

AMENDMENT TO LEASE AGREEMENT

This Amendment to Lease Agreement (the "Amendment") is entered into this first day of January, 2010 by and between Dartmouth-Hitchcock Clinic, with a principal location at One Medical Center Drive, Lebanon, New Hampshire ("Lessor"), and Alliance Health Services, a New Hampshire nonprofit corporation with a principal location at Manchester, New Hampshire (the "Lessee"); relative to a certain Lease between Lessor and Lessee dated January 1, 2007 (the "Original Lease") for the lease of an existing building (approximately 17,633 sq.ft) and grounds located at 25 South River Road, Unit 400, Bedford, New Hampshire, as identified therein (the "Building"). The Original Lease, as modified by this Amendment, shall be referred to hereinafter as the "Lease".

WHEREAS, the parties desire to amend the Lease so as to add to the Leased Premises the additional real estate buildings and other improvements described below on the terms and conditions set forth below.

NOW, THEREFORE, in consideration of the following mutual covenants and other good and valuable consideration, the receipt and adequacy of which is hereby acknowledged by all parties hereto, the Lessor and Lessee hereby agree to amend the Lease as follows:

1. Leased Premises, as set forth in within Section 1

Effective as of January 1, 2010, Lessor hereby leases to Lessee the following properties and improvements: (a) All real estate buildings (124,835 sq ft) and other improvements located at 100 Hitchcock Way, Manchester NH 03104; (b) All real estate buildings (17,633 sq ft) and other improvements located at 25 South River Road, Bedford, NH 03110; (c) All real estate buildings (5,844 sq ft) and other improvements located at 87 McGregor Street, Suite 1300, Manchester, NH 03102; and (d) [All real estate buildings (2,300 sq ft) and other improvements located at 88 McGregor Street, Suite 301, Manchester, NH 03102]

2. Rent, as set forth within Section 3

Effective as of January 1, 2010, the stated fixed rate of rent described in Section 3 of the Lease shall be amended to \$ _____ per gross square foot. [on a triple net basis]. The gross square footage shall be reduced by ___% to reflect space that will continue to be used by DHC for delivery of certain services that are not covered by the Amended and Restated Professional Services Agreement between the parties effective on January 1, 2010 (the "Amended and Restated Professional Agreement").

3. Reaffirmation of Existing Lease Terms

Lessor and Lessee re-affirm the remaining provisions of the Lease which are not affected by this Lease Extension, which provisions remain in full force and effect. Lessor and Lessee agree that this Amendment is entered into in conjunction with the Amended and Restated Professional Services

Agreement which is incorporated herein by reference and that the use of the Leased Premises shall be consistent with the terms of such Amended and Restated Professional Services Agreement.

4. Counterparts

This Amendment may be executed in one or more counterparts which shall be construed together as one document.

5. Definitions

Unless defined differently herein, all terms used in this Amendment shall have the meanings ascribed to them under the Sublease.

6. Governing Law

This Amendment has been executed by the Lessor or Lessee in the State of New Hampshire and relates to real property located in the State of New Hampshire.

The parties indicate their agreement to the above terms by the signatures of their duly authorized representatives.

LESSOR

Dartmouth-Hitchcock Clinic

By: _____

Its:

LESSEE

Alliance Health Services

By: _____

Its:

APPROVED:

CMC Healthcare System

By: _____

Its