

SPECIAL NEEDS ASSISTED LIVING RESIDENCE
ADDENDUM TO
RESIDENCY AGREEMENT

This is an Addendum ("Addendum") to the Residency Agreement ("Agreement") made between, D& R Yonkers, LLC (the Operator"), by FVE Managers, Inc., as manager and agent (collectively referred to as "we", "us" or "our"), _____, (the "Resident" or "You"), _____ (the "Resident's Representative"), _____, (the "Resident's Legal Representative") (collectively referred to as "You", "you" or "your"). Such Residency Agreement is dated _____, 20__.

This Addendum adds new sections and amends, if any, only the sections specified in this Addendum. All other provisions of the Agreement shall remain in effect, unless otherwise amended in accordance with this Addendum. This Addendum must be attached to the 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 ("SNALR") at Five Star Premier Residences of Yonkers located at 537 Riverdale Avenue (Floor 2), Yonkers, New York 10705.

II. Request for and Acceptance of Admission

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

III. Specialized Programs, Staff Qualifications and Environmental Modifications

Specialized services to be provided in the SNALR include special daily activities tailored to dementia patients. The activities program is supervised. The SNALR is overseen by a licensed nurse and all staff require initial and ongoing training in meeting the needs of SNALR residents.

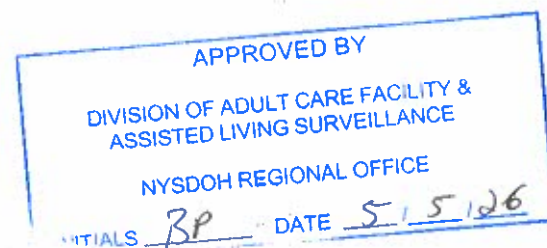
APPROVED BY	
DIVISION OF ADULT CARE FACILITY & ASSISTED LIVING SURVEILLANCE	
NYSDOH REGIONAL OFFICE	
INITIALS <u>BP</u>	DATE <u>5/5/26</u>

IV. Legal Compliance

Staffing levels will be maintained in compliance with all applicable laws and regulations appropriate for the level of care needed to perform and carryout the tasks that residents require. The Community will be staffed with direct care personnel, a program director, a qualified activities director and case manager, as well as a licensed and/or registered nurse. Other staff not specifically assigned to the Community are available to attend to needs of residents that arise. The staffing plan will be adjusted to meet the needs of the residents.

Each of our personal care aides, home health aides, and nurses receive comprehensive training on effectively and respectfully meeting the needs of persons with dementia. The training includes methods on successfully cuing such individuals to independently perform personal care tasks, coordinating care with the resident and their family, and wandering prevention.

The Community is organized as a secured unit that is equipped with delayed egress doors to prevent wandering. Window openings are limited to prevent accidents and elopement. The entire facility is equipped with a sprinkler system throughout, emergency call bells in all resident rooms and bathrooms, smoke corridors, and supervised smoke detection systems for Resident safety. Secured outdoor recreational areas are also available for Residents to safely enjoy the outdoors. The Community has its own dining room to allow for staff to accommodate Resident's needs and dining schedule preferences and variations.



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)

