



Submit Document Transmittal/JDE Setup Form and document to: PSJH_LeaseAdmin@CBRE.COM

Urgent

| | |
|---|--------------------------------------|
| Denotes Required Field for NEW leases/buildings only. | Denotes Fields to be provided by PMs |
| Denotes Fields to be completed or obtained by Lease Admin Team. | Denotes NON-Required Fields |

REAL ESTATE PORTFOLIO UPDATE FORM / DOCUMENT TRANSMITTAL FORM

| ADD A FACILITY (choose 1) | CHANGE A FACILITY | DELETE A FACILITY (choose 1) | DOCUMENT TYPE | CLIENT LEASE ID (When Available in Costar) |
|--|--|--|--|--|
| <input type="checkbox"/> New Lease | <input checked="" type="checkbox"/> Renew / Extend | <input type="checkbox"/> New Sublease | <input checked="" type="checkbox"/> Lease Expiration | Amendment |
| <input type="checkbox"/> Purchased / Owned | <input type="checkbox"/> Expand / Reduce | <input type="checkbox"/> Active/Vacant | <input type="checkbox"/> Lease Termination | FOLDER SPECIFICATION |
| <input type="checkbox"/> 3rd Party Tenant/Internal | <input type="checkbox"/> Relocate | <input type="checkbox"/> Other | Legal | AK008 |

Explain "OTHER": (req'd when other option selected)

| | |
|----------------|---------------------------|
| Document Name: | Explain "Document Other": |
| Document Date: | Document Summary: |

| | | |
|-----------------------|--|------------------------|
| Facility Information: | Building/Site Name (if known): E Tower | Building Rentable Area |
| | Legal Address (Including Suite): | |
| | Address 2 (i.e. Bldg #, etc): | |
| | City, State, ZIP: | |

ATTENTION: Only populate yellow headers below for NEW buildings and/or NEW leases, or if EXISTING CoStar data needs to be changed.

| New Building Needed | Ownership Type | Building Type | Sub Region | Service Line | CBRE Managed Square Feet |
|---------------------|----------------|---------------|------------|--------------|--------------------------|
| | | | | | |

| Lease Hierarchy | Primary Use | Additional Use | Agreement Type (Select from List) | Business Group/Occupant (Select from List) | Lease Rentable Area | Exam Room |
|-----------------|-------------|----------------|-----------------------------------|--|---------------------|-----------|
| | | | | | | |

| Lease Type | Account Type | Lease Recovery Type (Select from List) | Possession Date (if known) | Previously Vacant Space? | CoStar Lease ID for Vacant Space |
|------------|--------------|--|----------------------------|--------------------------|----------------------------------|
| Lessor | AR | | | | |

| Client Regional VP | Client Director/REM | CBRE PM | Latitude | Longitude | Vacant Space Tracking Updated? |
|--------------------|---------------------|---------------|----------|-----------|--------------------------------|
| Dale Rahn | Marc La Rose | Lindsay Lloyd | | | |

EXTERNAL 3RD PARTY LEASE OR SUBLEASE CODING

| Expense Name | JDE Business Unit/Bldg ID | Balance Sheet Subledger | Lawson Subledger | Oracle Cost Center | Cost Percent (100% unless otherwise noted) |
|--------------------|---------------------------|-------------------------|------------------|--------------------|--|
| (Select from List) | | | | | |
| (Select from List) | | | | | |
| (Select from List) | | | | | |
| (Select from List) | | | | | |

INTERCOMPANY RECORD CODING

| Expense Name | AP Coding/AR Coding | JDE Business Unit | Lawson Subledger | Oracle Cost Center | Cost Percent (100% unless otherwise noted) | Sub Code (Entity Process Level) |
|--------------------|---------------------|-------------------|------------------|--------------------|--|---------------------------------|
| (Select from List) | (Select from List) | | | | | |
| (Select from List) | (Select from List) | | | | | |
| (Select from List) | (Select from List) | | | | | |
| (Select from List) | (Select from List) | | | | | |

| Landlord/Tenant Contact Info | | Vendor Remittance Address (W9 Collection Process) | |
|---|--|---|--|
| NAME & TITLE: | | PAYEE: | |
| COMPANY NAME: | | CONTACT NAME: | |
| ADDRESS: | | REMIT ADDRESS: | |
| PHONE: | | PHONE: | |
| EMAIL: | | EMAIL: | |
| Landlord/Owner Property Management Contact Info (if different from LL/TT) | | | |
| NAME & TITLE: | | | |
| COMPANY NAME: | | | |
| ADDRESS: | | | |
| PHONE: | | | |
| EMAIL: | | | |

Additional Comments: Lease Extension

| | |
|--------------------------------------|---------------|
| Form Completed By: | Lindsay Lloyd |
| Submission Date: | 1/4/2024 |
| To be completed by Lease Admin Team: | |
| Submitted for Abstraction By: | |
| Submission Date: | |

SECOND AMENDMENT TO LEASE

THIS SECOND AMENDMENT TO LEASE (the "Amendment"), is made as of the 22nd day of December, 2023 ("Effective Date"), by and between Providence Health & Services-Washington dba Providence Health & Services Alaska, a Washington nonprofit corporation ("Lessor"), and Alaska Heart Institute, LLC ("Lessee").

RECITALS

A. Lessor and Lessee are the parties to that certain Medical Office Lease dated February 27, 2020, as amended by Amendment I dated May 1, 2020 (the "Lease"), pursuant to which Lessor leases to Lessee, and Lessee leases from Lessor that certain premises consisting of 4,815 rentable square feet known as 3220 Providence Drive, Suites E3-100, E3-019, E3-061.01 and Storage, Anchorage AK, 99508. (the "Building").

B. NOW THEREFORE, in consideration of the promises, covenants and undertakings contained in this Amendment, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. **Defined Terms.** All terms used in this Amendment but not otherwise defined herein shall have the definitions ascribed to them in the Lease.

2. **Term.** Effective December 1, 2023, the term of the Lease is hereby extended from September 1, 2026 through January 31, 2029 (such period is hereinafter referred to as the "Extension Term"), on all of the same terms and conditions as set forth in the Lease, except as otherwise set forth in this Amendment. Upon expiration of the Extension Term, unless otherwise terminated in accordance with the terms of the Lease, as amended, the Lease shall automatically renew for subsequent one (1) year terms (each an "Additional Extension Term").

3. **Rent.** The monthly rental for the Leased Premises shall be \$13,097 per month. In consideration of the extension of the Lease and that no tenant improvements are provided by Lessor, other than carpet and paint as needed, the rental rate shall remain fixed for the term of the lease.

4. **Brokers.** The parties represent and warrant that there is no real estate broker or agent who is or may be entitled to any commission or finder's fee in connection with representation in this Amendment. The parties shall indemnify and hold the other harmless from and against any and all claims, demands, losses, liabilities, lawsuits, judgments, costs and expenses (including reasonable attorney's fees) with respect to any commission or equivalent compensation alleged to be owing on account of any discussions, negotiations and/or dealings with any real estate agent or broker.

5. **Conflict.** In the event there is conflict or inconsistency between the terms and conditions of this Amendment and the terms and conditions of the Lease, the terms of this Amendment shall control. Except as otherwise expressly amended hereby, the Lease shall remain in full force and effect according to its terms. This Amendment shall serve as Lease

termination notice. The execution, delivery and effectiveness of this Amendment shall not operate as a waiver of any right or remedy of Lessor under the Lease.

6. **Counterparts.** This Amendment may be executed in two or more counterparts, each of which shall be considered an original and all of which, when taken together, shall constitute one instrument. A facsimile or PDF copy of either party's signature to this Amendment shall be deemed an original for all relevant purposes.

7. **Nondisclosure of Lease Terms.** Lessee acknowledges and agrees that the terms of this Lease are confidential and constitute proprietary information of Lessor. Disclosure of the terms could adversely affect the ability of Lessor to negotiate other leases and impair Lessor's relationship with other Lessees. Accordingly, Lessee agrees that it, and its partners, officers, directors, employees and attorneys, shall not intentionally and voluntarily disclose the terms and conditions of this Lease to any other Lessee or apparent prospective Lessee of the Building or Project, either directly or indirectly, without the prior written consent of Lessor, provided, however, that Lessee may disclose the terms to prospective subtenants or assignees under this Lease.

IN WITNESS WHEREOF, Lessor and Lessee have duly executed this instrument as of the date first set forth above.

LESSOR:

LESSEE:

PROVIDENCE HEALTH & SERVICES-
WASHINGTON DBA PROVIDENCE
HEALTH & SERVICES ALASKA

ALASKA HEART INSTITUTE, LLC

DocuSigned by:
Dale Rahn
Dale Rahn 12/22/2023

DocuSigned by:
Cory Pace
Cory Pace – Chief Financial Officer
12/22/2023

Executive Director – Providence Alaska
Real Estate, Strategy & Operations

DS
RMR

REM