

MEMORANDUM OF LEASE

This Memorandum of Lease (this “**Memorandum**”), dated effective as of January 1, 2018 (the “**Effective Date**”), is entered into by and between Travis County Healthcare District, d/b/a Central Health, a political subdivision of the State of Texas (“**Landlord**”), and Seton Family of Hospitals, a Texas nonprofit corporation (“**Tenant**”).

1. Grant of Lease; Term; and Rights.

(a) Pursuant to a Parking Garage Lease Agreement (the “**Lease**”) between Landlord and Tenant dated as of December 15, 2017, Landlord leases to Tenant, and Tenant leases from Landlord, those certain premises concerning the Land more particularly described on the attached Exhibit “A” for an initial term commencing on January 1, 2018 and ending on, unless sooner terminated as provided therein, September 30, 2024, subject to the provisions of the Lease.

(b) The Lease grants Tenant certain rights on the terms set forth in the Lease, including the right to extend the term of the Lease for up to seven (7) periods of ten (10) years each.

(c) The Lease contemplates that Tenant’s leased premises may be relocated to another location on the land described on Exhibit “B”.

2. Purpose. This Memorandum is prepared for the purpose of recordation only, and it in no way modifies the provisions of the Lease. In the event of any inconsistency between the provisions of this Memorandum and the Lease, the provisions of the Lease will prevail.

3. Miscellaneous. The parties have executed this Memorandum to be effective as of the Effective Date on the dates indicated in their acknowledgments below. Upon the expiration of the term of the Lease or the prior termination thereof, the parties agree, upon the request of either, to execute and deliver to each other a termination of this Memorandum in recordable form.

EXECUTED AND DELIVERED to be effective as of the Effective Date.

[SIGNATURE PAGES FOLLOW]

[COUNTERPART SIGNATURE PAGE TO MEMORANDUM OF LEASE]

LANDLORD:
TRAVIS COUNTY HEALTHCARE DISTRICT,
d/b/a Central Health, a political subdivision of the
State of Texas

By: _____
Name: _____
Title: _____

THE STATE OF TEXAS §

COUNTY OF TRAVIS §

This instrument was acknowledged before me this ____ day of December, 2017 by _____, _____ of Travis County Healthcare District, doing business as Central Health, a political subdivision of the State of Texas, on behalf of the political subdivision.

(SEAL)

Notary Public Signature

[COUNTERPART SIGNATURE PAGE TO MEMORANDUM OF LEASE]

TENANT:

SETON FAMILY OF HOSPITALS,
a Texas nonprofit corporation

By: _____

Name: _____

Title: _____

THE STATE OF TEXAS §

COUNTY OF TRAVIS §

This instrument was acknowledged before me this ____ day of December, 2017
by _____, of Seton Family of Hospitals, a Texas nonprofit corporation, on
behalf of the corporation.


(SEAL)

Notary Public Signature

[COUNTERPART SIGNATURE PAGE TO MEMORANDUM OF LEASE]

TENANT:

SETON FAMILY OF HOSPITALS,
a Texas nonprofit corporation

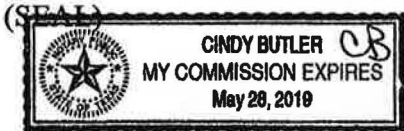
By: 
Name: Scott Herndon
Title: Chief Financial Officer

THE STATE OF TEXAS §

COUNTY OF TRAVIS §

This instrument was acknowledged before me this 15th day of December, 2017
by Scott Herndon, of Seton Family of Hospitals, a Texas nonprofit corporation, on
behalf of the corporation.


Notary Public Signature



North 16deg 22' 36" East, a distance of 245.69 feet, to a point;
North 73deg 32' 51" West, a distance of 30.03 feet, to a point in the easterly right of way line of
Red River Street;

THENCE, North 23deg 47' 02" East, along the easterly right of way line of Red River Street, a distance of
25.19 feet, to the **POINT OF BEGINNING** and containing 1.370 acres (59,660 square feet) of land, more or
less.

Basis of bearings is the Texas State Plane Coordinate System, Central Zone, NAD 83.

James W. Russell
10/27/16

James W. Russell
Registered Professional Land Surveyor No. 4230
Kimley-Horn and Associates, Inc.
601 NW Loop 410, Suite 350
San Antonio, Texas 78216
Ph. 210-541-9166
jim.russell@kimley-horn.com
TBPLS Firm No. 10193973



Exhibit "B"

Legal Description of Campus

Tract 1:

14.015 ACRES
BRACKENRIDGE HOSPITAL
CITY OF AUSTIN

FN NO. 04-358(JJM)
SEPTEMBER 20, 2004
BPI JOB NO. 082-38.92

DESCRIPTION

OF A 14.015 ACRE TRACT OR PARCEL OF LAND SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING OUT OF THE ORIGINAL CITY OF AUSTIN, AS SHOWN ON A MAP ON FILE IN THE GENERAL LAND OFFICE OF THE STATE OF TEXAS; SAID 14.015 ACRES BEING ALL OF LOTS 1 THROUGH 8 OF BLOCK 166 1/2, LOTS 1 THROUGH 8 OF BLOCK 166, LOTS 1 THROUGH 8 OF BLOCK 167, LOTS 1 THROUGH 8 OF BLOCK 165, LOTS 2 THROUGH 7 AND A PORTION OF LOT 8 OF BLOCK 168 AND LOTS 5 AND 6 AND THE REMAINING PORTIONS OF LOTS 3, 4 AND 7 OF BLOCK 164 OF SAID ORIGINAL CITY OF AUSTIN, SAID 14.015 ACRES ALSO BEING THE SABINE STREET RIGHT-OF-WAY VACATED BY CITY ORDINANCE NO. 580515B, RECORDED IN VOLUME 1947, PAGE 276 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, CITY ORDINANCE NO. 750529-A, RECORDED IN VOLUME 5234, PAGE 2071 OF SAID DEED RECORDS AND A PORTION OF SAID SABINE STREET RIGHT-OF-WAY VACATED BY CITY ORDINANCE NO. 760527-A, RECORDED IN VOLUME 5480, PAGE 873 OF SAID DEED RECORDS, AND ALSO BEING A PORTION OF THE ORIGINAL RED RIVER STREET RIGHT-OF-WAY VACATED BY CITY ORDINANCE NO. 760122-A, RECORDED IN VOLUME 5388, PAGE 1230 OF SAID DEED RECORDS AND AMENDED BY ORDINANCE 760318-D, AND ALSO BEING ALL OF THE PORTIONS OF THE RE-LOCATED RED RIVER STREET RIGHT-OF-WAY VACATED BY CITY ORDINANCE NO. 760527-A, RECORDED IN VOLUME 5480, PAGE 873 OF SAID DEED RECORDS, AND ALSO BEING ALL OF THE EAST 14TH STREET RIGHT-OF-WAY VACATED BY CITY ORDINANCE NO. 750529-A, RECORDED IN VOLUME 5234, PAGE 2071 OF SAID DEED RECORDS, CITY ORDINANCE NO. 660707-B AND A PORTION OF THE EAST 14TH STREET RIGHT-OF-WAY VACATED BY CITY ORDINANCE NO. 730201-H, RECORDED IN VOLUME 4575, PAGE 951 OF SAID DEED RECORDS, AND ALSO BEING PORTIONS OF THE EAST 13TH STREET RIGHT-OF-WAY VACATED BY CITY ORDINANCE NO. 7721109-G, RECORDED IN VOLUME 4490, PAGE 518 OF SAID DEED RECORDS AND CITY ORDINANCE NO. 750529-A, RECORDED IN VOLUME 5234, PAGE 2071 OF SAID DEED RECORDS AND CITY ORDINANCE NO. 730201-H, RECORDED IN VOLUME 4575, PAGE 951 OF SAID DEED RECORDS; SAID 14.015 ACRES ALSO BEING ALL OF THOSE ALLEYS LOCATED WITHIN SAID BLOCK 166 1/2, SAID BLOCK 166 AND SAID BLOCK 165, VACATED BY CITY ORDINANCE NO. 750529-A, RECORDED IN VOLUME 5234, PAGE 2071 OF SAID DEED RECORDS, AND ALL OF THAT ALLEY LOCATED WITHIN SAID BLOCK 167 VACATED BY CITY ORDINANCE NO. 580515B, RECORDED IN VOLUME 1947, PAGE 276 OF SAID DEED RECORDS, AND ALL OF THAT ALLEY LOCATED WITHIN SAID BLOCK 168 VACATED BY CITY ORDINANCE NO. 760122-A, RECORDED IN VOLUME 5388, PAGE 1230 OF SAID DEED RECORDS AND A PORTION OF THAT ALLEY LOCATED IN BLOCK 164 VACATED BY CITY ORDINANCE NO. 730201-H, RECORDED IN VOLUME 4575, PAGE 951 OF SAID DEED RECORDS; SAID 14.015 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a City of Austin right-of-way monument found in the centerline of East 15th Street (100' R.O.W.) being the point of intersection with the centerline of said vacated Sabine Street (80' R.O.W.), and from which a 1/2 inch iron rod found in the centerline of said East 15th Street, bears N73°35'17"W, a distance of 359.48 feet;

THENCE, S73°35'17"E, along the centerline of said East 15th Street, a distance of 316.38 feet to a point;

THENCE, S16°24'43"W, leaving the centerline of East 15th Street, a distance of 50.00 feet to a cut "X" in concrete set for the **POINT OF BEGINNING** and northeasterly corner hereof, being the point of intersection of the southerly right-of-way line of said East 15th Street with the westerly right-of-way line of Interstate Highway 35 (R.O.W. varies), also being the northeasterly corner of said Block 166 1/2;

THENCE, S16°30'34"W, along the westerly line of Interstate Highway 35, being the easterly line of said Block 166 1/2, said vacated East 14th Street (Ordinance 750529-A), said Block 166, and said vacated East 13th Street (Ordinance 7721109-G), a distance of 642.62 feet to a 1/2 inch iron rod with cap set for the most easterly southeast corner hereof, and from which a 1/2 inch iron rod with aluminum cap found at the northeasterly corner of Brackenridge Hospital Sub-Station Subdivision, a subdivision of record in Book 67, Page 61 of the Plat Records of Travis County, Texas, bears S16°30'34"W, a distance of 30.00 feet, and also from which a 1/2 inch iron rod with aluminum cap set for the southeasterly corner of said Brackenridge Hospital Sub-Station Subdivision bears S16°30'34"W, a distance of 230.15;

THENCE, over, across and through said vacated East 13th Street (Ordinance 7721109-G) and a portion of said vacated Sabine Street (Ordinance 760527-A) the following five (5) courses and distances:

- 1) N73°37'40"W, along the northerly line of that certain portion of public utility easement released to the City of Austin by deed of record in Volume 11574, Page 1782 of said Real Property Records, a distance of 93.38 feet to a 1/2 inch iron rod with cap set for the northwesterly corner of said released public utility easement, same being an interior ell corner hereof;
- 2) S16°12'19"W, along the westerly line of said released public utility easement, a distance of 30.00 feet to a 1/2 inch iron rod with cap found in the northerly line of said Brackenridge Hospital Sub-Station Subdivision for an exterior ell corner hereof;
- 3) N73°37'40"W, along the northerly line of said Brackenridge Hospital Sub-Station Subdivision, a distance of 90.17 feet to a square galvanized bolt found for the northwesterly corner of said Brackenridge Hospital Sub-Station Subdivision, same being a point in the easterly line of that certain 0.500 acre tract of land conveyed to Travis County by deed of record in Volume 12276, Page 320 of said Real Property Records for an exterior ell corner hereof;

- 4) N16°31'51"E, along the easterly line of said Travis County Tract, a distance of 8.54 to a 1/2 inch iron rod found being the northeasterly corner of said Travis County Tract for an interior ell corner hereof;
- 5) N73°37'58"W, along the northerly line of said Travis County Tract, passing at a distance of 104.48 feet a cotton spindle found being the northwesterly corner of said Travis County Tract, and continuing for a total distance of 172.88 to a cotton spindle set in the westerly line of said vacated Sabine Street (Ordinance 760527-A), being the easterly line of said vacated East 13th Street (Ordinance 750529-A), for an interior ell corner hereof;

THENCE, S16°30'21"W, along said westerly line of vacated Sabine Street (Ordinance 760527-A) and the easterly line of said vacated East 13th Street (Ordinance 750529-A), a distance of 28.92 to a 1/2 inch iron rod found for the northeasterly corner of that certain 1.382 acre tract leased to Rehab Hospital Services Corporation by Memorandum of Lease of record in Volume 10800, Page 1017 of said Real Property Records, and corrected by instrument of record in Volume 12477, Page 1952 of said Real Property Records, for an exterior ell corner hereof, and from which a cut "X" found at the intersection of the northerly line of a 20 foot alley, same being in the southerly end of said vacated Sabine Street (Ordinance No. 760527-A), and also being the southeasterly corner of said 1.382 acre tract, bears S16°30'21"W, a distance of 179.76 feet;

THENCE, continuing along the northerly and westerly line of said 1.382 acre tract the following four (4) courses and distances:

- 1) N73°36'42"W, leaving the westerly line of said vacated Sabine Street (Ordinance 760527-A), passing at a distance of 102.60 feet a cut "X" found, and continuing for a total distance of 260.58 feet to a cut "X" found for an exterior ell corner of said 1.382 acre tract, same being an interior ell corner hereof;
- 2) S14°01'48"W, a distance of 12.33 feet to a 1/2 inch iron rod found for an interior ell corner of said 1.382 acre tract, same being an exterior ell corner hereof;
- 3) N73°45'30"W, a distance of 99.88 feet to a 1/2 inch iron rod found for the northwesterly corner of said 1.382 acre tract, being in the westerly line of said vacated Rid River Street (Ordinance 760122-A), same being an interior ell corner hereof;

- 4) S16°33'06"W, along the westerly line of said vacated Red River Street (Ordinance 760122-A), a distance of 49.08 feet to a 1/2 inch iron rod found in the easterly right-of-way line of said relocated Red River Street for the southwesterly corner hereof, and from which a 1/2 inch iron rod found in the said easterly line of relocated Red River Street for a point of curvature of a curve to the right bears S10°31'53"E, a distance of 34.55 feet;

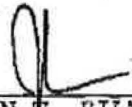
THENCE, leaving westerly line of said 1.382 acre tract and continuing along the easterly right-of-way line of said relocated Red River Street the following three (3) courses and distances:

- 1) N10°31'53"W, a distance of 406.30 feet to a 1/2 inch iron rod found for the beginning of a non-tangent curve to the right, and from which a 1/2 inch iron rod found for the beginning of a curve in the westerly line of said relocated Red River Street bears S79°19'39"W, a distance of 79.75 feet;
- 2) Along said non-tangent curve to the right having a radius of 560.00 feet, a central angle of 34°15'00", an arc distance of 334.75 feet and a chord of which bears N06°35'37"E, a distance of 329.79 feet to a 1/2 inch iron rod with cap found for the end of said non-tangent curve to the right;
- 3) N23°43'07"E, a distance of 68.45 feet to a 1/2 inch iron rod with cap set at the northwest corner of said Red River Street vacated by Ordinance 760527-A (Tract 1) for the northwesterly corner hereof, being the point of intersection of the present easterly line of relocated Red River Street with the southerly line of East 15th Street;

THENCE, S73°35'17"E, along the southerly line of East 15th Street, being the northerly line of said Block 168, said vacated Red River Street (Ordinance 760122-A), said Block 167, said vacated Sabine Street (Ordinance 580515B) and said Block 166 1/2, a distance of 949.14 feet to the POINT OF BEGINNING, containing an area of 14.015 acres (610,502 sq. ft.) of land, more or less, within these metes and bounds.

I, JOHN T. BILNOSKI, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION. A LAND TITLE SURVEY WAS PREPARED TO ACCOMPANY THIS DESCRIPTION.

BURY & PARTNERS, INC.
ENGINEERS-SURVEYORS
3345 BEE CAVE ROAD
SUITE 200
AUSTIN, TEXAS 78746


9/20/04
JOHN T. BILNOSKI,
R.P.L.S. NO. 4998
STATE OF TEXAS

FIELD NOTES REVIEWED
By JOHN MOORE Date 10-13-2004
Engineering Support Section
Department of Public Works
and Transportation



Tract 2:

0.328 ACRES
BRACKENRIDGE HOSPITAL
TRACT 2

FN. NO. 04-369(JJM)
SEPTEMBER 20, 2004
BPI JOB NO. 629-02.99

DESCRIPTION

OF A 0.328 ACRE TRACT OF LAND SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING A PORTION OF THE SABINE STREET RIGHT-OF-WAY VACATED BY CITY ORDINANCE 760527-A RECORDED IN VOLUME 5480, PAGE 873 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.328 ACRE TRACT OR PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a cut "X" found in the northerly line of a 20' alley for the southwesterly corner of said Vacated Sabine Street (Ordinance 760527-A), same being the southeasterly corner of that certain 1.382 acre tract leased to Rehab Hospital Services Corporation by Memorandum of Lease of record in Volume 10800, Page 1017 of said Real Property Records, and corrected by instrument of record in Volume 12477, Page 1952 of said Real Property Records.

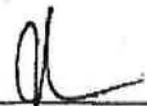
THENCE, N16°30'21"E, along the westerly line of said Vacated Sabine Street (Ordinance 760527-A), passing at a distance of 179.76 feet, a 1/2 iron rod found for the northeasterly corner of said 1.382 acre tract, and continuing for a total distance of 208.68 to a cotton spindle set for the northwesterly corner hereof;

THENCE, S73°37'58"E, leaving the westerly line of said Vacated Sabine Street (Ordinance 760527-A), a distance of 68.40 to a cotton spindle found for the northwesterly corner of that certain 0.500 acre tract of land conveyed to Travis County by deed of record in Volume 12276, Page 320 of said Real Property Records, for the northeasterly corner hereof, from which a 1/2 inch iron rod found for the northeasterly corner of said Travis County Tract bears S73°37'58"E, a distance of 104.48 feet;

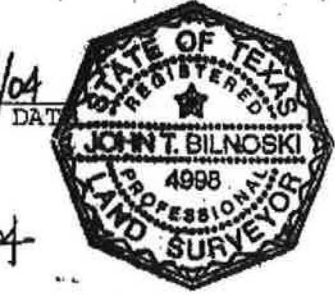
THENCE, S16°31'38"W, along the westerly line of Travis County Tract, a distance of 208.68 feet to a cut "X" found in the northerly line of a 20' alley, same being in the southerly end of said Vacated Sabine Street (Ordinance 760527-A), and also being the southwesterly corner of said Travis County Tract, for the southeasterly corner hereof, from which a cotton spindle found for the common southerly corner of said Travis County Tract and Brackenridge Hospital Sub-Station Subdivision, a subdivision of record in Book 67, Page 61 of the Plat Records of Travis County, Texas, bears S73°37'40"E, a distance of 104.46 feet;

THENCE, N73°37'40"W, along the northerly line of said 20' alley, same being the southerly end of said Vacated Sabine Street (Ordinance 760527-A), a distance of 68.33 feet to the POINT OF BEGINNING, containing an area of 0.328 acres (14,266 SF) of land, more or less, within these metes and bounds.

BURY & PARTNERS, INC.
ENGINEERS-SURVEYORS
3345 BEE CAVE ROAD
SUITE 200
AUSTIN, TEXAS 78746



JOHN T. BILNOSKI
R.P.L.S. NO. 4998
STATE OF TEXAS



FIELD NOTES REVIEWED
By JOHN MOORE Date 10-14-2004
Engineering Support Section
Department of Public Works
and Transportation