Operating lease agreement

Lease ID: B-02

Lessee: Fenwright Outpatient Partners LLC

Classification: Operating

Execution: Executed

Commencement: 2026-01-01

End: 2027-12-31

Currency: USD

Expense treatment: Fixed straight-line

Other terms: None

Amendments: None

Months 1-24: 500.00 USD per month

Executed by fictional lessor and lessee, December 15, 2025.