

**THIRD AMENDMENT TO LEASE (Document Number 2010-163)  
Document Number 2025-1047**

This THIRD AMENDMENT ("Amendment") is made as of the date of the last signature affixed hereto ("Effective Date") by and between DESCHUTES COUNTY, a political subdivision of the State of Oregon ("Lessor"), and TELECARE MENTAL HEALTH SERVICES OF OREGON, INC., an Oregon corporation ("Lessee"). Lessor and Lessee referred to hereinafter as "Party" or "Parties."

WHEREAS, the Parties desire to amend that certain Lease ("Lease") known as Deschutes County Document No. 2010-163 with an effective date of December 19, 2010, and First Amendment to Lease known as Deschutes County Document No. 2011-003 with an effective date of December 19, 2010, and Second Amendment to Lease known as Deschutes County Document No. 2020-563 with an effective date of December 19, 2020, between the Parties;

NOW, THEREFORE the Parties agree to the following:

1. This Amendment exercises the second of two (5) year options to extend the lease and shall be effective December 19, 2025 through December 18, 2030 ("Second Option Period").
2. Section 1.5 Base Rent: Exhibit B is attached for the Second Option Period, and no other changes are made to this section.

All other terms and conditions of the original Lease, First Amendment, and Second Amendment shall remain in full force and effect.

[SIGNATURE PAGES TO FOLLOW]

**IN WITNESS WHEREOF**, the Parties have caused this Lease to be effective for all purposes as of the Effective Date.

**LESSOR:**

DATED this \_\_\_\_\_ of \_\_\_\_\_, 2025

BOARD OF COUNTY COMMISSIONERS  
OF DESCHUTES COUNTY, OREGON

\_\_\_\_\_  
ANTHONY DEBONE, Chair

\_\_\_\_\_  
PATTI ADAIR, Vice Chair

ATTEST:

\_\_\_\_\_  
Recording Secretary

\_\_\_\_\_  
PHIL CHANG, Commissioner

[SIGNATURE PAGES TO FOLLOW]

**LESSEE:**


DATED this \_\_\_\_ day of \_\_\_\_\_, 2025

TELECARE MENTAL HEALTH SERVICES OF  
OREGON, INC.

  
Trisha Niemuth (Dec 3, 2025 17:31:25 MST)

Trisha Niemuth, SVP / Chief Administrative and  
Chief Financial Officer

TELECARE MENTAL HEALTH SERVICES OF  
OREGON, INC.

  
Cameron Coltharp (Dec 3, 2025 15:23:54 PST)

Cameron Coltharp, VP – Facilities and Business  
Services

## EXHIBIT B

Lease Year	CPI for All Urban Consumers for the Pacific Division* calculate at 3.46%, the Lease allows Basic Rent to be escalated no more than 3%. Followed by 2.5% Annual Escalator.	Annual Lease Value
16	\$16,264	\$195,168
17	\$16,671	\$200,052
18	\$17,088	\$205,056
19	\$17,515	\$210,180
20	\$17,953	\$215,436

\*

Data extracted on: November 3, 2025 (4:29:46 PM)

### Consumer Price Index for All Urban Consumers (CPI-U)

**Series Id:** CUUR0490SA0

Not Seasonally Adjusted

**Series Title:** All items in Pacific, all urban consumers, not seasonally adjusted

**Area:** Pacific

**Item:** All items

**Base Period:** DECEMBER 2017=100

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual	HALF1	HALF2
2017												100.000			
2018	100.521	101.070	101.499	101.831	102.214	102.439	102.619	102.831	103.090	103.553	103.299	103.083	102.337	101.596	103.079
2019	103.401	103.727	104.100	104.967	105.336	105.347	105.397	105.382	105.701	106.238	106.048	105.744	105.116	104.480	105.752
2020	106.076	106.583	106.411	105.963	105.988	106.277	106.914	107.309	107.292	107.525	107.535	107.471	106.779	106.216	107.341
2021	107.680	108.262	108.947	109.951	110.731	111.751	112.297	112.489	112.710	113.530	114.103	114.454	111.409	109.554	113.264
2022	115.521	116.323	117.774	118.546	119.543	121.046	121.095	121.024	121.439	122.266	121.695	121.105	119.781	118.126	121.437
2023	122.406	122.935	123.395	124.019	124.642	125.169	125.304	125.901	126.283	126.382	125.904	125.743	124.840	123.761	125.920
2024	126.632	127.230	128.341	129.096	129.216	128.979	128.807	128.796	129.242	129.400	129.323	129.276	128.695	128.249	129.141
2025	130.217	130.940	131.689	132.336	132.702	132.826	133.014	133.288	133.724					131.785	