

RENEWAL OF LEASE AGREEMENT

THIS RENEWAL OF LEASE AGREEMENT ("Renewal") is made this 24th day of June, 2011 by and between Greenwalt Post Road Urology, LLC as Landlord and Urology of Indiana, LLC as Tenant pursuant to that certain Lease Agreement dated the 24th day of March, 2004 ("Lease").

WHEREAS, the Lease terminates on the 31st day of August, 2011; and

WHEREAS, Landlord and Tenant desire to exercise a renewal option to extend the term of the Lease to and including the 31st day of August, 2014.

NOW, THEREFORE, it is agreed as follows:

1. All prior versions of Section 2.02, (A) and (B) of the Lease are deleted and the following shall be inserted:
 - a. Lessee shall have an option to renew this Lease for one (1) term of three (3) years, subject to the terms of this Section 2.02. The Minimum Annual Rent for the option term shall be the sum of Ninety One Thousand Two Hundred Fifty Dollars and No Cents (\$91,250.00) based upon Eighteen Dollars and Twenty-five Cents (\$18.25) per square foot which shall be paid in equal monthly installments of Seven Thousand Six Hundred Four Dollars and Seventeen Cents (\$7,604.17) in advance of the first day of each calendar month for September, 2011 through August, 2014.
 - b. Tenant shall have a 2nd option to renew this Lease for one (1) additional term of three (3) years based upon Nineteen Dollars and Twenty-five Cents (\$19.25) per square foot.
 - c. All other terms and conditions in Section 2.02 of the Lease not otherwise in conflict with the terms of this Extension shall remain in full force and effect.
2. The new expiration date of the Term of the Lease shall be August 31, 2014.
3. Landlord shall provide the following tenant improvement upgrades:
 - a. Remove existing lobby wall
 - b. Install new wall in current File Room to make room for additional seating in lobby
 - c. Replace lobby carpeting and repaint lobby
 - d. Paint all Exam room walls and window trim, including lounge, offices, scheduling rooms, procedure rooms, reception area and records room, including minor drywall repair
 - e. Minor repairs to existing chair rail

4. Landlord agrees to pay to Hokanson Companies, Inc. a broker fee of 1.5% in the amount of \$4,927.50.
5. All other terms and conditions in the Lease not otherwise in conflict with the terms of this Extension shall remain in full force and effect.

GREENWALT POST ROAD UROLOGY, LLC
Greenwalt Family Partnership, LP

BY: *Jonathan Greenwalt*

ITS: *Partner*

UROLOGY OF INDIANA, LLC

BY: *Att W-S*

ITS: *C.O.O.*