

SUMMARY STATEMENT

Pocatello Hospital LLC v. Quail Ridge Medical Investor, LLC
Docket No. 40566

The Idaho Supreme Court unanimously affirmed the declaratory judgment entered by the Bannock County district court declaring that Pocatello Hospital, LLC d/b/a Portneuf Medical Centers (PMC) is entitled to an adjustment in the annual rent owed by Quail Ridge Medical Investors, LLC (Quail Ridge) under a 1983 Ground Lease Agreement from \$9,562.50 to \$148,500.00 annually, and obliging Quail Ridge to pay promptly pay PMC \$416,812.50. The Court affirmed the district court's conclusion that Quail Ridge failed to prove an affirmative defense that would prevent PMC from enforcing the rental adjustment provision of the Lease, specifically that Quail Ridge did not show modification or waiver. The Court also affirmed the district court's interpretation of the ambiguous language of the Lease, and concluded that the district court did not err when it determined there was no course of conduct between the parties that would aid in the interpretation of the Lease.