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By CERTIFICATE OF NEED PROGRAM at 4:14 pm, Oct 04, 2021

October 4, 2021

LOI21-10RSHC

ex: April 04, 2022

Eric Hernandez, Program Manager
Certificate of Need Program
Department of Health
P.O. Box 47852
Olympia, WA 98504-7852
Via email: FSLCON@DOH.WA.GOV; eric.hernandez@doh.wa.gov

Dear Mr. Hernandez:

In accordance with WAC 246-310-080, please accept this letter of intent related to the purchase and leaseback of the real property, building and improvements, and certain related non-operational assets relating to the real property of Rainier Springs, LLC dba Rainier Springs Psychiatric Hospital (the "Hospital").

1. A Description of the Extent of Services Proposed:

MPT of Vancouver-Springstone, LLC, (the "PropCo"), whose ultimate corporate parent is Medical Properties Trust, Inc., will acquire the real property, building and other improvements, and certain related non-operational assets relating to such real property and which comprise the Hospital facility, and immediately thereafter enter into a lease agreement with the Hospital under which the Hospital (as tenant) will leaseback such real property, building and improvements, and such related non-operational assets from the PropCo (as landlord). There will be no change to the Hospital's license, certification, or hospital operations.

2. Estimated Cost of the Proposed Project:

The capital expenditure associated with the underlying acquisition is approximately \$22,900,000.

3. Description of the Service Area:

The Hospital's service area is Clark County.

Sincerely,



Medical Properties Trust, Inc.



Rainier Springs, LLC

By: Emmett E. McLean
Executive Vice President, COO
and Secretary

By: John Wall

Its: Corporate Secretary