

SETTLEMENT AND RELEASE AGREEMENT

WHEREAS, Laboratory Corporation of America Holdings, ("Tenant") entered into a Lease Adoption And Amendment Agreement with Plymouth Meeting Center for Optimal Health, LLC effective December 1<sup>st</sup>, 2019, which adopts the terms of the Lease Agreement (the "Original Lease") dated on or about July 10, 2014, for the following described premises situated at 1832 Germantown Pike in the Township of Plymouth Meeting, County of Montgomery, State of Pennsylvania, containing approximately 2,500 square feet of space (the "Premises");

WHEREAS, Tenant and Landlord neglected to apply the rent adjustment per the terms of the Lease on July 1, 2018;

WHEREAS, the term of the Original Lease expired June 30, 2019 and Tenant has continuously occupied the Premises since June 30, 2019 as a month-to-month tenant per the terms of the Original Lease;

WHEREAS, Tenant and Landlord wish to resolve all matters related to (1) the failure to apply the rent adjustment per the terms of the Lease on July 1, 2018 and (2) Tenant's occupation of the Premises from July 1, 2019 to February 29, 2020;

NOW, THEREFORE, for and in consideration of the mutual covenants and agreements contained herein, the parties agree as follows:

- 1. That Tenant owes Landlord the sum of Fourteen Thousand Four Hundred Eighty-One and 27/100 (\$14,481.27) Dollars to resolve all outstanding CPI increases in base rent, unpaid operating expense reconciliation charges and security services charges from the period July 1, 2018 through February 29, 2020 ("Outstanding Charges").
- 2. That Tenant shall pay to Landlord a lump sum of Fourteen Thousand Four Hundred Eighty-One and 27/100 (\$14,481.27) Dollars representing the Outstanding Charges.
- 3. Upon Execution of this Agreement and payment of the final lump sum of Fourteen Thousand Four Hundred Eighty-One and 27/100 (\$14,481.27) Dollars, Tenant and Landlord shall be deemed to have released each other from any and all claims relating to Tenant's occupancy of the Premises or payment of rent and additional rent or other sums accruing prior to March 1, 2020.

WHEREFORE, the parties accept and agree to the terms of this Agreement on the date reflected below their signatures.

<b>LANDLORD</b>	<b>TENANT</b>
<b>PLYMOUTH MEETING CENTER FOR OPTIMAL OF AMERICA HEALTH, LLC</b>	<b>LABORATORY CORPORATION HOLDINGS</b>

By: \_\_\_\_\_

By: \_\_\_\_\_

Name: \_\_\_\_\_

Name: \_\_\_\_\_

DRAFT: For Discussion Purposes Only

Title: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_