

FIRST AMENDMENT TO LEASE

This First Amendment to Lease (this "**Amendment**") is executed as of November 27, 2023 (the "**Effective Date**"), between CORONA DEVELOPMENT, LLC, a Tennessee limited liability company ("**Landlord**"), and Agiliti Health, Inc., a Delaware Corporation successor in interest to Mobile Instrument Service and Repair, Inc. an Ohio corporation ("**Tenant**"). Capitalized terms used herein but not defined shall be given the meanings assigned to them in the Lease.

RECITALS:

- A. Landlord and Tenant are currently parties to that certain Lease dated December 19, 2018 (the "**Lease**") for approximately 4,312 square feet of space (the "**Premises**") in the building located at 5611 Merchants Center Blvd Knoxville, TN 37912 (the "**Building**").
- B. Landlord and Tenant desire to amend the Lease to, among other things, extend the Term on the terms and conditions contained herein.

AGREEMENTS:

For valuable consideration, whose receipt and sufficiency are acknowledged, Landlord and Tenant agree as follows:

- 1. **Recitals.** The foregoing Recitals are hereby incorporated by this reference and made a part of this Amendment, and Landlord and Tenant agree that said Recitals set forth above are true and correct.
- 2. **Extension of Lease Term.** The Lease Term is hereby extended for a period of four (4) months beginning on May 1, 2024 (the "**Renewal Effective Date**") such that it expires on August 31, 2024 (the "**Expiration Date**"), on the terms and conditions of the Lease, as modified hereby.
- 3. **Rent.** Beginning on the Renewal Effective Date and continuing through the Expiration Date, the monthly installments of Base Rent under the Lease for the Premises shall be \$4,500.00.
- 4. **Acceptance of Premises.** Tenant accepts the Premises in their "AS-IS" condition and Landlord shall have no obligation to improve, repair, restore or refurbish the Premises except as otherwise specifically provided in the Lease and this Amendment. Tenant acknowledges that neither Landlord nor any agent of Landlord has made any representation or warranty with respect to the Premises or any other portion of the Project including, without limitation, any representation or warranty with respect to the suitability or fitness of the Premises or any other portion of the Project for the conduct of Tenant's business.
- 5. **Entire Agreement.** The Lease, as herein amended, constitutes the entire agreement and understanding between the parties hereto relating to the subject matter hereof and all prior agreements, proposals, negotiations, understandings and correspondence between the parties in this regard, whether written or oral, are hereby superseded and merged herewith.
- 6. **Headings.** The headings or captions of the paragraphs in this Amendment are for convenience only and shall not act and shall not be implied to act to limit or expand the construction and intent of the contents of the respective paragraph.
- 7. **Binding Effect; Governing Law.** Except as modified hereby, the Lease shall remain in full effect and this Amendment shall be binding upon Landlord and Tenant and their respective successors and assigns. If any inconsistency exists or arises between the terms of this Amendment and the terms of the

Lease, the terms of this Amendment shall prevail. This Amendment shall be governed by the laws of the State in which the Premises are located.

8. **Counterparts**. This Amendment may be executed in multiple counterparts, each of which shall constitute an original, but all of which shall constitute one document. This Amendment may be executed by electronic signature, which shall be considered as an original signature for all purposes and shall have the same force and effect as an original signature. For these purposes, "electronic signature" shall mean electronically scanned and transmitted versions (e.g., via pdf file) of an original signature, signatures electronically inserted and verified by software such as Adobe Sign, or faxed versions of an original signature.

This Amendment is executed on the respective dates set forth below, but for reference and effectiveness purposes this Amendment shall be dated as of the Effective Date. If the execution date is left blank, this Amendment shall be deemed executed as of the Effective Date.

LANDLORD:

CORONA DEVELOPMENT, LLC, a Tennessee
limited liability company

Execution Date: Effective Date (November 27, 2023)

TENANT:

AGILITI HEALTH, INC., a Delaware
Corporation, and successor in interest to Mobile
Instrument Repair, Inc.

Execution Date: November 20, 2023