ASSIGNMENT OF LANDLORD'S INTEREST IN LEASES AND TENANCIES

THIS ASSIGNMENT OF LANDLORD'S INTEREST IN LEASES AND TENANCIES (this "Agreement"), made this 14th day of July, 2020, by and between EHESE Investments, previously signed as SMJ (Ehese Investments), an Alaska Corporation ("Assignor"), and RICO Enterprises, LLC, an Alaska limited liability company ("Assignee").

WITNESSETH:

Assignor and Assignee have entered into an Agreement dated as of March 13, 2020, (the "Agreement"), pertaining to the transfer of the property commonly known as 521 West Tudor Road, and all improvements thereon (the "Property"). The transfer of the Property by Assignor to Assignee pursuant to the Agreement has closed and therefore, the execution of this Assignment and assumption of the existing Lease with AlaskaSense, LLC (attached here to as Exhibit A), and stepping in to Assignor's shoes as Landlord referred to in Exhibit A is necessary. The Assignee hereby agrees and consents to the terms of the Lease being assigned and shall step into Assignor's shoes and fulfill the obligations, responsibilities, and comply with the terms of the Lease and shall work in good faith with the existing tenant to fulfill all the Lease's obligations.

Assignee desires to acquire and assume all obligations under, and Assignor is willing to assign to Assignee, all of Assignor's rights, titles and interests in and to, and all of Assignor's obligations under, the existing tenant leases on the Property shown on the rent roll being obtained by Assignee concurrently with the execution of this Assignment, including without limitation all security deposits (the "Leases"). Assignor and Assignee agree that Exhibit A is the only existing lease associated with the Property and that there are no other existing leases associated with the Property.

Agreement:

NOW, THEREFORE, in consideration of the above premises, and for the sum of TEN and NO/100 dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, it is hereby agreed by Assignor and Assignee as follows:

1. All capitalized terms used herein and not otherwise defined herein shall have the meaning ascribed thereto in the Agreement. Effective as of the Closing Date, Assignor does hereby SELL, TRANSFER, ASSIGN and SET OVER unto Assignee all of Assignor's right, title and interest in, to and under the Leases, including, without limitation, all security deposits paid by tenants under the Leases which have not been heretofore forfeited by or returned to the tenants under such Leases, and Assignee does hereby assume the Leases as of the Closing Date.

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2. Assignee hereby agrees to assume any and all liability, demands, claims, causes of action and loss arising under the Leases and arising from the management and operation of the Property, including liability for costs and attorneys fees and expenses, which liability arises from, or is based upon, any facts or circumstances which occur or exist during any period on or after the Closing Date.

3. This Assignment is made without representation or warranty by Assignor or Assignee other than (a) the warranties of Assignor and Assignee expressly set forth in the Agreement; and (b) the warranty that Assignor has not heretofore assigned the Lease.

4. This Assignment shall be binding on and inure to the benefit of the parties hereto and their respective successors and assigns.

5. This Assignment may be executed in multiple counterparts, each of which shall be deemed to be an original and all of which shall constitute one and the same Assignment.

Assignor – EHESE Investment – Date

(ERIN CHOI) 7/14/20

Authorized Agent

Assignee – RICO Enterprises, LLC - Date

(ERIN CHOI) 7/14/20

Authorized Agent

Consented to by AlaskaSense, LLC, existing Tenant – Date

Authorized Agent

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REAL ESTATE
SUBLEASE

This Sublease Agreement (this "Sublease") is dated July 20th, 2020 by and between AlaskaSense, LLC, LLC ("Sublessor"), and No Limit, LLC. ("Subtenant"). The parties agree as follows:

PREMISES. Sublessor in consideration of the lease payments provided in this Sublease, leases to No Limit, LLC DBA Cannabaska. (the "Premises") located at 521 W. Tudor Road, Suite 203, Anchorage, Alaska 99503.

TERM. The sublease term will begin August, 1st, 2020 and will terminate on July 30th, 2021. The sublease can be renewed for the renewal term of the AlaskaSense, LLC master lease renewal.

LEASE PAYMENTS. Subtenant shall pay to Sublessor monthly installments of $1,000.00 payable on the first day of each month. Payments shall be abated until Subtenant commences business operations.

POSSESSION. Subtenant shall be entitled to possession on the first day of the term of this Sublease and shall yield possession to Sublessor on the last day of the term of this Sublease, unless otherwise agreed by both parties in writing. At the expiration of the term, Subtenant shall remove its goods and effects and peaceably yield up the Premises to Sublessor in as good a condition as when delivered to Subtenant, ordinary wear and tear excepted.

USE OF PREMISES. Subtenant may use the Premises for the commercial sale of marijuana and the production and sale of marijuana concentrations and marijuana products. The Premises may be used for any other purpose only with the prior written consent of Sublessor, which shall not be unreasonably withheld. Subtenant shall notify Sublessor of any anticipated extended absence from the Premises not later than the first day of the extended absence.

LATE PAYMENTS. For any payment that is not paid within 15 days after its due date, Subtenant shall pay a late fee of $250.00.

UTILITIES: Utilities are to be paid by the Subtenant.

HOLDOVER. If Subtenant maintains possession of the Premises for any period after the termination of this Sublease ("Holdover Period"), Subtenant shall pay to Sublessor lease payment(s) during the Holdover Period at a rate equal to the most recent rate preceding the Holdover Period. Such holdover shall constitute a month-to-month extension of this Sublease.

CUMULATIVE RIGHTS. The rights of the parties under this Sublease are cumulative and shall not be construed as exclusive unless otherwise required by law.

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NON-SUFFICIENT FUNDS. Subtenant shall be charged $100.00 for each check that is returned to Sublessor for lack of sufficient funds.

REMODELING OR STRUCTURAL IMPROVEMENTS. Subtenant shall have the obligation to conduct any construction or remodeling (at Subtenant's expense) that may be required to use the Premises as specified above. Subtenant may also construct such fixtures on the Premises (at Subtenant's expense) that appropriately facilitate its use for such purposes. Such construction shall be undertaken, and such fixtures may be erected only with the prior written consent of the Master Landlord (known as RICO Enterprises, LLC) Sublessor which shall not be unreasonably withheld. Subtenant shall not install awnings or advertisements on any part of the Premises without Sublessors prior written consent. At the end of the lease term, Subtenant shall be entitled to remove (or at the request of Sublessor shall remove) such fixtures and shall restore the Premises to substantially the same condition of the Premises at the commencement of this Sublease.

ACCESS BY SUBLESSOR TO PREMISES. Subject to Subtenant's consent (which shall not be unreasonably withheld), Sublessor shall have the right to enter the Premises to make inspections, provide necessary services, or show the unit to prospective buyers, mortgagees, tenants or workers. However, Sublessor does not assume any liability for the care or supervision of the Premises. As provided by law, in the case of an emergency, Sublessor may enter the Premises without Subtenant's consent. During the last three months of this Sublease, or any extension of this Sublease, Sublessor shall be allowed to display the usual "To Let" signs and show the Premises to prospective tenants. During any entry by Landlord or its agents on the premises, Landlord’s agents or employees shall be over the age of 21 and shall comply with Subtenant’s visitor policy, show government issued ID, wear a visitor badge, remain in eye sight of a designated Tenant agent, comply with and sign into the log in sheet and sign out when leaving the premises, as is required by the Alaska Marijuana Control Board Regulations. At no time shall Landlord have more than five persons enter the premises.

INDEMNITY REGARDING USE OF PREMISES. To the extent permitted by law, Subtenant agrees to indemnify, hold harmless, and defend Master Landlord and Sublessor from and against any and all losses, claims, liabilities, and expenses, including reasonable attorney fees, if any, which Sublessor may suffer or incur in connection with Subtenant's possession, use or misuse of the Premises, except Sublessors act or negligence.

COMPLIANCE WITH REGULATIONS. Subtenant shall promptly comply with all laws, ordinances, requirements and regulations of the federal, state, county, municipal and other authorities, and the fire insurance underwriters. However, Subtenant shall not by this provision be required to make alterations to the exterior of the building or alterations of a structural nature.

MECHANICS LIENS. Neither the Subtenant nor anyone claiming through the Subtenant shall have the right to file mechanics liens or any other kind of lien on the Premises and the filing of this Sublease constitutes notice that such liens are invalid. Further, Subtenant agrees to (1) give actual advance notice to any contractors, subcontractors or suppliers of goods, labor, or services that such liens will not be valid, and (2) take whatever additional steps that are necessary in order to keep the premises free of all liens resulting from construction done by or for the Subtenant.

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ARBITRATION. Any controversy or claim relating to this contract, including the construction or application of this contract, will be settled by binding arbitration under the rules of the American Arbitration Association, and any judgment granted by the arbitrator(s) may be enforced in any court of proper jurisdiction.

DEFAULT. In the event of a default, Landlord shall not take into its possession any marijuana or marijuana product and shall contact the State of Alaska AMCO prior to any access to the license premises if Tenant cannot be reached, abandons the property, or similar event.

NOTICE. Notices under this Sublease shall not be deemed valid unless given or served in writing and forwarded by mail, postage prepaid, addressed as follows:

SUBLESSOR:

AlaskaSense, LLC
Mailing Address:
521 W. Tudor Road
Anchorage, Alaska
99503

SUBTENANT:

No Limit, LLC.
Mailing Address:
521 W. Tudor Road
Anchorage, Alaska
99503

Such addresses may be changed from time to time by either party by providing notice as set forth above. Notices mailed in accordance with the above provisions shall be deemed received on the third day after posting.

GOVERNING LAW. This Sublease shall be construed in accordance with the laws of the State of Alaska.

ENTIRE AGREEMENT/AMENDMENT. This Sublease Agreement contains the entire agreement of the parties and there are no other promises, conditions, understandings or other agreements, whether oral or written, relating to the subject matter of this Sublease. This Sublease may be modified or amended in writing, if the writing is signed by the party obligated under the amendment.

SEVERABILITY. If any portion of this Sublease shall be held to be invalid or unenforceable for any reason, the remaining provisions shall continue to be valid and enforceable. If a court finds

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that any provision of this Sublease is invalid or unenforceable, but that by limiting such provision, it would become valid and enforceable, then such provision shall be deemed to be written, construed, and enforced as so limited.

WAIVER. The failure of either party to enforce any provisions of this Sublease shall not be construed as a waiver or limitation of that party's right to subsequently enforce and compel strict compliance with every provision of this Sublease.

BINDING EFFECT. The provisions of this Sublease shall be binding upon and inure to the benefit of both parties and their respective legal representatives, successors and assigns.

Except to the extent that the terms and conditions of this Lease Amendment are to the contrary, all other terms and conditions of the original Lease Agreement and any amendments thereto remain in full force and effect.

SUBLESSOR – AlaskaSense, LLC
BY:

Smadar Warden – sole member

SUBTENANT - No Limit, LLC
BY:

Smadar Warden – sole member

I, HERIN CHOI, agent authorized to bind RICO Enterprises, LLC, which is the owner of the property known as 521 W. Tudor Road, Anchorage, Alaska 99503, hereby approves and consents to this Sublease agreement and understand and agree that the Premises will be used for the production of marijuana concentrates and marijuana products.

Agent/member of RICO Investments, LLC

Date 7/26/2020