

LEASE ASSIGNMENT

THIS ASSIGNMENT dated as of the ____ day of _____, 2015 between TRIPLE R MEDICAL FACILITIES, LTD., a Texas limited partnership, whose address for notice hereunder is _____ (the "Assignor") and CHCT TEXAS, LLC, a Delaware limited liability company (the "Assignee"), whose address for notice hereunder is Suite 106, 354 Cool Springs Blvd., Franklin, Tennessee 37067.

WHEREAS the Assignee has agreed to purchase from the Assignor the land and premises principally known as 427 E. Duranta, Alamo, Texas 78516 (the "Property"); and

WHEREAS the Property is leased to various tenants pursuant to those certain lease agreements as more particularly set forth in Exhibit "A" attached hereto (collectively, the "Leases"); and

WHEREAS the Assignee has agreed to accept the Leases;

NOW THEREFORE THIS AGREEMENT WITNESSES that in consideration of other good and valuable consideration and the sum of TEN DOLLARS (\$10.00) payable by the Assignee to the Assignor, the receipt and sufficiency of which is hereby acknowledged the parties hereto agree as follows:

1. The Assignor hereby grants, transfers conveys, assigns and sets over to the Assignee its entire right, title, interest and estate in and to the Leases and the rents and all other amounts payable thereunder and all other benefits and advantages to be derived therefrom, to have and to hold unto the Assignee for and during the remainder of the term of the Leases.

2. The parties agree that this Assignment shall become effective as of the date first written above.

3. The Assignor covenants that the:

a.) Leases are valid and unmodified and remain in full force and effect; and

b.) Assignor has good title to the Leases and the rents and has all requisite right, power and authority to assign the Leases and the rents, and no other person, firm or corporation has any right, title or interest therein; and

c.) Assignor has duly and punctually performed, all and singular, the terms, covenants, conditions and warranties of the Leases on Assignor's part to be kept, observed and performed; and, to the best of Assignor's knowledge, the tenants thereunder are not in material default of any of the terms or provisions of the Leases; and

d.) Assignor has not previously sold, assigned, transferred, or pledged the Leases or the rents, or any part thereof, whether now due or hereafter to become due; and

e.) rents now due, or to become due, for any periods subsequent to the date hereof have not been collected and that payment thereof has not been anticipated, waived or released, discounted, setoff or otherwise discharged or compromised; and

f.) Assignor has not received any funds or deposits for which credit has not already been made on account of the accrued rents; and

g.) Assignor has not received any bona fide and acceptable offer to purchase the Property or any part thereof which would in any way affect any right, option of first refusal or other right the tenants might have under the Leases.

4. Assignee assumes the duties of Landlord under the Leases arising after the date of this assignment.

5. The covenants and agreements herein contained shall be binding upon and inure to the benefit of the heirs, executors, administrators, successors and assigns of each of the parties hereto.

6. This Assignment may be executed in any number of counterparts, each of which shall be an original, but all of which together shall constitute but one instrument

IN WITNESS WHEREOF the parties hereto have executed this agreement as of the date referred to above.

ASSIGNOR:

TRIPLE R MEDICAL FACILITIES, LTD.

By: Triple R Medical Management Co., LLC
Its General Partner

By: 

Concepcion R. Medina, President

ASSIGNEE:

CHCT TEXAS, LLC, a Delaware limited liability company

By: Community Healthcare Trust Services, Inc.,
a Tennessee corporation, its Manager

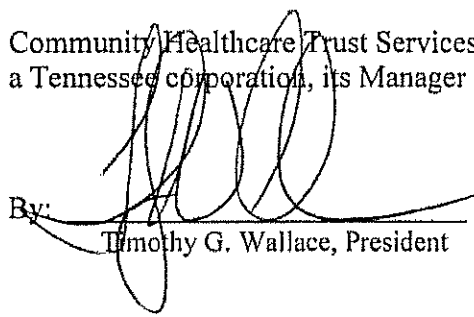
By: 
Timothy G. Wallace, President

EXHIBIT A

Leases

1. Lease between Triple R Medical Facilities, Ltd. and Pinnacle Health, PLLC dated May 1, 2012, for 1,379 sq. ft. located at Suite 104B , together with common use of 493 additional sq. ft.
2. Lease between Triple R Medical Facilities, Ltd. and Columbia Rio Grande Healthcare, L.P. dba Rio Grande Regional Hospital dated June 1, 2009, as amended by that certain First Amendment dated September 5, 2014, for 2,554 sq. ft. located at Suite 108.
3. Lease between Triple R Medical Facilities, Ltd. and Veronica Resendez dated April 10, 2014, for 3,750 sq. ft. located at Suite 110.
4. Lease between Triple R Medical Facilities, Ltd. and Martel Samuels, M.D. dated May 15, 2012, for 4,650 sq. ft. located at Suite 104.
5. Lease between Triple R Medical Facilities, Ltd. and Therapy for Kids, LLC dated February 1, 2013, for 2,750 sq. ft. located at Suite 100.
6. Lease between Triple R Medical Facilities, Ltd. and CVS Pharmacy, Inc. dated March 28, 2014, for 6,000 sq. ft. located at Suite 101.
7. Lease between Triple R Medical Facilities, Ltd. and Las Palmas Children's Dentistry, PLLC dated April 15, 2014, for 2,793 sq. ft. located at Suite 109.
8. Lease between Triple R Medical Facilities, Ltd. and Rene Vela, M.D., P.A. dated April 1, 2008, for 7,000 sq. ft. (suites not specified).
9. Lease between Triple R Medical Facilities, Ltd. and The County of Hidalgo dated December 26, 2013, for all of Lot 6 (suite and sq. ft. not specified) (approximately 7,200 s.f.).