

December 12, 2023

Eric Brown
Washoe County Manager
1001 E. Ninth St., Bldg A
Reno, NV 89512

RE: This Letter of Intent to Washoe County (the County), regarding Renown Health's (Renown) potential purchase of the property located at 10 Kirman Ave., Reno, Nevada 89502 in Washoe County.

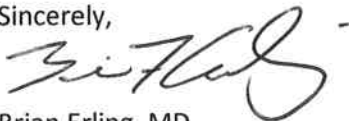
If the contents of this Letter of Intent are acceptable, the County and Renown will collaborate on a Purchase Agreement. The Purchase Agreement will contain the terms and conditions set forth in this letter, and such other terms and conditions as are mutually acceptable.

1. **The Property:** 10 Kirman Ave., Nevada 89502 (the "Property"). An approximately 14,118 square foot office building on 0.556 acres of land, APN 012-150-12.
2. **Condition:** Building was built in 1959 and is in poor condition. The building is not usable to provide medical services.
3. **Offer:** \$420,000 - Based on the value of the land less the estimated cost to demolish the building.

Renown and the County have a long partnership dating back to the County's ownership of Washoe Medical Center. Renown believes that the land in question, located on the corner of its Regional Medical Center campus, will be useful as it considers adding needed services to continue to meet the needs of the community. Further, Renown understands that the County currently operates a TB clinic from the site, but that there are plans to move the clinic in the near future. In an effort to support the County with this transition, Renown would offer a one dollar (\$1) annual lease for up to three (3) years through December 31, 2026, or until the new clinic location is ready for operation, whichever comes first.

Notwithstanding any provision to the contrary contained herein, this letter shall not constitute an agreement to negotiate and solely constitutes an outline of certain key terms. Parties each acknowledge and agree that each party is proceeding with negotiations relating to the proposed Agreement at its sole cost and expense and that either party may terminate negotiations at any time and for any reason without any liability or obligation whatsoever.

Sincerely,



Brian Erling, MD
President and CEO
Renown Health