

Exhibit XIX

SPECIAL NEEDS ASSISTED LIVING RESIDENCE ADDENDUM TO RESIDENCY AGREEMENT

This is an addendum to a Residency Agreement made between Frewsburg Rest Home, Inc. dba The Magnolia, (the "Operator"), and

_____, (the "Resident" or "You"),
_____, (the "Resident's Representative", if any), and
_____, (the "Resident's Legal Representative", if any.)

Such Residency Agreement is dated _____.

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 Frewsburg Rest Home, Inc. dba The Magnolia located at 106 West Main Street, Frewsburg, NY 14738.

II. Request for and Acceptance of Admission

You or Your Resident Representative or Resident 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 XIX and made a part of this Agreement is a written description of Frewsburg Rest Home, Inc. dba The Magnolia's Special Needs Assisted Living Residence Program which describes:

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

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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.

Dated: _____

(Signature of Resident)

Dated: _____

(Signature of Resident's Representative)

Dated: _____

(Signature of Resident's Legal Representative)

Dated: _____

(Signature of Operator or Operator's Representative)

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Exhibit XX

Frewsburg Rest Home, Inc. dba The Magnolia's Special Needs Assisted Living Residence Program

With the creation of the Special Needs Unit and the establishment of our Assisted Living Program, Frewsburg Rest Home, Inc. dba The Magnolia has been able to accommodate an array of residents who it was previously unable to retain. When a memory-impaired resident can no longer function appropriately in the main portion of the adult home, the resident may be successful in the quieter, less stimulating environment of the Special Needs Unit. When a Frewsburg Rest Home, Inc. dba The Magnolia resident requires occasional nursing care or extra assistance with personal care, we have provided ALP care to the resident at Frewsburg Rest Home, Inc. dba The Magnolia. While we continue to transfer residents who require a higher level of care, many of the residents who we would have transferred in the past are now able to reside at our facility for the duration of their lives. Direct care staffing at Frewsburg Rest Home, Inc. dba The Magnolia is approximately 1 staffer for every 7 Residents.

Frewsburg Rest Home, Inc. dba The Magnolia is dedicated to providing its residents with dementia-related impairments with the highest standard of care. Simple measures have been highly effective in advancing this goal, such as a minimum of bright lights and other powerful stimuli that often cause cognitively-impaired adults to feel anxious. Frewsburg Rest Home, Inc. dba The Magnolia residents eat in a dining space that is solely for those suffering memory impairment. The staff-resident ratio is higher than in the rest of the adult home, and activities are designed specifically with the needs of the memory-impaired population in mind. Moreover, to address the problem of wandering that often accompanies dementia, the Special Needs Unit is self-contained with an alarmed, delayed egress system that alerts staff to unauthorized egress.

When a resident is found to require a higher level of care, we transfer the resident to an appropriate hospital or nursing home. These nursing homes include Heritage Village, Heritage Green, Heritage Park, and Lutheran Social Services. These facilities likewise refer residents for ALP care when skilled nursing care is not required.

Location

Frewsburg Rest Home, Inc. dba The Magnolia's building is located in the quiet Hamlet of Frewsburg, New York. The Special Needs Unit is a 21-bed, self-contained memory-care unit for adult home residents who exhibit mild to moderate dementia as a result of early-stage Alzheimer's Disease or other cognitive impairments. Frewsburg Rest Home, Inc. dba The Magnolia Special Needs provides adult home-level care that is specifically designed to meet the needs of its memory-impaired residents and enable them to retain as much independence and personal dignity as they can safely handle.

Relationships to Other Providers and Services

Frewsburg Rest Home, Inc. dba The Magnolia enjoys solid relationships with the Chautauqua County Department of Social Services and with Western Region Health Corp. dba Willcare, with which we have contracts with respect to the existing Assisted Living Program.

Frewsburg Rest Home, Inc. dba The Magnolia, has a broad network of physicians in place who refer residents to us and serve residents while they are in our care. Many residents are referred upon

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discharge from a hospital or rehabilitation center. Hospitals that we frequently accept referrals from include WCA Hospital, Westfield Hospital, and Brooks Memorial Hospital. The Chautauqua County Community Alternative Systems Agency (CASA) also refers residents to us when homecare services are no longer sufficient. Relationships exist with providers of optometric, podiatric, and pharmacy services, among others. Space is also available for providers to see residents at Frewsburg Rest Home, Inc. dba The Magnolia, and we transport residents to providers in Jamestown and elsewhere as needed.

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