

ENHANCED ASSISTED LIVING RESIDENCE ADDENDUM TO RESIDENCY AGREEMENT

This is an addendum to a Residency Agreement made between Morgan Estates (the "Operator"),

"Resident" or "You"

"Resident's Representative"

"Resident's Legal Representative"

Such Residency Agreement is dated:

Today's Date

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

1. Enhanced Assisted Living Certificates

The Operator is currently certified by the New York State Department of Health to provide Enhanced Assisted Living at 4588 Morgan View Road, Geneseo, New York 14454.

2. Physician Report

You have submitted to the Operator a written report from Your physician, which report states that:

- a. Your physician has physically examined You within the last month prior to Your admission into this Enhanced Assisted Living Residence; and
- b. You are not in need of 24-hour skilled nursing care or medical care, which would require a placement in a hospital or nursing home.

3. Request for and Acceptance of Admission

You have requested to become a Resident at this Enhanced Assisted Living Residence, (the "Residence") and the Operator has accepted Your request.

4. Specialized Programs, Staff Qualifications and Environmental Modifications

Attached as EALR #1 and made a part of this Addendum is a written description of:

- a. Services to be provided in the Enhanced Assisted Living Residence.
- b. Staffing levels.
- c. Staff education and training work experience, and any professional affiliations or special characteristics relevant to serving persons in the Enhanced Assisted Living Residence; and
- d. Any environmental modifications that have been made to protect the health, safety and welfare of persons in the Residence.

5. Aging in Place

The Operator has notified You that, while the Operator will make reasonable efforts to facilitate Your ability to age in place according to Your Individualized Service Plan, there may be a point reached where Your needs cannot be safely or appropriately met at the Residence. If this occurs, the Operator will

communicate with You regarding the need to relocate to a more appropriate setting, in accordance with law.

6. If Twenty-Four (24) Hour Skilled Nursing or Medical Care is Needed

If you reach the point where You are in need of twenty-four (24) hour skilled nursing care or medical care that is required to be provided by a hospital, nursing home or a facility licensed under the Mental Hygiene Law, the Operator will initiate proceedings for the termination of Your Residency Agreement and to discharge You from residency, UNLESS each of the following conditions are met:

- a. You hire appropriate nursing, medical or hospice staff to care for Your increased needs; AND
- b. Your physician and a home care services agency both determine and document that with the provision of such additional nursing, medical or hospice care, You can be safely cared in the Residence, and would not require placement in a hospital, nursing home or other facility licensed under Article 28 of New York State Public Health Law or Articles 19, 31, or 32 of Mental Hygiene Law; AND
- c. The Operator agrees to retain You as a Resident and to coordinate the care provided by the Operator and the additional nursing, medical or hospice staff you hire; AND
- d. You are otherwise eligible to reside at the Residence.

7. Addendum Agreement Authorization

We, the undersigned, have read this Addendum, 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 the Operator's Representative

EXHIBIT EALR #1

Services to be provided in the Enhanced Assisted Living Residence may include by not be limited to:

- medication administration
- application of creams and lotions
- dressing changes by licensed nurse
- assistance with the use durable medical equipment or supplies
- injections by a licensed nurse
- catheter / colostomy care
- skilled observations ordered by medical provider which need to be reported

Staffing Levels:

Staffing levels will be maintained in compliance with all applicable laws and regulations appropriate for the level of care needed to provide required supervision and perform all the tasks necessary to meet the Residents' needs. The enhanced program will be staffed with personal care aides and nurses to provide supervision and meet the needs of Residents at all times. The staffing plan will be adjusted to meet the needs and census of Residents enrolled in the enhanced program. There is a comprehensive activities program with an activities staff that plans and conducts activities designed to promote Residents' activity in the Residence.

Staff education, training and work experience:

- LPN – Licensed Practical Nurse in the state of New York.
- Resident Care Aides – Training and experience as a Home Health Aide or Resident Care Aide and/or successful completion of the facility Resident Care Aide Training Program. A high school diploma or equivalency and 18 years of age. Understanding and sensitivity to the needs of the elderly and individuals with memory impairment. Capable of supervising and assisting Residents with all their care needs.
- First Aide Certified

Environmental modifications and safety features:

Enhanced Assisted Living Residents will reside throughout the Residence. The entire Residence is equipped with a sprinkler system, emergency call bells in Resident rooms and bathrooms, smoke corridors, and supervised smoke detection systems for Resident safety

- Delayed egress system on the SNALR Unit to ensure the safety of Residents and to prevent Residents from wandering off the Unit.
- Door monitoring system, which alerts staff when exterior doors are opened.
- Secured terraced area outside the SNALR Unit, which allows Residents to safely be outside.
- Windows with stops on the SNALR Unit to prevent full opening.