

SAN JUAN COUNTY PUBLIC HOSPITAL DISTRICT NO. 3

RESOLUTION NO. 2018-__

A Resolution of the Board of Commissioners of San Juan County Public Hospital District No. 3 (the "District") authorizing the District's President and Superintendent, or either of them, to enter into a lease of real property located at 7 Deye Lane, Eastsound, WA 98245 (the "Real Property") to UW Physicians Network ("UWPN"), which lease shall be effective upon the District's purchase of the Real Property from Orcas Medical Foundation ("OMF").

WHEREAS, OMF currently owns the Real Property, commonly known as the Orcas Medical Center; and

WHEREAS, the District desires to purchase the Real Property from OMF so that the District may lease the Orcas Medical Center to UWPN in order for UWPN to provide clinical services to the District's residents and others served by the District out of the Orcas Medical Center; and

WHEREAS, the District believes said lease of the Orcas Medical Center to UWPN is in furtherance of the District's mission to ensure that residents of the District and others served by the District are provided quality health care services appropriate to the needs of the District's population;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF SAN JUAN COUNTY PUBLIC HOSPITAL DISTRICT NO. 3, AS FOLLOWS:

1. The District hereby approves the Medical Office and Equipment Lease Agreement (the "Lease") by and between the District, as landlord, and UWPN, as tenant, in substantially the form attached hereto and incorporated herein as Exhibit A, said Lease to be effective as of the District's purchase of the Real Property from OMF.

2. The District's President and Superintendent, or either of them, are authorized and directed to enter into the Lease and to execute it in the name of, and on behalf of the District.

4. The District's President and Superintendent, or either of them, are authorized to approve alterations or amendments of the terms of the Lease in such form as such officer(s) determine to be in the best interest of the District so long as their actions are consistent with the intent and purpose of the resolutions contained herein.

5. The District's President and/or Superintendent are authorized to execute and deliver in the name of, and on behalf of, the District any and all agreements, instruments, certificates or documents and to do any and all acts or things as they, or either of them, deem

necessary or advisable to document, evidence, carry out fully the terms of, the Lease and the intent and purpose of the resolutions contained herein.

ADOPTED AND APPROVED by the Board of Commissioners of San Juan Public Hospital District No. 3 at a regular meeting thereof this ___ day of October, 2018, the following Commissioners being present and voting:

Richard Fralick
President/Commissioner

Pegi A. Groundwater
Commissioner

Art Lange
Commissioner

Diane Boteler, M.D.
Commissioner

Patty Miller
Secretary/ Commissioner

I, Patty Miller, Secretary of the Board of Commissioners of San Juan Public Hospital District No. 3 certify that the attached copy of Resolution No. 2018-__ is a true and correct copy of the original resolution adopted _____, 2018, as that resolution appears on the Minute Book of the District.

DATED this ___ day of _____, 2018.

Patty Miller
Secretary

Exhibit A
Form of Medical Office and Equipment Lease Agreement