COMMERCIAL LEASE AGREEMENT

This Commercial Lease is made this 1st day of June 2020 by and between Craig Reich, JR (hereinafter "Landlord") and Knik Gardens, LLC doing business as Knik Glacier Gardens (hereinafter "Tenant"). In consideration for the mutual promises and covenants contained herein, and for other good and valuable consideration, the parties hereby agree as follows:

The Landlord leases to the Tenant, and the Tenant rents from the Landlord the following described premises: 1,216 square feet building located at 25930 E. Knik River Rd., Palmer Alaska, 99645

The term of the Lease shall be for two years commencing September 1, 2020 and ending August 31, 2022.

The Tenant shall pay to Landlord as rent $ 45,000.00 per year in equal monthly installments of $ 3750.00. Payable monthly and due on the first day of the month.

This Lease is subject to all present or future mortgages affecting the premises.

Tenant shall use and occupy the premises only as a Commercial Cannabis Cultivation Facility subject at all times to the applicable laws and regulations of the State of Alaska. Landlord acknowledges the leased premises will be used as a marijuana cultivation facility. Landlord shall not take into its possession any marijuana or marijuana product and shall contact the State of Alaska AMCO prior to any access into or around the premises if Tenant cannot be reached, abandons the property, or similar type of event. Additionally, Landlord will ensure that it and any of its employees or agents, will respect and adhere to the Tenant's visitor policy, provide government issued ID ensuring that any agent or employee of Landlord is over the age of 21, sign in and out of the visitor log provided by Tenant, wear the Tenant's visitor badge, and remain in direct eyesight of designated Tenant agent.

The Tenant shall not make any alterations, additions or improvements to the premises without the prior written consent of the Landlord. The Landlord, at his own expense, shall furnish the following utilities or amenities for the benefit of the Tenant: Electrical Power, Fire Insurance

The Tenant, at his own expense, shall furnish the following: Security

The Tenant shall purchase at his own expense public liability insurance in the amount of $ 500,000 and shall provide satisfactory evidence thereof to the Landlord and shall continue same in force and effect throughout the Lease term hereof.

The Tenant shall not permit or commit waste to the premises.

The Tenant shall comply with all rules, regulations, ordinances codes and laws of the State of Alaska having jurisdiction over the premises.

The Tenant shall not permit or engage in any activity that will affect an increase in the rate of

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insurance for the Building in which the premises is contained nor shall the Tenant permit or commit any nuisance thereon.

The Tenant shall not sublet or assign the premises nor allow any other person or business to use or occupy the premises without the prior written consent of the Landlord, which consent may not be unreasonably withheld.

At the end of the term of this Lease, the Tenant shall surrender and deliver up the premises in the same condition (subject to any additions, alterations or improvements, if any) as presently exists, reasonable wear and tear excluded.

Upon default in any term or condition of this Lease, the Landlord shall have the right to undertake any or all other remedies permitted by Law.

This Lease shall be binding upon, and inure to the benefit of, the parties, their heirs, successors, and assigns.

Signed this 1st day of June (Month) 2020 (Year).

Tenant; Knik Gardens, LLC
Craig Reich, JR, Manager

Craig Reich, Jr, Individually

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