

LEASE ADOPTION AND AMENDMENT AGREEMENT

THIS LEASE ADOPTION AND AMENDMENT AGREEMENT (the "Agreement") is made this ____ day of ~~November, 2019~~March by and between Plymouth Meeting Center for Optimal Health, LLC ("Landlord") and Laboratory Corporation of America Holdings ("Tenant").

WHEREAS, Landlord and Tenant previously executed and entered into that certain Lease Agreement (the "Lease") dated on or about July 10, 2014, for approximately 2,500 rentable square feet of dedicated space within the building situated on certain land at 1832 Germantown Pike in the Township of Plymouth Meeting, County of Montgomery, State of Pennsylvania, as more particularly described in the Lease; and

WHEREAS, the term of the Lease expired on June 30, 2019;

WHEREAS, Tenant has remained in continuous possession of the Premises since the expiration of the term on June 30, 2019 as a month-to-month tenant per the terms of the Lease;

WHEREAS, the parties desire to adopt and amend the terms and conditions of the expired Lease as set forth herein; and

NOW, THEREFORE, in consideration of the foregoing, the covenants and agreements herein contained, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

1. **ADOPTION.** The parties hereby adopt the Lease and incorporate the same herein by reference, subject to the amendments hereinafter set forth.

2. **TERM.** The Term of the Lease shall be extended for a period of Three (3) year commencing ~~December 1, 2019~~ March 1, 2020 and terminating on ~~November 30, 2022~~ February 28, 2023.

3. **RENT.** Notwithstanding any provision in the Lease to the contrary, commencing ~~March 1, 2020~~December 1, 2019, and ending ~~February 28, 2023~~November 30, 2022, Tenant shall pay to Landlord the sum of Sixty Eight Thousand Five Hundred Eleven and 00/100 Dollars (\$68,511.00) per annum, which is equivalent to a rate of \$27.40 per square foot per year, payable in monthly installments of Five Thousand Seven Hundred Nine and 25/100 dollars (\$5,709.25).

Thereafter, commencing with the second Lease Year, and including any renewal Term and/or any renewal year, the Rent shall be adjusted increased annually, on July 1 of each year, as set forth in this Paragraph ("Adjustment Date") using the revised Consumer Price Index ("CPI") for All Urban Consumers, All Items (1982-84 = 100) as published by the United States Department of Labor statistics under the caption: "United States City Average for Urban Consumers". If at any rental Adjustment Date there shall not exist a CPI in the same format as recited herein, the parties shall substitute any official index published by the Bureau of Labor Statistics, or successor or similar governmental agency, as may then be in existence and shall be most nearly equivalent thereto.

The CPI published for the nearest month immediately preceding the Adjustment Date shall be the "Current Index Number". The CPI published for the nearest month immediately preceding the commencement of the then current term shall be the "Base Index Number". The Rent commencing on

such Adjustment Date shall be the product obtained from multiplying the Rent for the year immediately preceding the Adjustment Date by the fraction whose numerator is equal to the Current Index Number and whose denominator is equal to the Base Index Number

4. **GENERAL.** The terms, covenants, conditions and provisions of the Lease unless otherwise amended herein are hereby ratified and affirmed and shall remain in full force and effect during the Term.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement, with an effective date of ~~December 1, 2019~~March , 2020, to be executed in their respective names, as their official acts, by their duly authorized representatives.

PLYMOUTH MEETING CENTER FOR OPTIMAL LABORATORY CORPORATION OF AMERICA HOLDINGS HEALTH, LLC

By: _____
Print Name: _____
Title: _____
Date: _____

By: _____
Print Name: _____
Title: _____
Date: _____