

## ASSIGNMENT AND ASSUMPTION OF LEASE AGREEMENT

**THIS ASSIGNMENT AND ASSUMPTION OF LEASE AGREEMENT** is dated as of the \_\_\_\_ day of December, 2024 by and between **CTR PARTNERSHIP, L.P.**, a Delaware limited partnership (“**CTR Partnership**”), **LAKESIDE SENIOR LIVING LLC** (“**Lakeside**”), and the **CITY OF WEST ALLIS** (the “**City of West Allis**”).

**WHEREAS**, a Lease Agreement dated December 21, 2006, between the City of West Allis and West Allis Senior Living LLC was entered into for the use of City-owned parking by West Allis Senior Living LLC; and,

**WHEREAS**, an Assignment and Assumption of Parking Space Lease Agreement dated July 31, 2010, between Stayton SW Assisted Living, L.L.C., successor to West Allis Senior Living, LLC, and BRE/SW West Park Place LLC was entered into for the use of the City-owned parking; and,

**WHEREAS**, on February 2, 2016, the City of West Allis approved an Amendment to the Lease Agreement, dated February 11, 2016, and effective March 1, 2016, between the City of West Allis and CTR Partnership for the continued rental of thirty-eight (38) parking stalls on the west side of the South 74<sup>th</sup> Street and north of the east/west alley of West Greenfield Avenue. The sublease by Lessee of the foregoing Lease Agreement to LL West Allis LLC, effective March 1, 2016, was also approved; and

**WHEREAS**, on November 1, 2019, CTR Partnership having terminated the lease to LL West Allis, LLC of (1) a certain senior housing facility in the City of West Allis (the “**Facility**”) and (2) the sublease of the Lease Agreement, entered into a new lease of such Facility with NSS-ALF West Allis, LLC (“**NSS-ALF West Allis**”); and

**WHEREAS**, on February 19, 2020, CTR Partnership and the City of West Allis entered into that certain Second Amendment to Lease Agreement (collectively, the Lease Agreement, the Amendment to Lease Agreement, and the Second Amendment to Lease Agreement are referred to as the “**Lease Agreement**”);

**WHEREAS**, a true and correct copy of the Lease Agreement is attached hereto as Exhibit A; and

**WHEREAS**, substantially concurrently herewith, CTR Partnership has (1) terminated its lease of the Facility and the sublease of the Lease Agreement to NSS-ALF West Allis, and (2) conveyed the Facility to Lakeside; and

**WHEREAS**, in connection with the sale of the Facility to Lakeside, CTR Partnership desires to assign the Lease Agreement to Lakeside.

**NOW, THEREFORE**, in consideration of the mutual covenants and representations herein contained, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. Defined Terms. All defined terms used herein shall have the same meaning assigned to them in the Lease Agreement, unless specifically indicated to the contrary.
2. Assignment. CTR Partnership hereby grants, sells, bargains, conveys, transfers and assigns to Lakeside all of CTR Partnership's right, title and interest to Lease Agreement.
3. Assumption. Lakeside hereby accepts the sale, bargain, conveyance, transfer and assignment by CTR Partnership to Lakeside of all of CTR Partnership's right, title and interest to the Lease Agreement and hereby assumes CTR Partnership's obligations and liabilities under the Lease Agreement arising on or after the date hereof.
4. Notice. The Notice provision of the Lease Agreement is hereby modified to remove any reference to NSS-ALF West Allis as the Sublessee and the notice address for "Lessee" shall be as follows:

Lessee: Lakeside Senior Living LLC  
c/o Pennant Services, Inc  
1675 Riverside Dr., Suite 150  
Eagle, Idaho 83616  
Attn: General Counsel  
Email: legal@pennantservices.com

*[Signature page follows]*

**IN WITNESS WHEREOF**, the undersigned have executed this Assignment and Assumption of Lease Agreement as of the day, month and year first above written.

**CTR PARTNERSHIP:**

**CTR PARTNERSHIP, L.P.**,  
a Delaware limited partnership

By: CARETRUST GP, LLC, a  
Delaware limited liability company  
its general partner

By: CARETRUST REIT, INC.,  
a Maryland corporation,  
its sole member

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

**LAKESIDE:**

**LAKESIDE SENIOR LIVING LLC**,  
a Nevada limited liability company

By: \_\_\_\_\_

Name: Andrew Rider  
Title: Manager

**CITY OF WEST ALLIS:**

**CITY OF WEST ALLIS**

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

**Exhibit A**

The Lease Agreement

[See attached.]