Dear Tenants,

We are glad to see that so many of you have been able to reopen your practices and begin seeing patients. For our health systems clients, we are equally glad that you have been able to resume elective procedures in many of your hospitals.

We want to share that HHS recently announced a **$15 billion targeted distribution for Medicaid/CHIP providers** that did not receive a distribution from the $50B provider relief fund general allocation. HHS has announced two webinars (Tuesday, June 23 and Thursday, June 25) to learn more and ask questions about the Medicaid distribution.

In addition, the Federal Reserve has made several changes to the **Main Street Lending** program to make it more attractive to borrowers. Lender registration opened Monday, 6/15, and lenders are expected to begin accepting applications soon. If you are interested in the Main Street Lending program, we encourage you reach out to your lenders now to find out if they plan to participate. We will share information on registered lenders as it becomes available. More information on these programs is below.

HHS Provider Relief Fund: Medicaid/CHIP Targeted Distribution (~$15B)

- Eligibility:
    - o Open to providers that billed Medicaid/CHIP programs between January 1, 2018 to December 31, 2019 AND did not receive a payment from the $50 billion provider relief fund general allocation
    - o Examples of eligible providers include pediatricians, obstetrician-gynecologists, dentists, opioid treatment and behavioral health providers, assisted living facilities and other home and community-based service providers

- Funding Amount & Timing:
    - o **At least 2% of *total* gross revenues from patient care (i.e., not just Medicaid revenues from patient care) for CY 2017, 2018 or 2019, as selected by the applicant**
    - o Payments made on a rolling basis as applications are submitted
    - o Recipients of funds must agree to the Terms and Conditions within 90 days of payment

- **Deadline to apply: July 20, 2020**

- Application Portal and FAQs:
    - o Portal link, application and instructions can be found here (scroll down to 'Medicaid/CHIP Provider Relief Fund Payment Forms and Guidance')
    - o Portal User Guide can be found here
    - o FAQs can be found here

Main Street Lending Program: Updates

- Overview: Created to provide attractive loans to small and medium-sized businesses impacted by the COVID-19 pandemic (PPP recipients may also obtain a Main Street loan)

- Timing & Application Process: Expected to open soon; interested borrowers are encouraged to reach out to existing or new lenders to begin the application process. Because lenders are not required to

accept applications from all eligible borrowers and have discretion to set their own fees (up to a maximum), it may be worthwhile to speak with multiple banks.

- Loan Terms:
    - o Min loan amount: $250k (previously $500k) / Max loan amount: up to $50M, subject to debt to EBITDA thresholds
    - o Interest rate: LIBOR +3% / Term: 5 years (previously 4 years)
    - o Principal payments deferred for two years (previously one year)
    - o Interest payments deferred for one year

- Additional information can be found at the program website here

Note: These are summaries for reference only; please refer to the respective program terms for complete details.

We will continue to update you with information as it is released via our online portal. Please do not hesitate to reach out to your property or leasing manager or email us with any questions. Please note that this communication is intended to be an information resource. Should you need further assistance, please consult your advisors or legal counsel.