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Minutes of a Special Called Meeting of the Board of Directors

The Governing Board of Gonzales Healthcare Systems met in a Special Called Meeting on Thursday, October 17, 2019 at 12:00P.M. in the Conference Room at thrive Healthplex.

Directors Present:

Kenneth Gottwald- President
Greg Tieken - Vice President
Stephanie Kodack – Secretary
Sascha Kardosz – Member
Timothy Markham – Member
Kerry Morgan - Member
Gene Reed – Member
Wayne South - Member

Directors Absent:

Lisa Gindler – Member

Others Present:

Patty Stewart
Joni Leland
Commie Hisey, D.O.

The meeting was called to order at 12:00 P.M. by the President, Kenneth Gottwald.

CALL TO ORDER

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Patty reported that she had received the proposed Commercial Lease Agreement with Shiner Commercial Property Company, LLC for the Shiner Rural Health Clinic building.

***COMMERCIAL LEASE
AGREEMENT FOR
SHINER RHC BUILDING**

There were several issues raised for discussion:

Pg. 3, #4B: There is a discrepancy in the language in this section and Pg. 4, #7, setting out who was responsible for the utilities. Further review showed that some utilities will be paid directly by the Tenant to the utility providers, and others will be billed to the Tenant by the Landlord on a monthly basis.

Pg. 6, #9: We want the lease to list additional services to be provided at the location to include Therapy Services, Laboratory Service and Radiology Services.

Pg. 6, #11A: We want to require a written consent for signage.

Pg. 14, #35: We have the option for a four-year renewal:

How much notice is required if we do not want to extend?

If we elect a four-year renewal, will subsequent renewals be year-to-year or every four years?

Other questions:

- There is no out-clause
- We want something in the agreement stating that our deposit would be deposited into an escrow account for which we get a receipt in case the landlord defaults on his loan.
- The landlord will be required to furnish us a copy of their current insurance policy each year.

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Motion was moved and **approved** to accept the Commercial Lease Agreement with Shiner Commercial Property Company, LLC for the Shiner Rural Health Clinic building with the aforementioned changes. (Motion by Greg Tieken, second by Timothy Markham) There were eight votes for and no votes against the motion.


PUBLIC COMMENT: None.

Motion was moved and **approved** to adjourn the meeting. (Motion by Timothy Markham, second by Gene Reed) There were eight votes for and no votes against the motion.

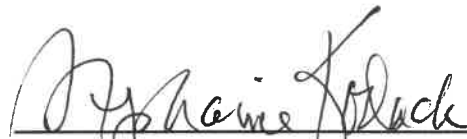
**APPROVE
COMMERCIAL LEASE
AGREEMENT FOR
SHINER RHC
BUILDING**

PUBLIC COMMENT

ADJOURNMENT



**Kenneth Gottwald
President**



**Stephanie Kodack
Secretary**