

**THIS INSTRUMENT PREPARED BY AND
WHEN RECORDED RETURN TO:**

Gregory R. Nearpass, Esq.
Wood Oviatt Gilman
1900 Bausch & Lomb Place
Rochester, New York 14604

SPACE ABOVE THIS LINE FOR RECORDER'S USE

RETURN BY: MAIL (X) PICK UP ()

TERMINATION OF LEASE AND MEMORANDUM OF LEASE

THIS TERMINATION OF LEASE AND MEMORANDUM OF LEASE (this "Termination") is made as of the 18th day of September, 2024 ("Effective Date"), by and between TRIO FUND I HELENA, AL, LLC, a Delaware limited liability company ("Landlord") and HIGHLANDS TREATMENT CENTER, LLC, a Missouri limited liability company ("Tenant").

Landlord and Tenant executed a certain Memorandum of Lease recorded with Shelby County Records (the "Recorder's Office") on April 1, 2022 as Document 20220401000133510 (the "Memorandum"). The Memorandum described the Lease and the Premises, which are more particularly described in EXHIBIT A attached to the Memorandum.

Landlord and Tenant agree to terminate the Memorandum and the Lease as of Effective Date ("Termination Date"), and accordingly the Premises is no longer subject to the Lease. As consideration for this Termination, Tenant agrees to pay to Landlord the sum of Twenty Five Thousand and 00/100 Dollars (\$25,000.00). Landlord acknowledges that Tenant has vacated and surrendered the Premises on or before the Termination Date.

NOW, THEREFORE, WITNESSETH: for and in consideration of the foregoing recitals and the mutual covenants contained herein and other good and valuable consideration, Landlord and Tenant, by the execution of this Termination, do hereby agree and certify that the Lease and the leasehold interest of the Tenant conveyed thereby is in all respects terminated as of the Termination Date. Landlord and Tenant hereby waive and release and forever discharge any and all claims, demands, costs, expenses, damages, obligations, liabilities and causes of action known or unknown, arising from or relating to the Lease and/or the Premises first arising or occurring prior to, on, or after the Termination Date.

(SIGNATURES AND NOTARIES APPEAR ON FOLLOWING PAGES)

TENANT:

HIGHLANDS TREATMENT CENTER, LLC, a
Missouri limited liability company

By: *Lance Sorenson*

Name: Lance Sorenson

Title: Chief Financial Officer

STATE OF Utah)
COUNTY OF Salt Lake) SS.

The foregoing instrument was acknowledged before me by means of ☒ physical presence or
☐ online notarization, on Sept 18, 2024 by Lance Sorenson the CFO of
Highlands Treatment Center, LLC, a Missouri limited liability company, on behalf of the limited liability
company, who is personally known to me.

Rose Polzin
Notary Public

Rose Polzin
Printed Name

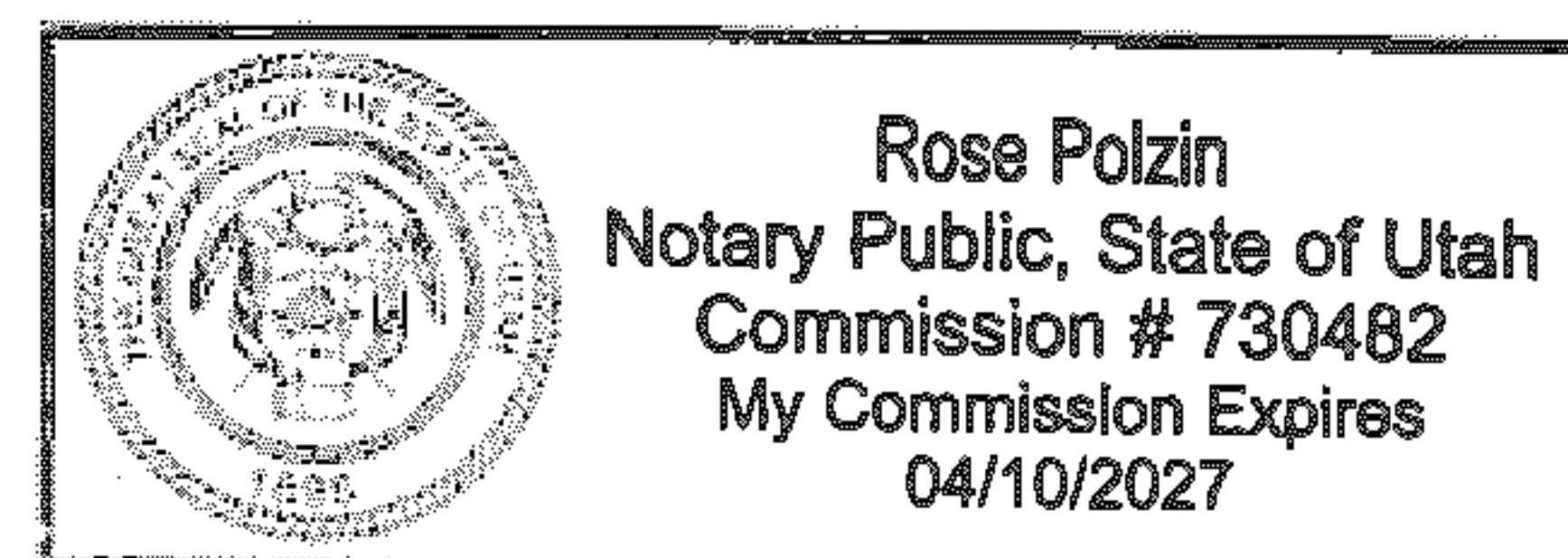
My Commission Expires:

04/10/2027

Notary ID number:

730482

[Notarial Seal]



WITNESS the hands and seals of the Landlord and Tenant by their duly authorized officers on the day and year first above written.

LANDLORD:

TRIO FUND I HELENA, AL, LLC,
a Delaware limited liability company

By: [Signature]

Name: Kathleen Cahill

Its: ED

STATE OF NY)
) SS.

COUNTY OF Westchester

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, on September 18, 2024 by Kathleen Cahill, the Executive Director of Trio Fund I Helena AL LLC a Delaware limited liability company, on behalf of the limited liability company, who is personally known to me.

[Signature]
Notary Public

Esther Mary Krivda
Printed Name

My Commission Expires:

Nov. 20, 2026

Notary ID number:

NO. 01KR6051251

[Notarial Seal]

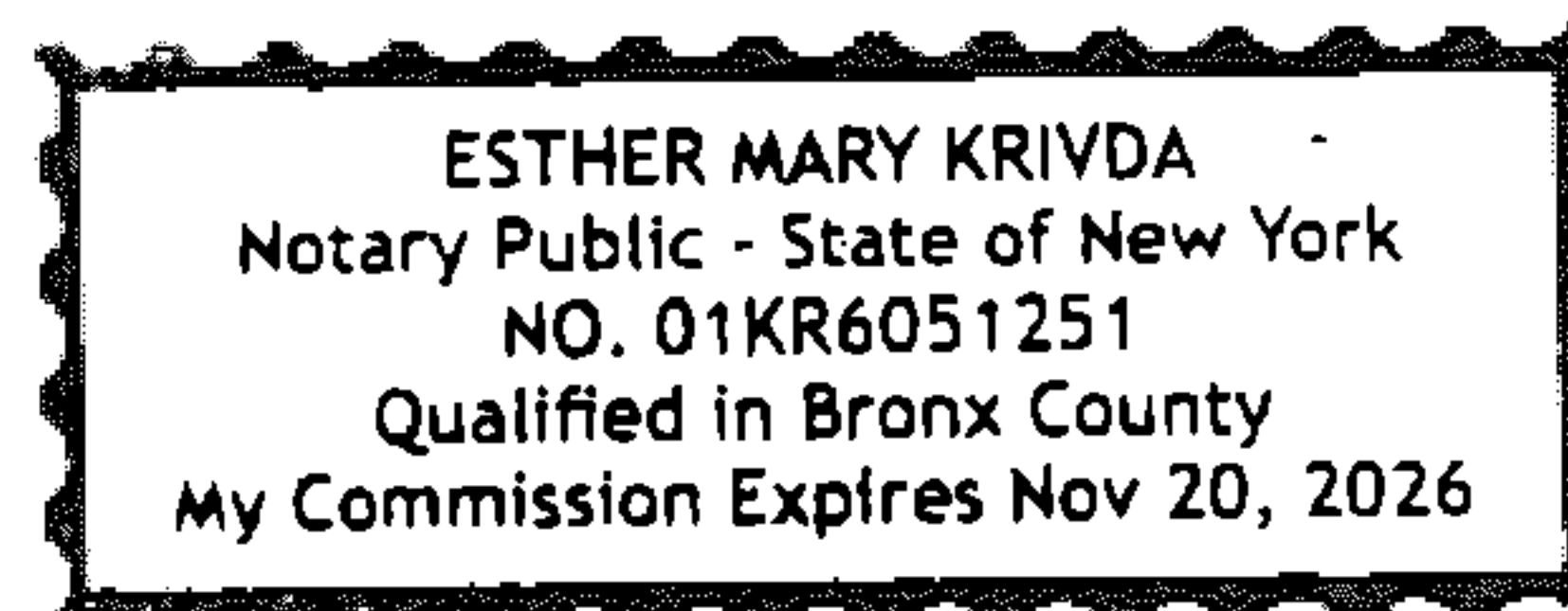


EXHIBIT A

Legal Description

PARCEL I:

Lot 1, according to the Survey of Environ's Park Subdivision, as recorded in Map Book 14, page 6, in the Probate Office of Shelby County, Alabama.

TOGETHER WITH rights in those certain easements recorded in Real 58, page 326, Real 279, page 295, Instrument 20051013000, Instrument 20060110000016530, Instrument 20070110000014980 and as shown in Map Book 35, page 138, in the Probate Office of Shelby County, Alabama.

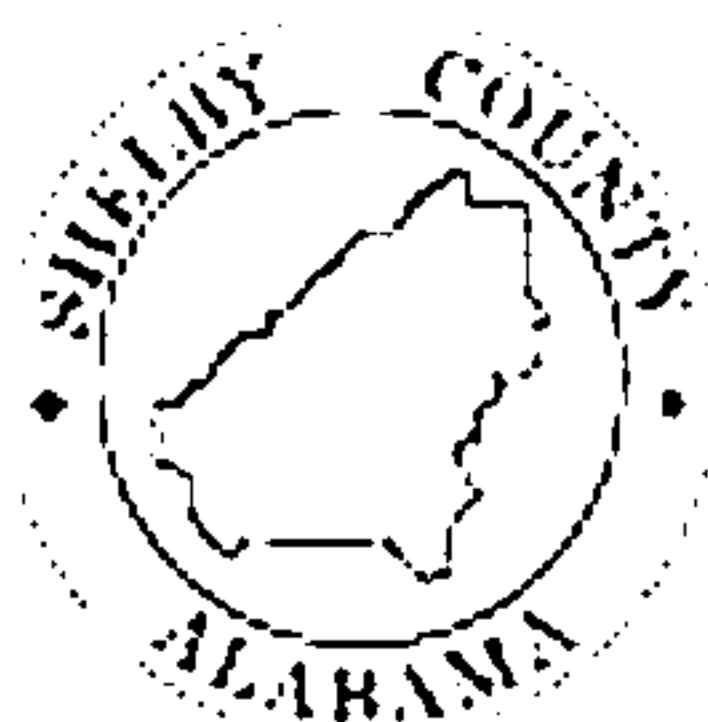
Parcel II:

A parcel situated in the Northwest quarter of the Northwest quarter of Section 30, Township 20 South, Range 3 West, being more particularly described as follows:

Begin at the Northwest corner of said Section 30, thence run East along the North line of said quarter-quarter section for a distance of 100.00 feet to a point; thence run South and parallel to the West line of said quarter-quarter section for a distance of 390.00 feet to a point; thence run East and parallel to the North line of said quarter-quarter section for a distance of 150.00 feet to a point; thence run South and parallel to the West line of said quarter-quarter section for a distance of 410.00 feet to a point; thence run West and parallel to the North line of said quarter-quarter section for a distance of 250.00 feet to a point on the West line of said quarter-quarter section; thence run North along the West line of said quarter-quarter section for a distance of 800.00 feet to the point of beginning.

1 Environs Park, Helena, Alabama 35080

APN/Parcel ID(s): 12-7-25-0-000-001 (Parcel I); and 13-9-30-0-000-001.002 (Parcel II)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/02/2024 08:40:05 AM
\$31.00 BRITTANI
20241002000307320

Allen S. Bayl