

XIX: SNALR Addendum to Residency Agreement

This is an addendum to a Residency Agreement made between Peregrine Properties of Upstate LLC (the “Operator”), _____, (the “Resident” or “You”), _____ (the “Resident’s Representative”), _____, (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: Peregrine Senior Living at Clifton Park, 1 Emma Lane., Clifton Park NY 12065

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.

SNALR Addendum to Residency Agreement (continued)

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:

1. Specialized services to be provided in the Special Needs Residence;
2. Staffing levels
3. Staff education and training and work experience, and professional affiliations or special characteristics relevant to serving persons with specific special needs;
4. 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 Special Needs Assisted Living Residence Addendum to the Residency Agreement, have received a duplicate copy thereof, and agree to abide by the terms and conditions therein and at the Total Monthly Rate in Exhibit III(A) of this Agreement

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)

EXHIBIT SN #1

SPECIAL NEEDS ASSISTED LIVING RESIDENCE ADDENDUM TO RESIDENCY AGREEMENT

Our Special Needs Assisted Living Residence serves seniors with memory loss who have been diagnosed with Alzheimer's Disease or related dementias. The specialized services available in this community include:

A. Resident Services: In addition to those listed in Section I.C and I.D of this agreement:

- a. Secured environment
- b. Case Management addressing the unique needs of memory care residents through coordinating with family, medical provider outside service providers to meet the personal, social, physical, spiritual and emotional needs of residents suffering with Alzheimer's disease or related dementias
- c. Assistance with scheduled toileting and support with urinary incontinence, as necessary; and
- d. Additional supervision and support, as required for residents with memory loss with their activities of daily living

B. Activities

Daily recreational, social, cultural, and educational programs focusing on our residents with special needs related to Alzheimer's disease or another form of dementia, including:

- Activities designed to stimulate residents throughout the day, including evenings and weekends.
- Activities designed to accommodate a shorter attention span;
- Varied activities as well as structured, re-occurring activities; and
- Varied activities individualized to the specific needs and interests of each resident.

C. Dining Services

Dining support with a focus and training on the unique needs of residents with Special Needs in area of:

- Finger foods will be provided on an as needed basis.
- Consistency as Tolerated (CAT) diets will be accommodated.
- Pureed diets will be considered on an individualized basis; and
- Dietitian will be consulted as indicated by resident's need.

D. Staffing Levels (Based on full occupancy 64 residents)

1. Case Manager/Dementia Care Coordinator 5 days;
2. A nurse (RN or LPN) in house seven days a week;
3. RN on call 24/7
4. Med Aide: 2 Med Aides: 7 AM to 11 PM, 1 Med Aide 11 PM to 7 AM - 7 days;
5. 4 Resident Care Aides 7 AM to 11 PM and 3 Resident Care Aides: 11 PM to 7 AM all 7 days a week.

E. Staff Education, Training and Experience

- Memory Care Coordinator/Case Manager- A Licensed Practical Nurse with experience in caring for older adults and supervising resident services staff who provide support to residents to complete their Activities of Daily Living (ADL). Additional staff training is provided through monthly in-service sessions.
- LPN Supervisor Staff- Completes 40 hours of training which includes medication procedure and protocol specific to the Assisted Living/Enhanced Level /Special Needs Level of Care, supervisory duties, and overall resident care training, which is specific to caring for an older adult population including persons with Alzheimer's disease and other dementias.
- Shift Supervisor Staff (Team Leader)- Completes 40 hours of training which includes medication procedure and protocol specific to the Assisted Living and Enhanced Level of care, supervisory duties, and overall resident care training, which is specific to caring for an older adult population including persons with Alzheimer's disease and other dementias.
- Resident Care Aide Staff - Complete 40 hours of training specific to caring for an to caring for an older adult population including persons with Alzheimer's disease and other dementias residing in an Assisted Living/Enhanced Level /Special Needs Level of Care.
- Med Aide: the general orientation and Resident Care Aide department training plus an additional medication management training.
- Home Health Aide completes a Department of Health approved training program as well as completing 40 hours of training which includes medication procedure and protocol specific to the Assisted Living/Enhanced Level /Special Needs Level of Care, supervisory duties, and overall resident care training for an older adult population including those with Alzheimer's disease and other dementias and have demonstrated leadership skills.

F. Environmental Modifications

In order to protect the health, safety and welfare of all residents, The Operator provides the following:

- Keypad controlled access and exit from the memory care community.
- All paths of egress from The Residence's Special Needs Assisted Living Residence are equipped with delayed-alarmed egress in order to provide unimpeded emergency exit while maintaining a secure environment.
- Building thermostats are covered and locked to prevent resident access.
- An enclosed courtyard is available for outside activities
- All windows are equipped with a mechanism to limit window openings to a maximum of four (4) inches to prevent elopement and accidental falls from the windows