# UNITED STATES SECURITIES AND EXCHANGE COMMISSION

Washington, D.C. 20549

## FORM 8-K

## **CURRENT REPORT**

Pursuant to Section 13 or 15(d) of the Securities Exchange Act of 1934

Date of Report (Date of earliest event reported): March 25, 2020

# HEALTH CATALYST, INC.

(Exact name of registrant as specified in its charter)

Delaware

(State or other jurisdiction of incorporation)

001-38993

(Commission File Number)

(IRS Employer Identification No.)

45-3337483

3165 Millrock Drive #400 Salt Lake City, UT 84121 (Address of principal executive offices, including zip code)

(801) 708-6800

(Registrant's telephone number, including area code)

**Not Applicable** (Former name or former address, if changed since last report)

Title of each class	Securities	registered pursuant to Section 12(b) of the Trading Symbol(s)	ne Act:  Name of exchange on which registered
	Securities	registered pursuant to Section 12(b) of the	ne Act:
☐ Pre-commencement communications pursu	ant to Rule 13e-4(c) u	ander the Exchange Act (17 CFR 240.13)	e-4(c))
☐ Pre-commencement communications pursu	` '	• `	· //
0 1	0	,	1.04.)
Soliciting material pursuant to Rule 14a-12	under the Exchange	Act (17 CFR 240 14a-12)	
☐ Written communications pursuant to Rule	425 under the Securiti	ies Act (17 CFR 230.425)	
** *	O	the minute of the second of th	tion of the registrant under any of the following provision

Indicate by check mark whether the registrant is an emerging growth company as defined in Rule 405 of the Securities Act of 1933 (§230.405 of this chapter) or Rule 12b-2 of the Securities Exchange Act of 1934 ((§240.12b-2 of this chapter). Emerging growth company 🗵

If an emerging growth company, indicate by check mark if the registrant has elected not to use the extended transition period for complying with any new or revised financial accounting standards provided pursuant to Section 13(a) of the Exchange Act.  $\boxtimes$ 

### Item 1.01 Entry into a Material Definitive Agreement.

On March 25, 2020, Health Catalyst, Inc., a Delaware corporation (the "Company"), entered into a Lease Agreement ("Lease") with Riverpark Six LLC, a Utah limited liability company (the "Landlord"), pursuant to which the Company will initially lease approximately 118,000 square feet of office space located in South Jordan, Utah ("Premises").

The term of the Lease will commence on or about January 1, 2021, and shall continue for a period of approximately eleven years (the "Initial Term"), unless earlier terminated in accordance with the terms of the Lease ("Lease Term"). The Company has the option to extend the Lease Term for two additional periods of five years each. The monthly base rent for the Premises will be approximately \$240,000 per month during the Initial Term. In addition, the Company will be required pay its proportionate share of certain taxes and building and common area operating expenses. The Company shall have the right to sublease all, or a portion, of the Premises provided that certain terms and conditions are met. The Premises are intended to replace the Company's current office space in Salt Lake City, Utah, the lease for which expires December 31, 2020.

The foregoing description of the Lease does not purport to be complete and is qualified in its entirety by reference to the full text of the Lease, a copy of which will be filed as an exhibit to the Company's Quarterly Report on Form 10-Q for the quarterly period ending March 31, 2020.

## Item 2.03 Creation of a Direct Financial Obligation or an Obligation under an Off-Balance Sheet Arrangement of a Registrant.

The information set forth under Item 1.01 of this Current Report on Form 8-K is incorporated herein by reference.

#### **SIGNATURE**

Pursuant to the requirements of the Securities Exchange Act of 1934, the registrant has duly caused this report to be signed on its behalf by the undersigned hereunto duly authorized.

HEALTH CATALYST, INC.

Date: March 30, 2020

By: /s/ J. Patrick Nelli

J. Patrick Nelli

Chief Financial Officer