

## TENANT ESTOPPEL CERTIFICATE

TO: ADDCO, LLC (hereinafter, the "Purchaser")  
4142 Dorchester Road  
North Charleston, SC 29405  
Attn: R. Gordon Darby

and/or Purchaser's mortgage lender (hereinafter, the "Lender")

RE: Lease agreement dated 6/6/2016 between Tobias Medical Building, LLC (hereinafter, the "Landlord") and Pepper Hospital, Inc. (hereinafter, the "Tenant") (said lease agreement, as amended and/or assigned, hereinafter, collectively, the "Lease") for premises located at 1481 Tobias Gadsden Blvd., Charleston, South Carolina ("Premises").

Landlord and Tenant hereby certifies to Purchaser and Lender, as of 6/26/2017, the following:

1. Tenant has accepted possession and occupies the Premises. Lease is in full force and effect and there are no amendments or modifications to the Lease. The Lease contains the entire agreement between Landlord and Tenant with respect to the Premises and there are no other oral or written agreements between Landlord and Tenant with respect to the Premises.
2. The term of the Lease commenced on 12/5/2016. The term of the Lease will expire on 12/31/2023. Tenant has 0 extension options of 12/4 years each.
3. Landlord has completed its construction obligations (i.e. Landlord Work, as such term is defined in the Lease) required under the Lease and there are no tenant construction allowances owed Tenant by Landlord.
4. Tenant has paid a security deposit in the amount of \$ 0 to Landlord, to be returned to Tenant pursuant to the terms of the Lease. The current Base Rent under the Lease is \$ 10,497.<sup>33</sup> per month. Base Rent and Additional Rent has been paid through 6/2017.
5. To the best of Tenant's knowledge, Landlord is not in default under the Lease, and there are no known events that with the passage of time or notice would constitute a default by Landlord.
6. To the best of the Tenant's knowledge, Tenant is not in default under the Lease.
7. To the best of Tenant's knowledge, Tenant has no existing rent offsets under the Lease, or defenses against the enforcement of the Lease at this time.
8. Tenant has not assigned, sublet or transferred its interest in the Lease and/or the Property, or any part thereof.
9. Tenant has no rights of first refusal or options to purchase the Premises.
10. No rent, or other sum due under the Lease, has been prepaid.
11. The certifications contained in this Tenant Estoppel Certificate are made to Purchaser and Lender only, and only in connection with transactions between Purchaser, Lender and Landlord in connection with the sale of the Premises.

TENANT:

MJS  
BY: Matthew J. Severance  
ITS: CEO

Date of Execution: 7/25/17

LANDLORD:

TOBIAS MEDICAL BUILDING, LLC, a  
South Carolina limited liability company

T.P. Garrett  
BY: Todd P. Garrett  
ITS: Member

Date of Execution: 7-25-17