereby acknowledged by each of them, Landlord and Tenant hereby agree as follows:

1. Names of Landlord and Tenant. The name of the landlord/lessor of the Lease is AL PELHAM BIG RUC, LLC. The name of the tenant/lessee of the Lease is RURAL URGENT CARE, LLC.

2. Description of Leased Premises. A specific description of the leased premises leased by Tenant from Landlord under the Lease is attached hereto as Exhibit A.

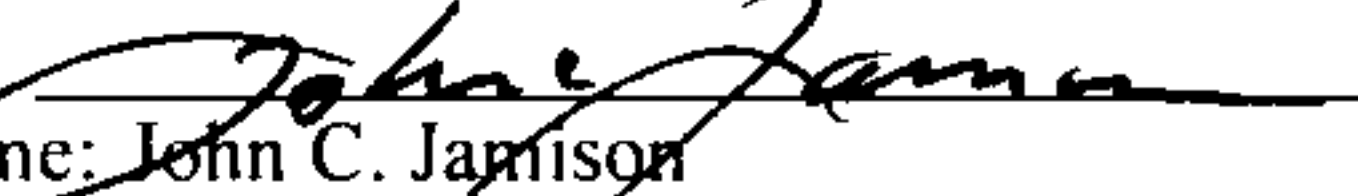
3. Term of the Lease. The Lease is for an initial term of eleven years (11) years commencing on the date that is the later to occur of: (a) the delivery of the leased premises for Tenant's exclusive possession; and (b) the Substantial Completion (as defined in the Lease) of the Landlord's Work (as defined in the Lease), as certified by the project architect.

4. Renewal Terms. Tenant may extend the initial term of the Lease for up to four (4) additional five (5) year periods.

IN WITNESS WHEREOF, Landlord and Tenant have each caused this Memorandum to be executed, under seal, by their duly authorized representatives as of the date first set forth above and to be recorded in the office of the Judge of Probate of the county in which the leased premises are situated.

LANDLORD:

AL PELHAM BIG RUC, LLC,
a South Carolina limited liability company

By: 
Name: John C. Jamison
Title: Manager

STATE OF South Carolina
COUNTY OF Greenville

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that John C. Jamison, whose name as the manager of AL PELHAM Big RUC, LLC, an Alabama limited liability company, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, as such manager and with full authority, executed the same voluntarily for and as the act of said limited liability company.


Given under my hand and official seal, this 26 day of June, 2017.




[AFFIX SEAL]

My Commission Expires:

2-23-26


Notary Public


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TENANT:

RURAL URGENT CARE, LLC,
a Delaware limited liability company

By: _____

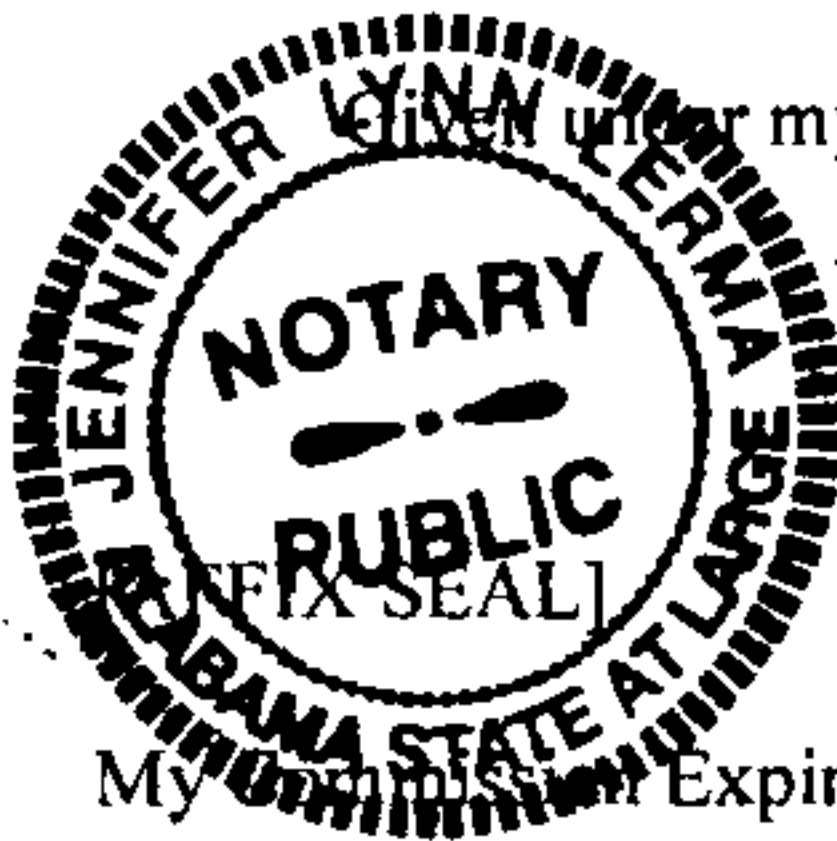
Name: Sam Eskildsen

Title: Chief Executive Officer

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Sam Eskildsen, whose name as a Chief Executive Officer of RURAL URGENT CARE, LLC, a Delaware limited liability company, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said limited liability company.



Given under my hand and official seal, this 26 day of June, 2017.

Jennifer L Lema
Notary Public

My Commission Expires: 9/20/20



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EXHIBIT A

LEGAL DESCRIPTION OF THE PREMISES

Lot 3, according to the Final Plat of Big Mountain Center - Resurvey No. 1, as recorded in Map Book 42, Page 61, in the Probate Office of Shelby County, Alabama.



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