

**SPECIAL NEEDS ASSISTED LIVING RESIDENCE
ADDENDUM TO
RESIDENCY AGREEMENT**

This is an addendum to a Residency Agreement made between Eden Heights of Olean Operating LLC d/b/a Eden Heights of Olean, the "Operator" or the "Community",

(the "Resident" or "You"),

(the "Resident's Representative", if any)
and _____
(the "Resident's Legal Representative", if any). Such Residency Agreement is dated _____.

This addendum adds new sections and amends, if any, only the sections specified in this addendum. All other provisions of the Residency Agreement shall remain in effect, unless otherwise amended in accordance with this Agreement. This addendum must be attached to the Residency Agreement between the parties.

I. Special Needs Assisted Living Certification.

The Operator is currently certified by the New York State Department of Health to provide Special Needs Assisted Living at Eden Heights of Olean, located at 161 South 25th Street, Olean, NY 14760.

II. Request for and Acceptance of Admission

You or Your Resident Representative or Legal Representative have requested that You become a Resident at this Special Needs Assisted Living Residence (the "Residence") and the Operator has accepted such request.

III. Specialized Programs, Staff Qualifications and Environmental Modifications

Attached as Exhibit S.N.# 1 and made a part of this Agreement is a written description of:

- Specialized services to be provided in the Special Needs Residence;
- Staffing levels
- Staff education and training and work experience, and professional affiliations or

special characteristics relevant to serving persons with specific special needs;

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- Any environmental modifications that have been made to protect the health, safety and welfare of Residents.

IV. Addendum Agreement Authorization.

We, the undersigned, have read this Addendum Agreement, have received a duplicate copy thereof, and agree to abide by the terms and conditions therein.

Resident's Signature

Dated

Resident's Representative Signature

Dated

Resident's Legal Representative Signature

Dated

Operator or Designee's Signature

Dated

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Services

Eden Heights of Olean provides a range of settings designed to emphasize personal dignity, individual autonomy, independence, privacy and freedom of choice as Residents age in place. This includes meeting the Residents' social, spiritual, cultural and medical needs via their physician. All services provided in the Assisted Living Residence will also be provided in the special needs unit, including, but not limited to, redirection and cueing for activities of daily living; and assistance with bathing, grooming, and dressing, if needed.

In addition to all of the assisted living services included in the basic ALR rate, our Special Needs Assisted Living Residence rooms offer specialized dementia care including identification of interventions for behavioral issues, especially for residents who, without such interventions, would be inappropriate for admission/retention because of the symptoms caused by dementia. These services include flexibility with meal time, offering of foods at meal time which maximize the resident's independence, a special activities schedule prepared to serve residents with these special needs, the opportunity for residents to go outdoors in a safe environment, a family council in addition to the resident council, staff specifically trained to work with outside agencies/providers providing services for residents with these special needs, and linkage with the Northeast Alzheimer's Association, which provides training for staff in our special needs unit and can provide family counseling as desired.

Our Activities staff is specially trained in meeting the needs of residents with Alzheimer's/dementia, providing frequent individual and group activities geared toward individuals with dementia which are meaningful to the resident.

We will provide the following nursing services as ordered by a physician: assistance with administration eye drop, DOH approved injections, PRN medication administration assistance with the taking of vitals such as temperature and blood pressure, assistance with finger stick testing of blood sugar levels, assistance with the application of medicated creams and ointments, reporting of changes in a Resident's condition to a physician, as required, and any other services consistent with Eden Heights of Olean's licensure. All of these services are included in the special needs rate. There is RN on call 24/7 for PRN medications. LPNs are available 24-hours a day, 7 days a week. Activities take place at night by an aid or supervisor as needed. All of the services above are included in the special needs rate.

If additional nursing services are needed, a consultation with the Executive Director Case Manager, Resident's Physician, Resident and Resident's authorized family members will be held to determine if said services can be provided and the cost of such services. If any needed services are obtained through an outside home care agency, the rates for such services will be determined by the outside agency and paid for by the Resident. If the Resident requires transfer to another facility, Eden Heights of Olean will assist the Resident in transferring to a facility providing the appropriate level of care.

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Staffing

Eden Heights of Olean provides sufficient numbers of qualified staff to provide for resident needs and to safely evacuate residents in case of emergency, in accordance with: the resident's medical evaluation and Individualized Service Plan; applicable professional standards of practice; and the requirements of law.

Our Case Manager, coordinates any skilled nursing or medical care required for the resident in conjunction with their physician. Our care staff supervisors are licensed practical nurses and oversee resident needs twenty-four hours a day. Resident Aides provide personal care and assistance twenty-four hours a day.

Supervision appropriate based on census and resident needs and in no event less than the minimum required by law and regulation, including one staff for every 6 to 8 residents during the day and evening, and one staff for every 12 to 15 residents at night.

Our staff is trained in the Dementia/Alzheimer's disease process, including how to meet the needs of the dementia resident in all areas: physical, nutritional, recreational, spiritual, behavioral and safety. On-going training for staff will be conducted in order to comply with the New York State Department of Health regulations.

Caring and communicating with the dementia resident and caring for the caregiver are of utmost importance.

Environmental Modifications

Our dementia unit is environmentally designed to protect the health, safety and welfare of Residents, including:

- Self-contained leisure and dining space;
- Operation as a self-contained unit;
- All Resident room windows are equipped with window stops;
- NFPA 13 compliant wet pipe automatic sprinkler system;
- Supervised smoke-detection system throughout the building, including all bedrooms;
- Fire protection system which is connected to the local fire department as well as Simplex central monitoring;
- Smoke barriers (a continuous fire-rated partition or wall, extending from one exterior wall to another exterior wall, with all openings (doorways, etc.) protected with fire-rated and smoke-tight doors equipped with appropriate hardware) to divide each floor into at least two smoke compartments, neither of which shall have corridors exceeding 100 feet in length;

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- Handrails on both sides of all Resident-use corridors and stairways;
- Centralized emergency call-system in all bedrooms easily reachable from bedside and in all Resident-use toilet and bathing areas, easily reachable from each fixture;
- All bedrooms are limited to single or double occupancy;
- Minimum corridor width is 60 inches;
- Minimum door width is 32 inches to assure wheelchair accessibility;
- The compliance record of the Operator;
- Delayed Egress System:
 - Delayed egress lock on doors;
 - A building occupant is not required to pass through more than one door equipped with a delayed egress lock before entering an exit;
 - Automatic unlocking of doors upon activation of the automatic sprinkler system or automatic fire detection system;
 - Doors unlock upon loss of power controlling the lock or lock mechanism or upon signal from a fire command center;
 - Initiation of an irreversible process releases the latch in not more than 15 seconds when a force of not more than 15 pounds (67 N) is applied for 1 second to release the device. Initiation of the irreversible process activates an audible signal in the vicinity of the door. Once the door lock has been released by the application of force to the releasing device, relocking is by manual means only;
 - The dementia unit has delayed egress doors with signs reading PUSH UNTIL ALARM SOUNDS. DOOR CAN BE OPENED IN 15 SECONDS;
 - Emergency lighting at the door;
- Outdoor space:
 - Secure outside space with fencing (no less than 72 inches high) and barriers to prevent elopement and injury;
 - Walkways are sufficiently wide for Residents, with or without assistive devices (such as wheelchairs and walkers);
 - A covered patio for days during mild inclement weather.

For further information, please contact the Operator.

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