

ENT 473:2001 PG 1 of 3
RANDALL A. COVINGTON
UTAH COUNTY RECORDER
2001 Jan 03 10:54 am FEE 15.00 BY HL
RECORDED FOR SECURITY TITLE AND ABSTRACT

ASSIGNMENT AND ASSUMPTION OF LEASE

THIS ASSIGNMENT AND ASSUMPTION OF LEASE ("Assignment") is made this 29 day of December, 2000, by and between Mountain View Hospital, Inc., a Utah corporation ("Assignor"), and Timpanogos Regional Medical Services, Inc., a Utah corporation ("Assignee"), under the following circumstances:

A. Assignor is the Tenant with respect to those certain leases described in Exhibit A attached hereto (the "Leases").

B. Assignor desires to assign to Assignee all of Assignor's right, title and interest under the Leases and Assignee is willing to assume all of Assignor's obligations under the Leases arising after the effective date of the assignment.

NOW, THEREFORE, in consideration the mutual covenants contained herein and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Assignor and Assignee agree as follows:

1. Assignor hereby assigns to Assignee all of its right, title and interest under the Leases, which assignment shall be effective as of January 1, 2001 (the "Effective Date"). Assignee assumes and agrees to perform all of the obligations of Assignor under the Leases from and after the Effective Date.

2. Assignor agrees to indemnify and hold Assignee harmless from all liabilities and obligations of the Tenant under the Leases arising or accruing prior to the Effective Date.

3. Assignee hereby agrees to indemnify and hold Assignor harmless from all liabilities and obligations of the Tenant under the Leases arising or accruing on and after the Effective Date.

ASSIGNOR:

Signed in the presence of:

Stephen Bernay
Witness

Joe Adcox
Witness

MOUNTAIN VIEW HOSPITAL, INC., a
Utah corporation

By: Howard K. Patterson
Howard K. Patterson, Vice President

619431

ASSIGNEE:

Signed in the presence of:

TIMPANOGOS REGIONAL MEDICAL SERVICES, INC., a Utah corporation

[Signature]
Witness

By: Howard K. Patterson
Howard K. Patterson, Vice President

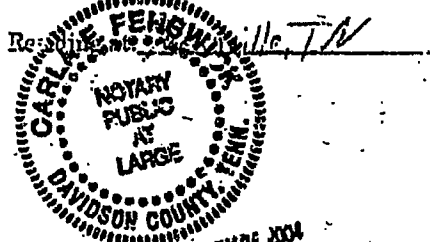
[Signature]
Witness

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The foregoing instrument was acknowledged before me this 29th day of December, 2000, by Howard K. Patterson, Vice President of Mountain View Hospital, Inc., a Utah corporation, on behalf of said corporation.

My Commission expires: 7/24/04

Carla F. Fenswick
Notary Public



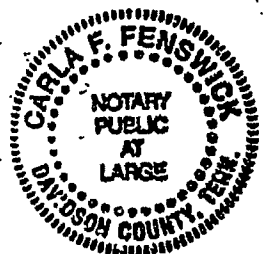
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The foregoing instrument was acknowledged before me this 29th day of December, 2000, by Howard K. Patterson, Vice President of Timpanogos Regional Medical Services, Inc., a Utah corporation, on behalf of said corporation.

My Commission expires: 7/24/04

Carla F. Fenswick
Notary Public

Residing at: Nashville, TN



My Commission Expires JULY 24, 2004

EXHIBIT "A"

1. Master Lease between Boyer Orem Medical, L.C., a Utah limited liability company, as Landlord, and Mountain View Hospital, Inc., a Utah corporation, as Tenant, dated as of September 1, 1997, for 716 West 800 North, Orem, Utah.
2. Rental Agreement between Brent Bunnell, as Lessor, and Timpanogos Regional Hospital, as Lessee, dated September 14, 2000, for 6 North 600 West, Lindon, Utah.

Tract 1

All of Lot 1, Plat "A", Amended Orem Health Care Center Subdivision, Orem, Utah, according to the official plat thereof on file in the Office of the Utah County Recorder.

Tract 2

Beginning at the northeast corner of Lot 1, Plat "A", Orem Health Care Center Subdivision, a subdivision in Orem, Utah, according to the official plat thereof on file in the Office of the Utah County Recorder, Provo, Utah; said point may also be described as being North 00° 39' 38" West along the section line 1215.85 feet and East 658.55 feet (based upon the Utah State Coordinate System, Central Zone and Data published by the Utah County Surveyor as of January 1995) from the west quarter corner of Section 10, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence South 89° 32' 22" West along said subdivision line 622.51 feet to the east line of 800 West Street; thence North 00° 39' 38" West along said street line 64.88 feet; thence continuing along said street line Northeastly 55.10 feet around the periphery of a curve to the right concave easterly having a radius of 35.00 feet (Chord=N 44° 26' 20" E 49.58 feet) to the south line of 1000 North Street; thence North 89° 32' 18" East along said street line 546.04 feet; thence North 89° 33' 25" East continuing along said street line 41.85 feet to the Northwest corner of Lot 1, Plat "A", Sunridge Subdivision; thence South 00° 22' 23" East along said subdivision line 100.00 feet to the point of beginning. Containing 62,012.240 sq. ft. or 1.424 acres, more or less.