

**Recording Requested By:**

FIRST AMERICAN TITLE INSURANCE COMPANY

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Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: FIRST AMERICAN TITLE INSURANCE COMPANY NCS - LO  
777 S. FIGUEROA STREET SUITE 4 LOS ANGELES, CA 90017

**Jordan Valley Medical Center  
West Jordan, Salt Lake County, Utah**

**This Instrument prepared by and  
when recorded return to:**

Lynn Reynolds, Esq.  
Baker, Donelson, Bearman, Caldwell  
& Berkowitz, PC  
1901 Sixth Avenue North, Suite 2600  
Birmingham, Alabama 35203

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(Space above for Recorder's use only)

TAX PARCEL IDS:  
27-05-251-024-2000  
27-05-251-024-2001  
27-05-251-024-2002  
27-05-251-025-0000  
27-05-251-026-0000  
27-05-251-005-0000  
27-05-251-006-0000

**RELEASE  
OF  
MEMORANDUM OF MASTER LEASE AGREEMENT**

THIS RELEASE OF MEMORANDUM OF MASTER LEASE AGREEMENT (this "Release") is made as of this 1st day of May, 2023, by and among the entities whose signatures are set forth below (collectively, jointly and severally, as the "Lessors"), having their principal office at 1000 Urban Center Drive, Suite 501, Birmingham, Alabama 32542, Attn: Legal Department, and the entities whose signatures are set forth below (collectively, jointly and severally, as the "Lessees") having their principal office at c/o Steward Health Care System LLC, 1900 N Pearl, Suite 2400, Dallas, Texas 75201, Attn: Chief Executive Officer, under the following circumstances:

A. Lessors and Lessees were parties to that certain Master Lease Agreement, dated October 3, 2016, which was amended and restated by that certain Amended and Restated Master Lease Agreement, dated August 27, 2021, which has been subsequently amended and restated by the Master Lease (as defined in Paragraph B).

B. Lessors and Lessees are parties to that certain Second Amended and Restated Master Lease Agreement, dated March 14, 2022 (as the same has been or hereafter may be modified, amended or restated from time to time, the “Master Lease”), whereby Lessors lease to Lessees, and Lessees lease from Lessors, certain real property (together with all improvements located thereon, fixtures, easements, rights and appurtenances relating thereto, all as more particularly described in the Master Lease, collectively the “Leased Improvements”) located in various cities and counties, including, without limitation, the real property located in West Jordan, Salt Lake County, Utah, as more particularly described on Exhibit A attached hereto and the Leased Improvements located thereon (the “Leased Property”).

C. Record notice of the Master Lease relating to the Leased Property was provided by a Memorandum of Master Lease Agreement, dated as of July 10, 2020, recorded on July 8, 2020, in the Official Public Records of Salt Lake County, Utah (the “Official Records Office”), as **Document No. 13321864**, at **Book 10975, Page 1735** (the “Memorandum of Lease”).

D. Lessors and Lessees have amended the Master Lease Agreement whereby the Leased Property has been severed and released from the Master Lease Agreement; therefore, Lessors and Lessees desire to file this Release in the Official Records Office, in order to provide notice that the Leased Property has been severed and released from, and is no longer subject to, the Master Lease.

NOW THEREFORE, for and in consideration of the covenants and promises of the parties set forth in the Lease, and for other good and valuable consideration, the receipt, adequacy and sufficiency of which are expressly acknowledged by the parties hereto, the parties agree and acknowledge for themselves, their respective successors and assigns, as follows:

1. The Recitals set forth at the beginning of this Release are deemed incorporated herein and made a part of this Release and the parties hereto represent they are true, accurate, and correct.
2. The Memorandum of Lease and all amendments, supplements, modifications, and memorandums thereof are hereby terminated, released, and canceled and are of no further force or effect.
3. Lessors and Lessees warrant that they have full authority to enter into this Release and that the officers or agents executing this Release as set forth below have been duly and properly authorized to execute this Release.
4. This Release is binding upon the parties hereto and will inure to the benefit of the parties hereto and their respective successors and assigns.
5. Steward Northside Medical Center, Inc., a Delaware corporation (the “Merged Corporation”) was an original party and signatory to the Memorandum of Lease as a “Lessee” thereunder. Lessors and Lessees hereby acknowledge that, prior to the date hereof, the Merged Corporation was merged (the “Merger”) with and into Steward Trumbull Memorial Hospital, Inc., a Delaware corporation (the “Surviving Corporation”), and as a result of such Merger, the Surviving Corporation assumed all of the rights and obligations of the Merged Corporation,

including, without limitation, all of the Merged Corporation's rights and obligations under the Master Lease and the Memorandum of Lease, by operation of law.

6. This Release may be executed in counterparts, each of which shall be an original and all of which taken together shall constitute one and the same instrument.

*[Signatures and acknowledgements appear on the following pages]*

*[Remainder of this page intentionally left blank]*

IN WITNESS WHEREOF, the parties hereto have caused their names to be signed as of the date and year first above written.

**LESSOR:**

**MPT OF HILLSIDE-STEWARD, LLC  
MPT OF MELBOURNE-STEWARD, LLC  
MPT OF ROCKLEDGE-STEWARD, LLC  
MPT OF SEBASTIAN-STEWARD, LLC  
MPT OF SHARON-STEWARD, LLC  
MPT OF WARREN-STEWARD, LLC  
MPT OF YOUNGSTOWN-STEWARD, LLC  
MPT OF MESA, LLC  
MPT OF WEST MONROE, LLC  
MPT OF PORT ARTHUR, LLC  
MPT OF WEST VALLEY CITY, LLC  
MPT OF HOPE-STEWARD, LLC  
MPT OF ODESSA-STEWARD, LLC  
MPT OF PHOENIX-STEWARD, LLC  
MPT OF PHOENIX BEHAVIORAL-STEWARD, LLC  
MPT OF SALT LAKE CITY-STEWARD, LLC  
MPT OF SAN ANTONIO-STEWARD, LLC  
MPT OF TEMPE-STEWARD, LLC  
MPT OF TEXARKANA-STEWARD, LLC  
MPT OF MARICOPA RE - STEWARD, LLC  
MPT OF ODESSA RE - STEWARD, LLC  
MPT OF OGDEN RE - STEWARD, LLC  
MPT OF PHOENIX RE - STEWARD, LLC  
MPT OF PORT ARTHUR RE - STEWARD, LLC  
MPT OF SAN ANTONIO RE - STEWARD, LLC  
MPT OF LEHI-STEWARD, LLC  
MPT OF NORWOOD-STEWARD, LLC  
MPT OF MISSOURI CITY - DULLES FCER, LLC  
MPT OF KATY 1463 FCER, LLC  
MPT OF VICTORY LAKES FCER, LLC  
MPT OF HOUSTON-STEWARD, LLC  
MPT OF HOUSTON RE-STEWARD, LLC  
MPT OF CONVERSE FCER, LLC  
MPT OF DEZAVALA FCER, LLC  
MPT OF HELOTES FCER, LLC  
MPT OF NACOGDOCHES FCER, LLC  
MPT OF POTRANCO FCER, LLC  
MPT OF BIG SPRING-STEWARD, LLC  
MPT OF FLORENCE, LLC**

By: MPT Operating Partnership, L.P.  
Its: Sole Member of each above-referenced entity

Signature Page to  
Release of Memorandum of Lease  
Jordan Valley Medical Center – West Jordan, Salt Lake County, Utah



By: \_\_\_\_\_  
Name: R. Steven Hamner  
Title: Executive VP & CFO

**MPT OF WEST JORDAN-STEWARD PROPERTY, LLC  
MPT OF LAYTON-STEWARD PROPERTY, LLC**

By: MPT of Utah-Steward, LLC  
Its: Sole Member of each above-referenced entity

By: MPT of Utah-Steward Holdings, LLC  
Its: Manager

By: MPT Operating Partnership, L.P.  
Its Sole Member



By: \_\_\_\_\_  
Name: R. Steven Hamner  
Title: Executive VP & CFO

- MPT OF AYER-STEWARD, LLC**
- MPT OF BRIGHTON-STEWARD, LLC**
- MPT OF BROCKTON-STEWARD, LLC**
- MPT OF DORCHESTER-STEWARD, LLC**
- MPT OF FALL RIVER-STEWARD, LLC**
- MPT OF METHUEN-STEWARD, LLC**
- MPT OF HAVERHILL-STEWARD, LLC**
- MPT OF TAUNTON-STEWARD, LLC**

By: Silver Holdco JV Sub, LLC  
Its: Sole Member of each above-referenced entity

By: Silver Holdco JV, LLC  
Its: Sole Member

By: MPT Silver Holdco, LLC  
Its: Managing Member

By: MPT Operating Partnership, L.P.  
Its Sole Member



By: \_\_\_\_\_  
Name: R. Steven Hamner  
Title: Executive VP & CFO

Signature Page to  
Release of Memorandum of Lease  
Jordan Valley Medical Center – West Jordan, Salt Lake County, Utah

Utah form of acknowledgment (Utah Code Ann. 57-2a-7):

STATE OF NEW YORK )

)

: SS.

COUNTY OF NEW YORK )

)

NANCY GORDON SPINOSA  
Notary Public, State of New York  
NO. 01SP6391032  
Qualified in New York County  
Commission Expires 04/29/2023

The foregoing instrument was acknowledged before me this 21 day of April, 2023, by R. Steven Hamner, the Executive VP & CFO of **MPT OPERATING PARTNERSHIP, L.P.**, a Delaware limited partnership, the Sole Member of each of **MPT OF HILLSIDE-STEWARD, LLC, MPT OF MELBOURNE-STEWARD, LLC, MPT OF ROCKLEDGE-STEWARD, LLC, MPT OF SEBASTIAN-STEWARD, LLC, MPT OF SHARON-STEWARD, LLC, MPT OF WARREN-STEWARD, LLC, MPT OF YOUNGSTOWN-STEWARD, LLC, MPT OF MESA, LLC, MPT OF WEST MONROE, LLC, MPT OF PORT ARTHUR, LLC, MPT OF WEST VALLEY CITY, LLC, MPT OF HOPE-STEWARD, LLC, MPT OF ODESSA-STEWARD, LLC, MPT OF PHOENIX-STEWARD, LLC, MPT OF PHOENIX BEHAVIORAL-STEWARD, LLC, MPT OF SALT LAKE CITY-STEWARD, LLC, MPT OF SAN ANTONIO-STEWARD, LLC, MPT OF TEMPE-STEWARD, LLC, MPT OF TEXARKANA-STEWARD, LLC, MPT OF MARICOPA RE - STEWARD, LLC, MPT OF ODESSA RE - STEWARD, LLC, MPT OF OGDEN RE - STEWARD, LLC, MPT OF PHOENIX RE - STEWARD, LLC, MPT OF PORT ARTHUR RE - STEWARD, LLC, MPT OF SAN ANTONIO RE - STEWARD, LLC, MPT OF LEHI-STEWARD, LLC, MPT OF NORWOOD-STEWARD, LLC, MPT OF MISSOURI CITY - DULLES FCER, LLC, MPT OF KATY 1463 FCER, LLC, MPT OF VICTORY LAKES FCER, LLC, MPT OF HOUSTON-STEWARD, LLC, MPT OF HOUSTON RE-STEWARD, LLC, MPT OF CONVERSE FCER, LLC, MPT OF DEZAVALA FCER, LLC, MPT OF HELOTES FCER, LLC, MPT OF NACOGDOCHES FCER, LLC, MPT OF POTRANCO FCER, LLC, MPT OF BIG SPRING-STEWARD, LLC, and MPT OF FLORENCE, LLC, each a Delaware limited liability company, a Delaware limited liability company.**

[AFFIX NOTARY SEAL]

Nancy G. Spinosa  
NOTARY PUBLIC  
Printed Name: Nancy G Spinosa  
My Commission Expires: 4/29/2023

Signature Page to  
Release of Memorandum of Lease  
Jordan Valley Medical Center – West Jordan, Salt Lake County, Utah

**Utah form of acknowledgment (Utah Code Ann. 57-2a-7):**

STATE OF NEW YORK )  
 )  
 : ss. )  
COUNTY OF NEW YORK )  
 )

**NANCY GORDON SPINOSA**  
Notary Public, State of New York  
**NO. 01SP6391032**  
Qualified in New York County  
Commission Expires 04/29/2023

The foregoing instrument was acknowledged before me this 21 day of April, 2023, by R. Steven Hamner, the Executive VP & CFO of MPT Operating Partnership, L.P., as the Sole Member of MPT of Utah-Steward Holdings, LLC, as Manager of MPT of Utah-Steward, LLC, as sole member of **MPT OF WEST JORDAN-STEWARD PROPERTY, LLC** and **MPT OF LAYTON-STEWARD PROPERTY, LLC**, each a Delaware limited liability company.

(NOTARY SEAL)

Nancy A Spinosa  
Notary Public in and for  
the State of ~~Alabama~~ New York  
My commission expires: 4/29/2023

**Utah form of acknowledgment (Utah Code Ann. 57-2a-7):**

STATE OF NEW YORK )  
 )  
 : ss. )  
COUNTY OF NEW YORK )  
 )

**NANCY GORDON SPINOSA**  
Notary Public, State of New York  
**NO. 01SP6391032**  
Qualified in New York County  
Commission Expires 04/29/2023

The foregoing instrument was acknowledged before me this 21 day of April, 2023, by R. Steven Hamner, the Executive VP & CFO of MPT Operating Partnership, L.P., as the Sole Member of MPT Silver Holdco, LLC, as the Managing Member of Silver Holdco JV, LLC, as the Sole Member of Silver Holdco JV Sub, LLC, as Sole Member of each of **MPT OF AYER-STEWARD, LLC, MPT OF BRIGHTON-STEWARD, LLC, MPT OF BROCKTON-STEWARD, LLC, MPT OF DORCHESTER-STEWARD, LLC, MPT OF FALL RIVER-STEWARD, LLC, MPT OF METHUEN-STEWARD, LLC, MPT OF HAVERHILL-STEWARD, LLC,** and **MPT OF TAUNTON-STEWARD, LLC**, each a Delaware limited liability company.

(NOTARY SEAL)

Nancy A Spinosa  
Notary Public in and for  
the State of ~~Alabama~~ New York  
My commission expires: 4/29/2023

Signature Page to  
Release of Memorandum of Lease  
Jordan Valley Medical Center – West Jordan, Salt Lake County, Utah

**LESSEE:**

**STEWARD HOLY FAMILY HOSPITAL, INC.  
MORTON HOSPITAL, A STEWARD FAMILY HOSPITAL, INC.  
STEWARD GOOD SAMARITAN MEDICAL CENTER, INC.  
STEWARD ST. ANNE'S HOSPITAL CORPORATION  
STEWARD ST. ELIZABETH'S MEDICAL CENTER OF  
BOSTON, INC.  
STEWARD HILLSIDE REHABILITATION HOSPITAL, INC.  
STEWARD TRUMBULL MEMORIAL HOSPITAL, INC.  
STEWARD MEDICAL GROUP, INC.  
SHC YOUNGSTOWN OHIO PSC LLC  
STEWARD SHARON REGIONAL HEALTH SYSTEM, INC.  
STEWARD SEBASTIAN RIVER MEDICAL CENTER, INC.  
BREVARD SHC HOLDINGS LLC  
STEWARD ROCKLEDGE HOSPITAL, INC.  
STEWARD FLORIDA ASC LLC  
STEWARD MELBOURNE HOSPITAL, INC.  
MOUNTAIN VISTA MEDICAL CENTER, LP  
IASIS GLENWOOD REGIONAL MEDICAL CENTER, LP  
THE MEDICAL CENTER OF SOUTHEAST TEXAS, LP  
JORDAN VALLEY MEDICAL CENTER, LP  
ST. LUKE'S MEDICAL CENTER, L.P.  
ST. LUKE'S BEHAVIORAL HOSPITAL, L.P.  
BRIM HOLDING COMPANY, INC.  
ODESSA REGIONAL HOSPITAL, L.P.  
SOUTHWEST GENERAL HOSPITAL, L.P.  
SALT LAKE REGIONAL MEDICAL CENTER, L.P.  
MESA GENERAL HOSPITAL, L.P.  
IASIS HEALTHCARE HOLDINGS, INC.  
IASIS FINANCE TEXAS HOLDINGS, LLC  
SEABOARD DEVELOPMENT, LLC  
SEABOARD DEVELOPMENT PORT ARTHUR LLC  
BRIM HEALTHCARE OF TEXAS, LLC  
IASIS MANAGEMENT COMPANY  
BEAUMONT HOSPITAL HOLDINGS, INC.  
STEWARD NORWOOD HOSPITAL, INC.  
NASHOBA VALLEY MEDICAL CENTER, A STEWARD  
FAMILY HOSPITAL, INC.  
SJ MEDICAL CENTER, LLC  
STEWARD SA FSED HOLDINGS, INC.  
STEWARD CARNEY HOSPITAL, INC.  
STEWARD TEXAS HOSPITAL HOLDINGS LLC  
PERMIAN PREMIER HEALTH SERVICES, INC.  
DAVIS HOSPITAL & MEDICAL CENTER, L.P.**



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

Name: Mark Rich

Title: Treasurer

Signature Page to  
Release of Memorandum of Lease  
Jordan Valley Medical Center – West Jordan, Salt Lake County, Utah



STATE OF TEXAS


)

: ss.

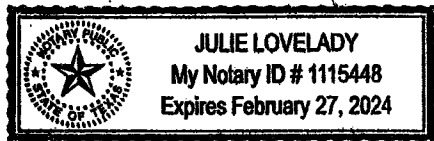
COUNTY OF DALLAS

)

This instrument was acknowledged before me on April 20, 2023, by Mark Rich, the Treasurer of STEWARD HOLY FAMILY HOSPITAL, INC., MORTON HOSPITAL, A STEWARD FAMILY HOSPITAL, INC., STEWARD GOOD SAMARITAN MEDICAL CENTER, INC., STEWARD ST. ANNE'S HOSPITAL CORPORATION, STEWARD ST. ELIZABETH'S MEDICAL CENTER OF BOSTON, INC., STEWARD TRUMBULL MEMORIAL HOSPITAL, INC., STEWARD HILLSIDE REHABILITATION HOSPITAL, INC., STEWARD SHARON REGIONAL HEALTH SYSTEM, INC., STEWARD ROCKLEDGE HOSPITAL, INC., STEWARD MELBOURNE HOSPITAL, INC., STEWARD SEBASTIAN RIVER MEDICAL CENTER, INC., STEWARD NORWOOD HOSPITAL, INC., NASHOBA VALLEY MEDICAL CENTER, A STEWARD FAMILY HOSPITAL, INC., BRIM HOLDING COMPANY, INC., IASIS HEALTHCARE HOLDINGS, INC., IASIS MANAGEMENT COMPANY, BEAUMONT HOSPITAL HOLDINGS, INC., STEWARD SA FSED HOLDINGS, INC., and STEWARD CARNEY HOSPITAL, INC., each a Delaware corporation, STEWARD MEDICAL GROUP, INC., a Massachusetts corporation, SHC YOUNGSTOWN OHIO PSC LLC, BREVARD SHC HOLDINGS LLC, STEWARD FLORIDA ASC LLC, IASIS FINANCE TEXAS HOLDINGS, LLC, SEABOARD DEVELOPMENT PORT ARTHUR LLC, and BRIM HEALTHCARE OF TEXAS, LLC, each a Delaware limited liability company, MOUNTAIN VISTA MEDICAL CENTER, LP, IASIS GLENWOOD REGIONAL MEDICAL CENTER, LP, THE MEDICAL CENTER OF SOUTHEAST TEXAS, LP, JORDAN VALLEY MEDICAL CENTER, LP, DAVIS HOSPITAL & MEDICAL CENTER, LP, ST. LUKE'S MEDICAL CENTER, L.P., ST. LUKE'S BEHAVIORAL HOSPITAL, L.P., ODESSA REGIONAL HOSPITAL, L.P., SOUTHWEST GENERAL HOSPITAL, L.P., SALT LAKE REGIONAL MEDICAL CENTER, L.P., and MESA GENERAL HOSPITAL, L.P., each a Delaware limited partnership, SEABOARD DEVELOPMENT, LLC, a Utah limited liability company, SJ MEDICAL CENTER, LLC and STEWARD TEXAS HOSPITAL HOLDINGS LLC, each a Texas limited liability company, and PERMIAN PREMIER HEALTH SERVICES, INC., a Texas nonprofit corporation that is certified as a nonprofit health organization by the Texas Medical Board, on behalf of the said entities.

  
 \_\_\_\_\_  
 NOTARY PUBLIC  
 Printed Name: Julie Lovelady  
 My Commission Expires: February 27, 2024

[AFFIX NOTARY SEAL]



Signature Page to  
 Release of Memorandum of Lease  
 Jordan Valley Medical Center – West Jordan, Salt Lake County, Utah

**Exhibit A**

**Legal Description – Jordan Valley Medical Center**

**PARCEL 1: (27-05-251-025)**

Lot 1, JORDAN VALLEY MEDICAL CENTER, according to the Official Plat thereof recorded November 3, 2015, as Entry No. 12164134, in Book 2015P of Plats, at Page 252, in the Office of the Salt Lake County Recorder, State of Utah.

**PARCEL 2: (27-05-251-024-2002:2000:2001 Lot 2, and 27-05-251-026 Lot 3)**

Lots 2, and 3, JORDAN VALLEY MEDICAL CENTER, according to the Official Plat thereof recorded November 3, 2015, as Entry No. 12164134, in Book 2015P of Plats, at Page 252, in the Office of the Salt Lake County Recorder, State of Utah.

**PARCEL 3: (27-05-251-005)**

Beginning on the centerline of 9000 South Street, said point being due South 2669.21 feet and due East 3678.81 feet from the Northwest Corner of Section 5, Township 3 South, Range 1 West, Salt Lake Base and Meridian, said point also being South 89°56' West 1059.68 feet and North 85°04' West 390.10 feet and South 89°56' West 180.38 feet from the East Quarter Corner of the aforesaid Section 5; and running thence North 0°01'47" West 1313.81 feet to the 40 acres line; thence South 89°32'34" East along said 40 acre line 198.01 feet; thence South 0°01'47" East 724.33 feet; thence North 89°32'34" West 148.01 feet; thence South 0°01'47" East 589.18 feet; thence South 89°56' West 50.00 feet to the point of beginning.

**PARCEL 4: (27-05-251-006)**

Beginning on the centerline of 9000 South Street, said point being due South 2670.52 feet and due East 3876.81 feet from the Northwest Corner of Section 5, Township 3 South, Range 1 West, Salt Lake Base and Meridian, said point also being South 89°56' West 1059.68 feet and North 85°04' West 372.42 feet from the East Quarter Corner of the aforesaid Section 5; and running thence North 85°04' West 17.68 feet; thence South 89°56' West 130.38 feet; thence North 0° 01'47" West 587.85 feet; thence South 89°32'34" East 148.01 feet; thence South 0°01'47" East 589.37 feet to the point of beginning.

**PARCEL 5:**

Benefits, if any, as contained in that certain Reciprocal Grant of Parking Easement, recorded December 23, 1983, as Entry No. 3886627, in Book 5518, at Page 2199, of Official Records, and re-recorded on March 19, 1984, as Entry No. 3918077, in Book 5539, at page 2760, of Official Records.

**PARCEL 6:**

Benefits, if any, as contained in that certain Declaration of Covenants and Mutual Easements, recorded December 6, 1994, as Entry No. 5979767, in Book 7066, at Page 1190, of Official Records.

**PARCEL 7:**

Benefits, if any, as contained in that certain Declaration of Easements, recorded August 4, 2005, as Entry No. 9452353, in Book 9169, at Page 5447, of Official Records, and Amended and Restated Declaration of Easements, recorded October 26, 2005, as Entry No. 9533994, in Book 9208, at Page 1175, of Official Records, and Second Amended and Restated Declaration of Easements and Restrictions, recorded January 9, 2007, as Entry No. 9966231, in Book 9406, at Page 2619, of Official Records.

**PARCEL 8:**

Benefits, if any, as contained in that certain Easement Agreement, recorded October 23, 2015, as Entry No. 12156790, in Book 10372, at Page 9107, of Official Records.

Said property is also known by the street address of:

APN 27-05-251-025-000