

**PHYSICIANS REALTY L.P.  
MASTER ELEVATOR SERVICE AGREEMENT  
PROPERTY SITE AMENDMENT**

This Property Site Amendment is effective as of this 28<sup>th</sup> day of December 2021 by and between Physicians Realty L.P. ("Owner") and Otis Elevator Company ("Contractor").

**1. RECITALS**

This Property Site Amendment is, for all purposes, a part of and supplements that certain Master Elevator Service Agreement (the "Agreement") between Owner and Contractor dated November 1, 2021, for performance of elevator maintenance services. The terms and conditions of the Agreement are incorporated into this Property Site Amendment, provided that in the event of any conflict between the provisions of the Agreement and the express provisions of this Property Site Amendment, the provisions of this Property Site Amendment shall control 1. Properties, 2. Equipment, and 3. Monthly Maintenance Fee only.

This Property Site Amendment sets forth additional terms and conditions under the Agreement applicable to the Property hereinafter described.

**2. PROPERTY**

The Properties covered by this Property Site Amendment are the certain buildings located at:

Entity Name (Yardi Code):	DOC-15255 MAX LEGGETT PKWY MOB, LLC
Building Name:	Jacksonville Medical Office Building
Building Address:	15255 Max Leggett Parkway, Jacksonville FL 32218
On-site Contact:	Dan Lamb
On-site Contact Email:	<a href="mailto:dlamb@landmarkleadership.com">dlamb@landmarkleadership.com</a>
On-site Contact Phone:	(904) 751-9707

Entity Name (Yardi Code):	DOC-4809 AMBASSADOR CAFFERY PKWY MOB, LLC
Building Name:	Lafayette Medical Complex I
Building Address:	4809 Ambassador Caffery Pkwy, Lafayette LA 70508
On-site Contact:	Matt Leiser
On-site Contact Email:	<a href="mailto:mal@docreit.com">mal@docreit.com</a>
On-site Contact Phone:	(414) 367-5560

Entity Name (Yardi Code):	DOC-4 COLUMBUS AVE MOB, LLC
Building Name:	Bay City MOB
Building Address:	4 Columbus Avenue, Bay City MI 48708
On-site Contact:	Nicole Byron
On-site Contact Email:	<a href="mailto:nbyron@landmarkleadership.com">nbyron@landmarkleadership.com</a>
On-site Contact Phone:	(231) 487-2362

Entity Name (Yardi Code):	DOC-16815 E. JEFFERSON AVE MOB, LLC
Building Name:	Grosse Pointe MOB
Building Address:	16815 E Jefferson Avenue, Gross Pointe MI 48230
On-site Contact:	Jose Trejo
On-site Contact Email:	<a href="mailto:jtrejo@landmarkleadership.com">jtrejo@landmarkleadership.com</a>
On-site Contact Phone:	(586) 323-0034

Entity Name (Yardi Code):	DOC-560 W. MITCHELL ST MOB, LLC
Building Name:	Petoskey POB
Building Address:	560 W. Mitchell St, Petoskey MI 49770
On-site Contact:	Nicole Byron
On-site Contact Email:	<a href="mailto:nbyron@landmarkleadership.com">nbyron@landmarkleadership.com</a>
On-site Contact Phone:	(231) 487-2362

Entity Name (Yardi Code):	DOC-1555 SOUTH BLVD EAST MOB, LLC
Building Name:	Rochester Hills H&WC
Building Address:	1555 South Boulevard East, Rochester Hills MI 48307
On-site Contact:	Jose Trejo
On-site Contact Email:	<a href="mailto:jtrejo@landmarkleadership.com">jtrejo@landmarkleadership.com</a>
On-site Contact Phone:	(586) 323-0034

Entity Name (Yardi Code):	DOC-44344 DEQUINDRE RD MOB, LLC
Building Name:	Troy Campus Medical Building
Building Address:	44344 Dequindre Road, Sterling Heights MI 48314
On-site Contact:	Jose Trejo

On-site Contact Email:	<a href="mailto:jtrejo@landmarkleadership.com">jtrejo@landmarkleadership.com</a>
On-site Contact Phone:	(586) 323-0034

Entity Name (Yardi Code):	DOC-2101 CHARLOTTE ST MOB, LLC
Building Name:	Hospital Hill MOB
Building Address:	2101 Charlotte Street, Kansas City MO 64108
On-site Contact:	Scott Hedrick
On-site Contact Email:	<a href="mailto:smh@docreit.com">smh@docreit.com</a>
On-site Contact Phone:	(414) 367-5554

Entity Name (Yardi Code):	DOC-1200 N STATE ST MOB, LLC
Building Name:	Jackson Medical Office Building
Building Address:	1200 N State Street, Jackson MS 39202
On-site Contact:	Vernessa Red
On-site Contact Email:	<a href="mailto:vred@landmarkleadership.com">vred@landmarkleadership.com</a>
On-site Contact Phone:	(601) 487-4855

Entity Name (Yardi Code):	DOC-2 HOSPITAL PLAZA MOB, LLC
Building Name:	Old Bridge Medical Office Building
Building Address:	2 Hospital Plaza, Old Bridge NJ 08857
On-site Contact:	Dana Klein
On-site Contact Email:	<a href="mailto:dklein@landmarkleadership.com">dklein@landmarkleadership.com</a>
On-site Contact Phone:	(414) 223-7732

Entity Name (Yardi Code):	DOC-850 ENTERPRISE PKWY MOB, LLC
Building Name:	Riverside MOB
Building Address:	850 Enterprise Parkway, Hampton VA 23666
On-site Contact:	Heather Jaquay
On-site Contact Email:	<a href="mailto:hjaquay@landmarkleadership.com">hjaquay@landmarkleadership.com</a>
On-site Contact Phone:	(757) 926-4541

### 3. EQUIPMENT

This Property Site Amendment covers the following vertical transportation equipment located at the Properties:

Location	Description	No. of Hydraulic Elevators	No. of Traction Elevators	Stops
Jacksonville Medical Office Building	Passenger	3	3	2/6
	Freight	X	X	X
Lafayette Medical Complex I	Passenger	3	X	4
	Freight	X	X	X
Bay City MOB	Passenger	2	X	3
	Freight	X	X	X
Grosse Pointe MOB	Passenger	3	X	3
	Freight	X	X	X
Petoskey POB	Passenger	X	3	6
	Freight	X	X	X
Rochester Hills H&WC	Passenger	2	X	3
	Freight	X	X	X
Troy Campus Medical Building	Passenger	4	X	5
	Freight	X	X	X
Hospital Hill MOB	Passenger	X	3	6/4/4
	Freight	X	X	X
Jackson Medical Office Building	Passenger	X	X	X
	Freight	X	4	6/5/5/5

Old Bridge Medical Office Building	Passenger	3	X	3
	Freight	X	X	X
Riverside MOB	Passenger	X	X	X
	Freight	X	X	X

**4. WORK**

Contractor shall furnish all labor, supervision, materials, equipment, tools and all permits required to complete the work required to be performed by the Agreement with respect to elevators covered by this Property Site Amendment, in accordance with the terms of the Agreement.

The following special conditions and/or specifications are applicable for the Property Site:

- (a) Hours: All Work by Contractor shall be performed during Contractor’s regular working hours of 8:00 am to 4:30 pm, Monday through Friday.
- (b) Hourly Rates: In the event supplemental services or improvements are requested by Owner, which are outside of the scope of this Agreement, Contractor shall provide such services at the following rates:

<b>BILLING RATES: NJ, VA</b>		
<b>Time Period</b>	<b>Mechanic Rate</b>	<b>Team Rate</b>
Regular Time	\$319.00 / Hr.	\$573.00 / Hr.
Overtime (1.7)	\$542.00 / Hr.	\$974.00 / Hr.
Overtime (2.0)	\$638.00 / Hr.	\$1,146.00 / Hr.
Overtime Premium (1.7)	\$223.00 / Hr.	\$401.00 / Hr.
Overtime Premium (2.0)	\$319.00 / Hr.	\$573.00 / Hr.

<b>BILLING RATES ALL OTHER STATES</b>		
<b>Time Period</b>	<b>Mechanic Rate</b>	<b>Team Rate</b>
Regular Time	\$283.00 / Hr.	\$510.00 / Hr.
Overtime (1.7)	\$481.00 / Hr.	\$866.00 / Hr.
Overtime (2.0)	\$566.00 / Hr.	\$1,020.00 / Hr.
Overtime Premium (1.7)	\$198.00 / Hr.	\$356.00 / Hr.
Overtime Premium (2.0)	\$283.00 / Hr.	\$510.00 / Hr.

**5. MONTHLY MAINTENANCE FEE**

Owner shall pay Contractor for the faithful performance of the services required by Section 4 of this Property Site Amendment, at the price indicated hereafter:

Jacksonville Medical Office Building

**Gross Contract Price:** \$ 1,848.44 per month payable quarterly  
**Net Contract Price (after discount)** \$ 1,774.50 per month payable quarterly

Lafayette Medical Complex I

**Gross Contract Price:** \$ 917.95 per month payable quarterly  
**Net Contract Price (after discount)** \$ 872.42 per month payable quarterly

Bay City MOB

**Gross Contract Price:** \$ 444.94 per month payable quarterly  
**Net Contract Price (after discount)** \$ 422.87 per month payable quarterly

Grosse Pointe MOB

**Gross Contract Price:** \$ 712.77 per month payable quarterly  
**Net Contract Price (after discount)** \$ 677.42 per month payable quarterly

Petoskey POB

**Gross Contract Price:** \$ 1,972.85 per month payable quarterly  
**Net Contract Price (after discount)** \$ 1,875.00 per month payable quarterly

Rochester Hills H&WC

**Gross Contract Price:** \$ 544.99 per month payable quarterly  
**Net Contract Price (after discount)** \$ 517.95 per month payable quarterly

Troy Campus Medical Building

**Gross Contract Price:** \$ 1,021.71 per month payable quarterly  
**Net Contract Price (after discount)** \$ 971.03 per month payable quarterly

Hospital Hill MOB

**Gross Contract Price:** \$ 1,259.01 per month payable quarterly  
**Net Contract Price (after discount)** \$ 1,196.56.00 per month payable quarterly

Old Bridge Medical Office Building

**Gross Contract Price:** \$ 918.56 per month payable quarterly  
**Net Contract Price (after discount)** \$ 873.00 per month payable quarterly

Jackson Medical Office Building

**Gross Contract Price:** \$ 1,935.16 per month payable quarterly  
**Net Contract Price (after discount)** \$ 1,839.18 per month payable quarterly

Riverside MOB

**Gross Contract Price:** \$ 260.67 per month payable quarterly  
**Net Contract Price (after discount)** \$ 247.74 per month payable quarterly

This Property will be added to National Agreement between both parties (Lerch Bates Contract dated 11/1/2021).

*[Signatures located on following page.]*

**IN WITNESS WHEREOF**, the parties have hereunto set their hands the day and year first above written, the corporate parties by their officers duly authorized.

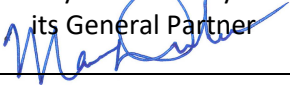
OWNER:

CONTRACTOR:

**PHYSICIANS REALTY L.P.**

**OTIS ELEVATOR COMPANY**

By: Physicians Realty Trust,  
its General Partner

By:  \_\_\_\_\_

By:  \_\_\_\_\_

Title: Mark Dukes

Title: Director - Key Accounts

Date: VP-Asset Management

Date: 01-19-22