Lease Agreement
32500 South Talkeetna Spur Road - Suite 420, Talkeetna Alaska 99676

This is a Lease Agreement for Building herein after referred to as "Lease".
Lease is herein entered on this 14th day of June in the year 2020, by and between: Krystal Dietrich, AK DL: [redacted] at 32500 South Talkeetna Spur Road, Talkeetna Alaska 99676, mailing address: HC 89 Box 8132, Talkeetna, Alaska 99676, Phone: 907.354.2124, hereinafter referred to as "Lessor";
and:
Talkeetna Herb Company, Krystal Dietrich - Owner/Operator, AK DL of Owner/Operator: [redacted] mailing address: HC 89 Box 8132, Talkeetna, Alaska 99676, Phone: 907.354.2124 herein after referred to as "Lessee".

Lessor and Lessee shall be bound by the following Terms and Conditions:

Leased Premises & Common Area Description:
Physical Location: Address: 32500 South Talkeetna Spur Road, Talkeetna, Alaska 99676,
Legal Description: Township 25N Range 4W Section 31 Lot D5,
Global Positioning System DD Coordinates: Lat 62.20892N Long -150.0795W,
Building under Lease herein after referred to as "Premises" and shall be defined by CAD or Line Drawing in Exhibit A. As part of Lease, Lessee and Lessee's employees and clients may use in common with Lessor and by Lessor's invitees: Driveway, Locked Gate, and Parking Areas hereinafter referred to as "Common Area", together shall be herein after referred to as "Leased Premises". Lessee shall have no unnecessary vehicles, storage, and/or items in Common Area/Leased Premises.

Lease Term, Conditions & Payments for Leased Premises:

1. Lessee understands and agrees Lease is what is commonly referred to as a Triple Net lease with conditions. Lessee recognizes and acknowledges, without limiting the generality of any terms and/or provisions of Lease, that it is the intent of the parties hereto that any and all rentals in Lease provided shall be paid by Lessee to Lessor, including any and all expenses incurred in connection with Common Area, Premises, and/or in connection with the operations thereon, including any and all taxes, assessments, license fees, utility bills, management and/or administrative fees, costs of repair, maintenance and/or operation of Common Area, Premises, and other improvements comprised therein, together with the appurtenance thereto.

2. Lease begins on the 1st day of June, in the year 2020 and ends on the 1st day of June, in the year 2045.
   (a). Lessee shall pay Lessor the amount of $1.00 (one US Dollar), for the aforementioned lease term plus an agreed upon monthly variable rate starting at: $3500 (three thousand five hundred US Dollars).
   (b). The monthly amount due shall be paid by Lessee to Lessor by the 15th of each calendar month thereafter.

3. Lessor grants Lessee the option to extend this Lease, at the discretion of Lessor.

4. Lessor shall grant Lessee first option to purchase or lease the building and/or Premises in whole, under Lessor's Terms and Conditions at Lessee's request.

5. Lessee shall pay or cause to be paid, prior to delinquency, any and all taxes and/or assessments levied upon all trade fixtures, inventories and other real or personal property placed or installed in and upon Premises by Lessee. If any such taxes on Lessee's personal property or trade fixtures are levied against Lessor or Lessor's property or if the assessed value of Premises is increased by the inclusion therein of a value placed upon such real or personal property or trade fixtures of Lessee, and/or if Lessor pays the taxes based upon such increased assessment, Lessee shall, upon demand, repay to Lessor the taxes so levied from such increase in the assessment plus a compensation fee of $500.00 (five hundred dollars) for paying the taxes on Lessee's behalf.

6. Lessee shall pay or cause to be paid in full, prior to delinquency Matanuska Susitna Borough Property Taxes associated with the Property Description in Lease at the office of the Borough 350 East Dahlia Avenue, Palmer, Alaska, account 225N04W31D005 for each calendar year Lessee holds active Lease.

7. Lessee shall pay or cause to be paid in full by the 31st of each month, the Electric Bill associated with Premises. This may be paid to Lessor or directly to Matanuska Electric Company at 1401 South Seward Meridian Parkway, Wasillla, Alaska.

8. Lessee shall give prompt notice to Lessor and appropriate emergency response officials if Lessee is or becomes aware of fire or accidents in Leased Premises and/or any other portion of Property in which Premises resides.

Licensed Marijuana Cultivation Establishment Compliance for Leased Premises:

1. Lessee acknowledges that neither the Lessor nor Lessor's representatives have made any oral or written representations or warranties whatsoever concerning the suitability or zoning of the property with respect to its potential use as a Marijuana Cultivation Facility, and that it is the sole responsibility of the Lessee to investigate and to satisfy itself concerning the suitability of the property for such use.

2. Lessee understands and agrees that Lessee, and not Lessor, shall be solely responsible at the Lessee's own expense for full compliance with all state and local laws, rules, regulations and ordinances pertaining to the maintenance and/or operation of a Marijuana Cultivation Facility.

3. Lessee warrants and represents that it is eligible and qualified to operate a Marijuana Cultivation Facility in Premises under all applicable state and local laws, rules, regulations, and ordinances. Lessee further warrants Lessee has obtained all legally required licenses, permits, and approvals to do so before commencing operations in Premises.

4. Lessee shall indemnify, defend and hold harmless Lessor, its trustees, agents, employees, and/or lenders from and against all damages, liabilities, judgments, claims, expenses, penalties, attorney, and/or consultant fees arising out of or connected in any way to Lessee's activities at Premises, and/or violation and/or alleged violation of any federal, state, and/or local law, rule, regulation and/or ordinance, whether or not litigation or prosecution actually commences against Lessor, its trustees, agents, employees and/or lenders.

5. Lessee shall provide notice to Lessor immediately in the event of the revocation, suspension, expiration, transfer, or surrender of Lessee's lawful authority to operate a Marijuana Cultivation Facility. Such revocation, suspension, expiration, transfer and/or surrender, and/or Lessee's failure to provide immediate notice thereof to Lessor, shall constitute an incurable Breach of Lease entitling Lessor at its sole discretion to terminate Lease effective immediately.

6. In the event that the Lessor is specifically advised in writing by any federal, state or local government that Lessor is subject to seizure of its property, if it does not terminate Lessee's right to cultivate marijuana upon Premises, or if any other rule or regulation is modified to prohibit sale, cultivation, and/or possession of marijuana upon Premises, Lessor may terminate Lease effective immediately, at Lessor's sole discretion.

7. Lessor shall not have access to Premises and/or the marijuana inside for any reason.
   a. In addition to not having access to the Premises, Lessor shall not remove any product from the Premises for any reason.

Signatures and Date below indicate both Lessee and Lessor have read and understand this document in its entirety.
Lessee and Lessor agree to be bound by this documents Terms & Conditions.

Lessee - Talkeetna Herb Company - Krystal Dietrich

Lessor - Krystal Dietrich

AMCO
AUG 23 2021