

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 4LOS ANGELES, CA 90017

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

**This Instrument Prepared By
And After Recording Return To:**
BAKER, DONELSON, BEARMAN, CALDWELL
& BERKOWITZ, a Professional Corporation
1901 Sixth Avenue North, Suite 2600
Birmingham, Alabama 35203
Attn: Lynn Reynolds, Esq.

(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
ASSIGNMENT OF RENTS AND LEASES**

STATE OF UTAH

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF SALT LAKE

THIS RELEASE OF ASSIGNMENT OF RENTS AND LEASES (this "Release") is dated and made effective as of this 1st day of May, 2023, by and among **JORDAN VALLEY MEDICAL CENTER, LP** a Delaware limited partnership ("Assignor"), having an address at c/o Steward Health Care System LLC, 1900 N. Pearl, Suite 2400, Dallas, Texas 75201, Attn: Chief Executive Officer, and **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 HOUSTON-STEWARD, LLC, MPT OF HOUSTON RE-STEWARD, LLC, MPT OF FLORENCE, LLC, MPT OF BIG SPRING-STEWARD, LLC, MPT OF WEST JORDAN-STEWARD, LLC, MPT OF WEST JORDAN-STEWARD PROPERTY, LLC, MPT OF LAYTON-STEWARD, LLC, MPT OF LAYTON-STEWARD PROPERTY, LLC, MPT OF MIAMI-STEWARD, LLC, MPT OF LAUDERDALE LAKES-STEWARD, LLC, MPT OF CORAL GABLES-STEWARD, LLC, MPT OF HIALEAH-STEWARD, LLC, MPT OF HIALEAH PALMETTO-STEWARD, LLC, MPT OF MESA SUPERSTITION-STEWARD, LLC, MPT OF CORAL TERRACE-STEWARD, LLC and MPT TRS LENDER-STEWARD, LLC, each a Delaware limited liability company (together with the successors and assigns of each, each an “Assignee” and collectively, the “Assignees”), each having their principal place of business at c/o MPT Operating Partnership, L.P., 1000 Urban Center Drive, Suite 501, Birmingham, Alabama 35242, Attn: Legal Department.

A. Assignor and Assignees entered into that certain Assignment of Rents and Leases, dated as of July 7, 2020, relating to certain real property located in the Salt Lake County, Utah, as more particularly described on Exhibit A attached hereto, which was recorded in the Official Records of Salt Lake County, Utah (the “Official Records Office”) on July 8, 2020, as **Instrument Number 13321865 in Book 10975, Page 1745**, as further amended by that certain First Amendment to Assignment of Rents and Leases, dated February 19, 2021, and recorded in the Official Records Office on April 15, 2021, as **Instrument Number 13632152 in Book 11157, Page 4382**, as further amended by that certain Amended and Restated Assignment of Rents and Leases, dated May 31, 2022, and recorded in the Official Records on July 6, 2022, as **Instrument Number 13981149, in Book 11354, Page 4752** (collectively, the “Original ARL”).

B. Assignor and Assignees mutually desire to terminate the Original ARL and record this Release in the Official Records Office.

NOW THEREFORE, for and in consideration of the covenants and promises of the parties set forth in the Master Lease (as defined in the Original ARL), and for other good and valuable consideration, the receipt 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 that they are true, accurate, and correct.
2. The Original ARL and all amendments, supplements, modifications, and memorandums thereof are hereby terminated, released, and canceled and are of no further force or effect.

3. Assignor and Assignees 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. 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 acknowledgments on following pages]

[Remainder of page intentionally left blank]

IN WITNESS WHEREOF, the parties have executed this Release by and through their duly and properly authorized officers to be effective as of the date first above written.

ASSIGNOR:

JORDAN VALLEY MEDICAL CENTER, LP, a Delaware limited partnership.



By: _____

Name: Mark Rich

Title: Treasurer

STATE OF TEXAS)

: ss.

COUNTY OF DALLAS)

This instrument was acknowledged before me on April 20, 2023, by Mark Rich, the Treasurer of **JORDAN VALLEY MEDICAL CENTER, LP**, a Delaware limited partnership, on behalf of said partnership.

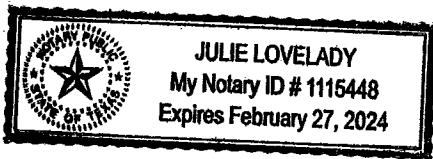


NOTARY PUBLIC

Printed Name: Julie Lovelady

My Commission Expires: February 27, 2024

[AFFIX NOTARY SEAL]




Release of Assignment of Rents and Leases
(Jordan Valley Medical Center – West Jordan, Salt Lake County, Utah)

ASSIGNEES:

**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,
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MPT OF FLORENCE, LLC,
MPT OF BIG SPRING-STEWARD, LLC,
MPT OF WEST JORDAN-STEWARD, LLC,
MPT OF LAYTON-STEWARD, LLC,
MPT OF MIAMI-STEWARD, LLC,
MPT OF LAUDERDALE LAKES-STEWARD, LLC
MPT OF CORAL GABLES-STEWARD, LLC,
MPT OF HIALEAH-STEWARD, LLC,
MPT OF HIALEAH PALMETTO-STEWARD, LLC,
[Continued on following page]**

**MPT OF MESA SUPERSTITION-STEWARD, LLC,
MPT OF CORAL TERRACE-STEWARD, LLC**
each a Delaware limited liability company.

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

By: 

Name: R. Steven Hamner
Title: Executive VP & CFO

MPT TRS LENDER-STEWARD, LLC,
a Delaware limited liability company

By: MPT Development Services, Inc.,
a Delaware corporation
Its: Sole Member

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

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

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

STATE OF NEW YORK)
)
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, as Sole Member 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 HOUSTON-STEWARD, LLC, MPT OF HOUSTON RE-STEWARD, LLC, MPT OF FLORENCE, LLC, MPT OF BIG SPRING-STEWARD, LLC, MPT OF WEST JORDAN-STEWARD, LLC, MPT OF LAYTON-STEWARD, LLC, MPT OF MIAMI-STEWARD, LLC, MPT OF LAUDERDALE LAKES-STEWARD, LLC, MPT OF CORAL GABLES-STEWARD, LLC, MPT OF HIALEAH-STEWARD, LLC, MPT OF HIALEAH PALMETTO-STEWARD, LLC, MPT OF MESA SUPERSTITION-STEWARD, LLC, and MPT OF CORAL TERRACE-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

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

STATE OF NEW YORK)
) : ss. 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 Development Services, Inc., a Delaware corporation, as the Sole Member of **MPT TRS LENDER-STEWARD, LLC**, 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. 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, on behalf of said limited liability companies.

(NOTARY SEAL)

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

Release of Assignment of Rents and Leases
(Jordan Valley Medical Center – West Jordan, Salt Lake County, Utah)

Exhibit A

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