Red Moose
Apartments

Monthly Rental Agreement

THIS AGREEMENT, entered into this 1st day of January , 2020, by and between **Gregory Smith**, hereinafter Lessor, and **Nome Grown LLC, Nome, AK, 99762** hereinafter Lessee. **WITNESSETH:** That for and in consideration of the payment of the rents and the performance of the covenants contained on the part of Lessee, said Lessor does hereby demise and let unto Lessee, and Lessee hires from Lessor those premises described as: A Utility/ Shop building located at 604 W 1st Ave, Nome, AK, 99762 for a tenancy commencing on 1st day of April 2020. Monthly rental rate of Twenty five Hundred dollars ($2500.00) per month, payable on the following **TERMS AND CONDITIONS:**

1. Form of Payment. Lessee agrees to pay rent in the amount of $2500.00 a month. All payments are due on the 1st of each month. Rent will be paid each month in the form of one business check, OR one cashier's check, OR one money order, OR cash, OR electronic deposit- (see below) made out to: **Gregory Smith**.
2. Delivery of Payment. Rent will be paid:

- In Person: 306 W. 2nd Ave., Nome, AK, 99762
- By Business check mailed to PO Box 808, Nome, AK, 99762.
  (Direct Deposit arrangements can be accommodated upon request.)

Returned Checks. If, for any reason, a check used by Lessee to pay Lessor is returned without having been paid, Lessee will pay a charge of Twenty five Dollars ($25.00) as additional rent AND take whatever other consequences there might be in making a late payment. After the second time a Lessee's check is returned, Lessee must thereafter secure a cashier's check or money order for payment of rent.

4. Late Payments. For any rent payment not paid by the date due, Lessee shall pay a late fee in the amount of Two Hundred Fifty Dollars ($250.00).

5. Prorated First Month. For the period from Lessee's move-in date, N/A through the end of the month, Lessee will pay to Lessor a prorated monthly rent of N/A Dollars (.00). This amount will be paid on or before the date the Lessee moves in.

6. Occupancy. The said premises shall be occupied for the use as a State of Alaska licensed Marijuana facility. Overnight habitation is not permitted.

7. Pets. Pets shall not be allowed without the prior written consent of the Lessor. At the time of signing this lease, Lessee shall pay to Lessor, in trust, a deposit of N/A Dollars ($N/A), to be

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held and disbursed for pet damages to the Premises (if any) as provided by law. This deposit is in addition to any other security deposit stated in this lease. Any Lessee who wishes to keep a pet in the rented unit must sign a Pet Agreement Addendum. No pets have been declared upon move in.

8. Parking. Any parking that may be provided is strictly self-park and is at vehicle owner's risk.

9. Ordinances and Statutes. Lessee shall comply with all statutes, ordinances and requirements of all municipal, state and federal authorities now in force, or which may hereafter be in force, pertaining to the use of the premises.

10. Repairs or Alterations. Lessee shall be responsible for damages caused by his negligence and that of his family or invitees and guests. Lessee shall not paint, paper or otherwise redecorate or make alterations to the premises without the prior written consent of Lessor. All alterations, additions, or improvements made to the premises with the consent of Lessor shall become the property of Lessor and shall remain upon and be surrendered with the premises.

11. Painting. Lessor reserves the right to determine when the dwelling will be painted unless there is any law to the contrary.

12. Keys. Lessee will be given 1 set key(s) to the premises. If all keys are not returned to Lessor following termination of lease, Lessee shall be charged Five Dollars ($5.00).

13. Locks. Lessee agrees not to change locks on any door or mailbox without first obtaining Lessor's written permission. Having obtained written permission, Lessee agrees to pay for changing the locks and to provide Lessor with one duplicate key per lock.

14. Upkeep of Premises. Lessee shall keep and maintain the premises in a clean and sanitary condition at all times, and upon the termination of the tenancy shall surrender the premises to Lessor in as good condition as when received, ordinary wear and damage by the elements excepted.

15. Assignment and Subletting. Lessee shall not assign this Agreement or sublet any portion of the premises without prior written consent of Lessor. Lessee shall maintain exclusive control of the premises.

16. Utilities: Lessee is required to sign up for utility billing at NJUS, 907-443-6390. Lessee is responsible for all utility charges incurred during tenancy period.

17. Default. If Lessee shall fail to pay rent when due, or perform any term hereof, after not less than three (3) days written notice of such default given in the manner required by law, Lessor, at his option, may terminate all rights of Lessee hereunder, unless Lessee, within said time, shall cure such default. If Lessee abandons or vacates the property, while in default of the payment of rent, Lessor may consider any property left on the premises to be abandoned and may dispose of the same in any manner allowed by law.

Landlord shall not take into possession any marijuana or marijuana product and shall contact the State of Alaska, AMCO Enforcement Division prior to any access to the license premises. If the tenant cannot be reached, abandons the property, or similar event. AMCO Enforcement will be notified and requested to remove all marijuana and/or plant matter in the event of a real vacation or abandonment of the property.

18. Security. The security deposit in the amount of **N/A ($000.00),** shall secure the performance of Lessee's obligations hereunder. Lessor may, but shall not be obligated to, apply all or portions of said deposit on account of Lessee's obligations hereunder. Any balance remaining upon termination shall be returned, without interest, to Lessee. Lessee shall not have the right to apply the security deposit in payment of the last month's rent.

19. Right of Entry. Lessor reserves the right to enter the demised premises at all reasonable hours for the purpose of inspection, and whenever necessary to make repairs and alterations to the demised premises. Lessee hereby grants permission to Lessor to show the demised premises to prospective purchasers, mortgagees, tenants, workmen, or contractors at

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reasonable hours of the day.
Notwithstanding the forgoing, during any entry by Landlord or its agents of the premises; Landlord's agents shall be over over 21 years of age and must comply with Tenant's visitors policy, produce government issued ID, wear a visitors badge, remain in eyesight of the designated Tenant's agent, and comply with signing in and out documenting in the Visitor's log required by the AMCO Board's Regulations. At no time shall a landlord have more than 5 persons enter the premises.

20. Deposit Refunds. The balance of all deposits shall be refunded within three weeks from date possession is delivered to Lessor, together with a statement showing any charges made against such deposits by Lessor.
21. Termination. This Agreement and the tenancy hereby granted may be terminated at any time by either party hereto by giving to the other party not less than one full month's prior notice in writing.
22. Attorney's Fees. The prevailing party in an action brought for the recovery of rent or other moneys due or to become due under this lease or by reason of a breach of any covenant herein contained or for the recovery of the possession of said premises, or to compel the performance of anything agreed to be done herein, or to recover for damages to said property, or to enjoin any act contrary to the provision hereof, shall be awarded all of the costs in connection therewith, including, but not by way of limitation, reasonable attorney's fees.
23. Rules and Regulations. Lessor's existing rules and regulations, if any, shall be signed by Lessee, attached to this agreement and incorporated into it. Lessor may adopt other rules and regulations at a later time provided that they have a legitimate purpose, not modify Lessee's rights substantially and not become effective without notice of at least two (2) weeks.

26. Additional Terms and Conditions.
NO SMOKING OR VAPING UPON PREMISES OF ANY SUBSTANCE

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Lessee: _____ Date: 1/1/2020

Lessor: _____ Date: 1/1/2020

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