

## COMMENCEMENT DATE AGREEMENT

**THIS COMMENCEMENT DATE AGREEMENT** (the "Agreement") is entered into on 4-24-2019, 2019, between DDR-SAU Memphis American Way, L.L.C., a Delaware limited liability company ("Landlord"), and Cherokee Health Systems, a Tennessee corporation ("Tenant") d/b/a Cherokee Health Systems.

**WHEREAS**, Landlord and Tenant have entered into that certain Lease dated March 12, 2019 (the "Lease"), for the Premises located at American Way in Memphis, Tennessee, all as more particularly described in the Lease; and

**WHEREAS**, Landlord and Tenant wish to set forth their agreements as to the commencement of the term of the Lease.

**NOW, THEREFORE**, in consideration of the Premises as described in the Lease and the covenants set forth therein, Landlord and Tenant agree as follows:


1. Capitalized and defined terms used in this Agreement shall have the same meanings as those ascribed to them in the Lease unless the context clearly required otherwise.
2. The initial Lease Term commenced on April 1, 2019.
3. The initial Lease Term shall expire on March 31, 2022.
4. The Rent Commencement Date under the Lease is April 1, 2019
5. The Square Footage of the Premises is approximately 7,125.
6. Set forth in the table below are: (i) the dates by which Tenant must deliver written notice to Landlord if Tenant elects to exercise a Renewal Term; (ii) the commencement dates for each Renewal Term; and (iii) the expiration dates for each Renewal Term:

| Renewal Term Period     | Notice Date | Commencement Date | Expiration Date |
|-------------------------|-------------|-------------------|-----------------|
| Option 1<br>Years 4 - 6 | 3/31/2021   | 4/1/2022          | 3/31/2025       |
|                         |             |                   |                 |
|                         |             |                   |                 |

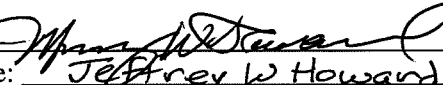
Tenant's failure to execute this Agreement within ten (10) business days following Tenant's receipt hereof shall be deemed as Tenant's acceptance of the terms hereof, pursuant to Article III of the Lease.

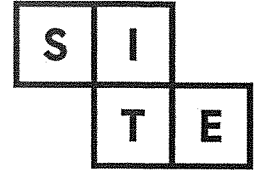
**IN WITNESS WHEREOF**, the parties hereto have executed this Agreement as of the day and year above written.

**LANDLORD:** DDR-SAU Memphis American Way, L.L.C., a Delaware limited liability company

By:   
Robert M. McGovern,  
Senior Vice President of Leasing

**TENANT:** Cherokee Health Systems,  
a Tennessee corporation

By:   
Name: Jeffrey W. Howard  
Its: CFO



VIA UPS

April 22, 2019

Cherokee Health Systems  
2018 Western Avenue  
Knoxville, Tennessee 37921

RE: Lease dated March 12, 2019 ("Lease"), between DDR-SAU Memphis American Way, L.L.C., a Delaware limited liability company ("Landlord"), and Cherokee Health Systems, a Tennessee corporation ("Tenant") d/b/a Cherokee Health Systems; Unit No. 4 ("Premises"); American Way in Memphis, Tennessee ("Shopping Center").

Dear Tenant:

Enclosed please find two (2) original copies of the Commencement Date Agreement (the "Agreement") for the above-referenced location which have been executed on behalf of Landlord.

Please cause two (2) copies of the Agreement to be dated and executed on behalf of the Tenant and return one (1) fully-executed copy of the Agreement to my attention. Please do not hesitate to contact me should you have any questions regarding this matter.

Sincerely,

*Karen A. Robinson*  
Karen A. Robinson  
Legal Assistant, Real Estate and Leasing Group  
Direct Dial: (216) 755-6637  
Email: krobinson@sitecenters.com

Enclosures

cc: Tony Pavli  
Shirley Thomas  
Lease Accounting



**SITE CENTERS**

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**UPS CampusShip: View/Print Label**

1. **Ensure there are no other shipping or tracking labels attached to your package.** Select the Print button on the print dialog box that appears. Note: If your browser does not support this function select Print from the File menu to print the label.
2. **Fold the printed label at the solid line below.** Place the label in a UPS Shipping Pouch. If you do not have a pouch, affix the folded label using clear plastic shipping tape over the entire label.

**3. GETTING YOUR SHIPMENT TO UPS****Customers with a Daily Pickup**

Your driver will pickup your shipment(s) as usual.

**Customers without a Daily Pickup**

Take your package to any location of The UPS Store®, UPS Access Point(TM) location, UPS Drop Box, UPS Customer Center, Staples® or Authorized Shipping Outlet near you. Items sent via UPS Return Services(SM) (including via Ground) are also accepted at Drop Boxes. To find the location nearest you, please visit the Resources area of CampusShip and select UPS Locations.

Schedule a same day or future day Pickup to have a UPS driver pickup all your CampusShip packages.


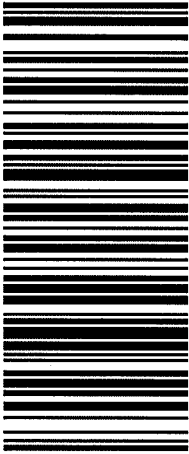
Hand the package to any UPS driver in your area.

UPS Access Point™  
THE UPS STORE  
30789 PINETREE RD  
CLEVELAND, OH 44124

UPS Access Point™  
PERFECTION VALET CLEANERS  
4011 WARRENSVILLE CENTER RD  
BEACHWOOD, OH 44122

UPS Access Point™  
THE UPS STORE  
13940 CEDAR RD  
CLEVELAND, OH 44118

FOLD HERE

|   |             |        |
|---|-------------|--------|
| KAREN ROBINSON<br>216-755-6637<br>SITE CENTERS<br>3300 ENTERPRISE PKWY<br>BEACHWOOD OH 44122  | 0.0 LBS LTR | 1 OF 1 |
| <b>SHIP TO:</b><br>CHEROKEE HEALTH SYSTEMS<br>216-755-6637<br>CHEROKEE HEALTH SYSTEMS<br>2018 WESTERN AVENUE<br>KNOXVILLE TN 37921-5718                         |             |        |
| <b>TN 379 9-11</b><br>   |             |        |
| <b>UPS NEXT DAY AIR SAVER 1P</b><br>TRACKING #: 1Z 492 716 13 9312 3616<br> |             |        |
| <b>BILLING: P/P</b>   |             |        |
| Cost Center: 10120044.860010<br>VIP #'s: 30328<br>CS 21.0.21. WNTNV50 09.0A 01/2019   |             |        |