

When Recorded Return To:  
R. L. Knuth,  
Attorney at Law  
Jones, Waldo, Holbrook & McDonough  
170 South Main St., Suite 1500  
Salt Lake City, Utah 84101-1644

03-152-0042

## MEMORANDUM OF LEASE

(980 S. 500 W., Brigham City, Utah)

THIS MEMORANDUM OF LEASE is recorded to give constructive notice of certain leases under which HEALTHRUST, INC.-THE HOSPITAL COMPANY, a Delaware corporation is Lessee, and BRIMLEY & ASSOCIATES, LTD. is the Lessor.

1. PREMISES. For sufficient consideration received and the terms and conditions more particularly set forth in that certain Master Lease between Lessor and Lessee dated February 23, 2004 (the "Lease"), Lessor leases to Lessee and Lessee leases from Lessor, (a) the land situated in Box Elder County, Utah, and more particularly described on Exhibit "A" attached hereto, and the improvements thereon, including without limitation the so-called North Building of the Brigham City Medical Arts Center, and (b) all easements, rights-of-way, rights, privileges, benefits, and appurtenances now or hereafter belonging thereto or commonly enjoyed therewith (all of which are collectively called the "Premises").

2. RESTRICTIONS. By virtue of the Lease, Lessee, its invitees and employees have the use in common with Lessor, vehicular and pedestrian ingress and egress to and from and over the parking areas and all drives and walkways adjacent to the buildings on the Premises. Additional use and development restrictions and maintenance, development, and performance obligations with regard to the Premises are specified in the Lease.

3. TERM. The primary term of the Lease shall commence on March 1, 2004 and terminate on February 28, 2014, unless sooner terminated as provided in the Lease.

4. OPTIONS TO EXTEND. Options to extend the term of the Lease are as stated therein.

5. INQUIRIES. Inquiries to Lessee concerning the precise terms of the Lease may be made through the following:

Northern Utah Healthcare Corporation  
c/o Real Estate Department  
HCA Healthcare Corporation  
Nashville, TN 37203-0550  
Attention: Mr. Thomas F. Ramsey

6. SUCCESSORS. The rights and obligations created in the Lease shall bind and inure to the benefit of the respective heirs, personal representatives, successors, grantees, and assigns of Lessor and Lessee.

7. INCORPORATION AND CONFLICTS. All of the terms and conditions of the Lease are incorporated herein by reference as though set forth fully herein. In the event of any conflict between the terms hereof and of the Lease, the Lease shall prevail.

IN WITNESS WHEREOF, this Memorandum of Lease is executed as of the date first above written.

EXECUTED as of the date first above written.

“LESSEE”

HEALTHTRUST, INC. -- THE HOSPITAL COMPANY,  
a Delaware corporation

By: Howard K. Patterson  
Its: Vice President

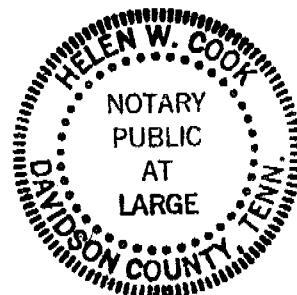
STATE OF TENNESSEE )  
: ss.

COUNTY OF DAVIDSON )

On the 9th day of March, 2004, personally appeared before me Howard K. Patterson, who being by me duly sworn, did say that he is the Vice President of Healthtrust, Inc.—The Hospital Company, and that the foregoing instrument was signed in behalf of said corporation; and that Howard K. Patterson acknowledged to me that said corporation executed the same.

Helen W. Cook  
NOTARY PUBLIC, residing in  
Nashville, Tennessee

My Commission Expires:  
May 28, 2006



## EXHIBIT "A"

### Legal Description of Premises

An undivided 40% of Lot 2, Brigham City Hospital Medical Center Subdivision; part of the NE1/4 of Section 26 T9N, R2W, SLB&M, Brigham City, Box Elder County, Utah.