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COMMERCIAL LEASE AGREEMENT

THIS LEASE, made the 25th day of October, 2021, between ALASKA DRYWALL INVESTMENTS, an Alaska partnership, of Wasilla, AK "LESSOR", and Nicholas Holbrook DBA Cotton Mouth Cannibis Company, LLC "LESSEE" of Palmer, AK.

RECITALS

1. Lessor is the sole owner of the premises described below, and desires to lease the premises to a suitable lessee for the business purposes.
2. Lessee desires to lease the premises for the purpose of conducting a business of *Cannabis Production*.
3. The parties desire to enter a lease agreement defining their rights, duties, and liabilities relating to the premises.

   In consideration of the mutual covenants contained herein, the parties agree as follows:

SECTION ONE

Lessor leases the premises located in the Palmer Recording District, Third Judicial District, State of Alaska, and more particularly described as follows, to-wit:

Unit A2 and A3, Building A, of
Lot 18, Block 1, Winding Brook
Estates, Palmer Recording
District, Third Judicial District,
State of Alaska.

to lessee for lessee's non-exclusive use as follows: *Cannabis Production*.

SECTION TWO
TERM AND RENT

Lessor demises the above premises:

(__) on a month-to-month basis, commencing on the _____ day of _____, 200__

(__) for a term of one (1) year, commencing on the ____ day of _____, _____, and terminating on the _____ day of _____, _____, or sooner as provided herein.

(X) for a term of Seven (7) months, commencing on the 25th day of October, 2021, and terminating on the 31st day of May, 2022, or sooner as provided herein.

The rent for Unit #A2 shall be ONE THOUSAND AND FORTY-ONE DOLLARS AND 86/100 ($1,041.86) per month AND The rent for Unit #A3 shall be ONE THOUSAND AND SEVENTY DOLLARS AND 80/100 ($1,070.80) per month, payable in advance in the first day of each month for that month's rental, during the term of this lease. All rental payments shall be made to lessor at the address specified above. In the event any monthly payment is made more than five (5) days after the due date, then and in that event, a late charge of ten percent (10%) of the monthly payment shall be charged. Lessee shall pay the rent as specified herein and in Section Three hereof.

SECTION THREE
ADDITIONAL RENT

All taxes, charges, costs, and expenses that lessee assumes or agrees to pay hereunder, together with all the interest and penalties that may accrue thereon on the event of the failure of lessee to pay those items, and all other damages, costs, expenses, and sums that lessor may suffer or incur, or that may become due, by reason of any default of lessee or failure by lessee to comply with the terms and conditions of this lease shall be deemed to be additional rent, and , in the event of nonpayment, lessor shall have all the rights and remedies as herein provided for failure to pay rent.

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SECTION FOUR
ALTERATIONS, ADDITIONS, AND IMPROVEMENTS

Subject to the limitation that no substantial portion of the building on the demised premises shall be demolished or removed by lessee without the prior written consent of lessor, during the lease term, subject to the conditions set forth below and at his own expense, make any alterations, additions or improvements in and to the demised premises and the building. Alterations shall be performed in a workmanlike manner and shall not weaken or impair the structural strength, or lessen the value, of the building on the premises, or change the purposes for which the building, or any part thereof, may be used.

Conditions with respect to alterations, additions or improvements are as follows:

1. Before commencement of any work all plans and specifications shall be filed with and approved by all governmental departments or authorities having jurisdiction and any public utility company having an interest therein, and all work shall be done in accordance with requirements of local regulations. The plans and specifications for any alterations estimated to cost $1,000.00 or more, shall be submitted to lessor for written approval prior to commencing work.

2. Prior to commencement of any work lessee shall pay the amount or any increase in premiums on insurance policies provided for herein because of endorsements to be made covering the risk during the course of work. In addition, if the estimated cost or work shall exceed $1,000.00, lessee shall, without cost to lessor, furnish lessor with a performance bond written by a surety acceptable to lessor in an amount equal to the estimated cost of the work, guaranteeing the completion of work, free and clear of liens, encumbrances, and security interests, according to the approved plans and specifications.

All alterations, additions and improvements on or in the demised premises at the commencement of the term, and that may be erected or installed during the term, shall become part of the demised premises and the sole property of lessor, except that all movable trade fixtures installed by lessee shall be and remain the property of lessee.

SECTION FIVE SIGNS

No signs shall be erected by the lessee without the prior written approval on the lessor. Lessee shall submit to the lessor a drawing of proposed sign and an indication of where the sign is to be located. Lessor’s approval, when given, shall be for the erection of the sign as designed in the location identified. No other signs shall be permitted at any time.

SECTION SIX PARKING

Lessor shall designate parking spaces for lessee and lessee’s unit on the property. Lessee’s use of the property is non-exclusive and shall be shared with all other lessees in both buildings. Lessee shall comply with all rules and requirements regarding parking as designated by the lessor in the lessor’s sole discretion.

Lessee shall be permitted to place vehicles at the back end of the lot on an emergency basis only. Lessee shall remove all vehicles and other personal property located in the emergency parking area within twenty-four hours after receipt of either a verbal or written notice by the lessor. In the event lessee fails to move the vehicle or other personal property, lessor shall be authorized to move those vehicles to another location on the site, provided a suitable location is available. If no other suitable location is available, lessor shall have the public storage warehouse at lessee’s sole expense.

SECTION SEVEN REPAIRS

Lessee shall, at all times during the lease and at its own cost and expense, repair, replace, and maintain in a good, safe, and substantial condition, all buildings and any improvements, additions, and alterations thereto, on the demised premises, and shall use all reasonable precaution to prevent waste, damage, or injury to the demised premises.

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SECTION EIGHT UTILITIES

All applications and connections for necessary utility services on the demised premises shall be made in the of lessee only, and lessee shall be solely liable for utility charges as they become due, including those for sewer, water, gas, electricity, refuse removal, janitorial services, snow removal, and telephone services. Lessee specifically may not use a burn barrel for refuse disposal, but must make arrangements with a local refuse removal company for placement of an appropriate container and periodic pickup of the lessee's refuse. The periodic pickup shall be done often enough to insure that the container is properly emptied on a regular basis and that no refuse overflows the container at any time. In the event the container becomes full, lessee must order a special pickup in order to insure that the premises, including premises used by other tenants, are keep in a clean and orderly manner all the times.

SECTION NINE SECURITY DEPOSIT

For Unit #A2 Lessee shall deposit NINE HUNDRED DOLLARS ($900.00) AND For Unit #A3 Lessee shall deposit NINE HUNDRED AND TWENTY FIVE DOLLARS ($925.00) with lessor, which amount shall be held by lessor as security for the full and timely performance by lessee of the terms and conditions herein and for the payment of any final judgment that may be rendered against lessee for a breach of those terms and conditions. No interest shall be paid on the deposit. The rights of lessor against lessee for a breach of this lease shall in no way be limited or restricted by this security deposit, but lessor shall have the absolute right to pursue any available remedy to protect its interests herein, as if this security deposit had not been made. The deposit shall be returned to lessee at the expiration of this lease provided that all the terms and conditions herein contained have been fully performed by lessee. Should the demised premises be sold, lessor may transfer or deliver this security deposit to the purchaser of the interest, and lessor shall then be discharged from any further liability with respect to the security deposit.

In the event lessee has failed to pay any rent due, or if any rent is due upon the termination of this lease, lessee specifically authorizes lessor to apply any portion of the security deposit not used for the purposes of cleaning or repairing damages to the unit to the payment of those rents due under the terms of this lease.

SECTION TEN INSURANCE

During the term of the lease and for any further time that lessee shall hold the demised premises, lessee shall obtain and maintain at his expense the following types and amounts of insurance:

(a) Fire Insurance. Lessee shall keep all buildings, improvements, and equipment on the demised premises, including all alterations, additions, and improvements, insured against loss or damage by fire, with all standard extended coverage that may be required by any first mortgagee, and against loss or damage due to war or nuclear agents, if that insurance is available and required by any first mortgagee. The insurance shall be in an amount sufficient to prevent lessor and lessee from becoming co-insurers under provisions of applicable policies of insurance, but in any event in an amount not less than Fifty One (51%) of the full insurable value of the demised premises, excluding the cost of excavation and of foundations. If at any time there is a dispute as to the amount of such insurance the same shall be settled by arbitration.

(b) Personal Injury and Property Damage Insurance. Insurance against liability for bodily injury and property damage and machinery insurance, all to be in amounts and in forms of insurance policies as may from time to time be required by lessor, shall be provided by lessee. This requirement shall specifically include plate glass insurance, covering the glass in the demised premises.

(c) Rent Insurance. Rent insurance in an amount not less than the annual net rent plus the estimated annual taxes, utilities, and assessments, together with annual premiums for insurance required in this section, shall be obtained by lessee.

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(d) Other Insurance. Lessee shall provide and keep in force other insurance in amounts that may from time to time be required by lessor against other insurable hazards as are commonly insured against for the type of business activity that lessee will conduct.

All insurance provided by lessee as required by this section shall be carried in favor of lessor and lessee as their respective interests may appear, and in the case of insurance against damage to the demised premises by fire or other casualty shall prove that loss, if any, shall be adjusted with and be payable to lessor. If requested by lessor, any insurance against fire or other casualty shall provide that loss shall be payable to the holder under a standard mortgage clause. Rent insurance and use and occupancy insurance may be carried in favor of lessee, but the proceeds are hereby assigned to lessor to be held by lessor as security for the assigned to the lessor to be held by lessor as security for the payment of the rent and any additional rent hereunder until restoration of the premises. All insurance shall be written with responsible companies that lessor shall approve, and the policies shall be held by lessor or, when appropriate by the holder of any mortgage, in which case copies of the policies or certificates of insurance shall be delivered by lessee to lessor. All policies shall require 30 days' notices by registered mail to lessor of any cancellation or change affecting any interest of lessor.

SECTION ELEVEN PROHIBITED USES

Lessee shall not commit or permit the commission of any acts on the premises or permit the use in any way that:

(a) will increase the existing rate for or cause cancellation of any fire, casualty, liability or other insurance polity insuring the premises or the contents;

(b) violates or conflicts with any law, statute, ordinance, or government rule or regulation, whether now in force or hereafter enacted, governing the premises;

(c) obstructs or interferes with the rights of other lessees or occupants in the building where the premises are located or injures or annoys them; or

(d) constitutes the commission of waste on the premises or the commission or maintenance of a nuisance.

SECTION TWELVE HAZARDOUS MATERIALS

Lessee is aware that the premises are adjacent to and border on Wasilla Creek and as such, the property is viewed as highly sensitive by local authorities and by the lessor. Lessee acknowledges the proximity of the Creek and the importance of insuring that there are no hazardous materials of any kind are spilled into or leach into the Creek at any time.

Lessee covenants and agrees that during the term of this Lease, neither Lessee nor any of Lessee's agents, employees, contractors, invitees, assignees, or sub lessees shall cause any hazardous material to be brought on, kept, or used in, on, or, about the leased premises, or transported to or from the premises without the prior written consent of Lessor, which Lessor shall not unreasonably withhold so long as Lessee demonstrates to Lessor's satisfaction that the hazardous material: (1) is necessary or useful to Lessee's business; (2) would be used , kept, stored, and disposed of in a manner that fully complies with all laws, rules, statutes, ordinances, orders, requirements, or policies of any governmental agency or authority or any fire insurance underwriters applicable to any such hazardous material; and (3) would not substantially increase the risk of fire or other casualty to the leased premises.

Lessor hereby consents to the following specific uses by Lessee of hazardous material: __None_____

Lessee covenants and agrees that to the extent Lessee or any of Lessee's agents, employees, contractors, invitees, assignees, or sub lessees shall cause any hazardous material to be kept, used, or present in, on, or about the leased premises, Lessee shall ensure that the hazardous material is in full compliance with any and all statutes, rules, and regulations of any local, state and federal governmental agency relating thereto.

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If Lessee breaches any of its obligations contained in the section, or if any act or omission of Lessee or any of its agents, employees, contractors, invites, assignees, or sub lessees causes any hazardous material to be discharged or released form, on, or in the leased premises, then Lessee shall indemnify Lessor against and hold Lessor harmless from, any and all claims, judgements, damages, penalties, fines, costs, liabilities, losses, and expenses (including, without limitation, attorney fees, consultant fees, and expert fees) arising during or after the term of this Lease as a result of that breach or that discharge or release. This indemnification includes, without limitation, costs incurred in connection with the investigation of site conditions or any cleanup, repair, removal, or detoxification work required by any federal, state, or local governmental agency or political subdivision. Without limiting the foregoing, if the presence of any hazardous material in or on the premises caused by Lessee or any of Lessee's agents, employees, contractors, invitees, assignees, or sub lessees results in any discharge or release of hazardous material from, in, or on the leased premises, Lessee shall promptly take all action, at its sole expense, as necessary or appropriate to return the premises to the conditions existing before that discharge or release. However, prior to taking any such remedial action, Lessee shall first obtain Lessor's prior approval, including, without limitation, approval or any contractors Lessee proposes to hire to perform the remedial work, which approval Lessor shall not unreasonably withhold, so long as Lessee demonstrates to Lessor's satisfaction that the remedial action would not have any significant adverse long-term or short-term effect on the leased premises.

SECTION THIRTEEN

INDEMNITY

Lessee shall indemnify lessor against all expenses, liabilities, and claims of every kind, including reasonable counsel fees, by or on behalf of any person or entity arising out of either (1) a failure by lessee to perform any of the terms or conditions of this lease, (2) any injury or damage happening on or about the demised premised, (3) failure to comply with any law of any governmental authority, or (4) any mechanic's lien or security interest filed against the demised premises or equipment , materials, or alterations of buildings or improvements thereon.

SECTION FOURTEEN

DEFAULT OR BREACH

Each of the following events shall constitute a default or breach of this lease by lessee:

(1) If lessee, or any successor or assignee of lessee while in possession, shall file a petition in bankruptcy or insolvency or for reorganization under any bankruptcy act, or shall voluntarily take advantage of any such act by answer or otherwise, or shall make an assignment for the benefit of creditors.

(2) If involuntary proceedings under any bankruptcy law or insolvency act shall be instituted against lessee, or if a receiver or trustee shall be appointed of all or substantially all of the property of lessee, and such proceedings shall not be dismissed or the receivership or trusteeship vacated within 30 days after the institution of appointment.

(3) If lessee shall fail to pay lessor any rent or additional rent when the rent shall become due and shall not make the payment within 10 days after notice thereof by lessor to lessee.

(4) If lessee shall fail to perform or comply with any of the conditions of this lease and if the nonperformance shall continue for a period of 10 days after notice thereof by lessor to lessee or, if the performance cannot be reasonably had within the 10-day period, lessee shall not in good faith have commenced performance within the 10-day period and shall not diligently proceed to completion of performance.

(5) If lessee shall vacate or abandon the demised premises.

(6) If this lease or the estate of lessee hereunder shall be transferred to or shall pass to or devolve on any other person or party, except in the manner herein permitted.

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(7) If lessee fails to take possession of the demised premises on the term commencement date, or within 10 days after notice that the demised premises are available for occupancy, if the term commencement date is not fixed herein or shall be deferred as herein provided.

SECTION FIFTEEN

EFFECT OF DEFAULT

In the event of any default hereunder, as set forth in Section Fourteen, the rights of lessor shall be as follows:

(1) Lessor shall have the right to cancel and terminate this lease, as well as all of the right, title and interest of lessee hereunder, by giving to lessee not less than 10 days' notice of the cancellation and termination. On expiration of the time fixed in the notice, this lease and the right, title and interest of lessee hereunder, shall terminate in the same manner and with the same force and effect, except as to lessee's liability, as if the date fixed in the notice of cancellation and termination were the end of the term herein originally determined.

(2) Lessor may elect, but shall not be obligated, to make any payment required of lessee herein or comply with any agreement, term, or condition required hereby to be performed by lessee, and lessor shall have the right to enter the demised premises for the purpose of correcting or remedying any such default and to remain until the default has been corrected or remedied, but any expenditure for the correction by lessor shall not be deemed to waive or release the default of lessee or the right of lessor to take any action as may be otherwise permissible hereunder in the case of any default.

(3) Lessor may reenter the premises immediately and remove the property and personnel of lessee, and store the property in a public warehouse or at a place selected by lessor, at the expense of lessee. After reentry lessor may terminate the lease on giving 10 days' written notice of termination to lessee. Without the notice, reentry will not terminate the lease. On termination the lessor may recover from lessee all damages proximately resulting from the breach, including the cost of recovering the premises, and the worth of the balance of this lease over the reasonable rental value of the premises for the remainder of the lease term, which sum shall be immediately due lessor from lessee.

(4) After reentry, lessor may relet the premises or any part thereof for any term without terminating the lease, at the rent and on the terms as lessor may choose. Lessor may make alterations and repairs to the premises. The duties and liabilities of the parties if the premises are relet as provided herein shall be as follows:

(a) In addition to lessee's liability to lessor for breach of the lease, lessee shall be liable for all expenses of the reletting, for the alterations and repairs made, and for the difference between the rent received by lessor under the new lease agreement and the rent installments that are due for the same period under this lease.

(b) Lessor shall have the right, but shall not be required, to apply the rent received from reletting the premises (1) to reduce the indebtedness of lessee to lessor under the lease, not including indebtedness for rent, (2) to expenses of reletting and alterations and repairs made, (3) to rent due under this lease, or (4) to payment of future rent under this lease as it becomes due.

If the new lessee does not pay a rent installment promptly to lessor, and the rent installment has been credited in advance of payment to the indebtedness of lessee other than rent, or if rentals from the new lessee have otherwise applied by lessor as provided for herein and during any rent installment period are less than the rent payable for the corresponding installment period under this lease, lessee shall pay lessor the deficiency, separately for each rent installment deficiency period, and before the end of that period. Lessor may at any time after a reletting terminate the lease for the breach on which lessor had based the reentry and subsequently relet the premises.

(5) After reentry, lessor may procure the appointment of a receiver to take possession and collect rents and profits of the business of lessee, and, if necessary to collect the rents and profits. The receiver may carry on the business of lessee and take possession of the personal property used in the business of lessee, including inventory, trade fixtures, and

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furnishings, and use them in the business without compensating lessee. Proceedings for appointment of a receiver by lessor, or the appointment of a receiver and the conduct of the business of lessee by the receiver, shall not terminate and forfeit this lease unless lessor has given written notice of termination to lessee as provided herein.

SECTION SIXTEEN

DESTRUCTION OF PREMISES

In the event of a partial destruction of the premises during the term from any cause, lessor shall forthwith repair the same, provided the repairs can be made within 90 days under the laws and regulations or applicable governmental authorities. Any partial destruction shall neither annul nor void this lease, except that lessee shall be entitled to a proportionate reduction of rent while the repairs are being made, any proportionate reduction being based on the extent to which the making of repairs shall interfere with the business carried on by lessee in the premises. If the repairs cannot be made in the specified time, lessor may, at lessor's option, make repairs within a reasonable time, this lease continuing in full force and effect and the rent to be proportionately rebated as previously set forth in this section. In the event that lessor does not elect to make repairs that cannot be made in the specified time, or those repairs cannot be made under the laws and regulations of the applicable governmental authorities, this lease may be terminated at the option of either party. In the event of any partial destructions that lessor is obligated to repair or may elect to repair under the terms of this paragraph, the provisions of Alaska statute, authorizing lessee to make repairs at the expense of lessor, are hereby waived by lessee. Should the building in which the demised premises are situated be destroyed to the extent of not less than Fifty One percent (51%) of the replacement cost thereof, this lease shall be terminated. Any dispute between lessor and lessee relative to the provisions of the section shall be subject to arbitration. Each party shall select an arbitrator and the two arbitrators so selected shall select a third arbitrator between them, the controversy being heard by the three arbitrators so selected. The decision of the three arbitrators shall be final and binding on both lessor and lessee, who shall bear the cost of arbitration equally between them.

SECTION SEVENTEEN

CONDEMNATION

Rights and duties in the event of condemnation are as follows:

(1) If the whole of the demised premises shall be taken or condemned by any competent authority for any public or quasi-public use or purpose, this lease shall cease and terminate as of the date on which title shall vest thereby in that authority, and the rent reserved hereunder shall be apportioned and paid up to that date.

(2) If the whole of the demised premises shall be taken or condemned, this lease and the term hereof shall not cease or terminate, but the rent payable after the date on which lessee shall be required to surrender possession of such portion shall be reduced in proportion to the decreased use suffered by lessee as the parties may agree or as shall be determined by arbitration.

(3) In the event of any taking or condemnation in whole or in part, the entire resulting award of consequential damages shall belong to lessor without any deduction therefrom for the value of the unexpired term of this of this lease or for any other estate or interest in the demised now or later vested in lessee. Lessee assigns to lessor all his right, title and interest I any and all such awards.

(4) In the event of a partial taking, lessee shall promptly proceed to restore the remainder of the building on the demised premises to a self-contained architectural unit and lessor shall pay to lessee the cost of restoration but in no event to exceed a sum equal to the amount of the separate award made to and received by lessor for consequential damages. In the event there is no separate award for consequential damage, the value shall be fixed and settled by arbitration as herein provided. The balance of any separate award or allocated amount not so used shall belong to and be retained by lessor as its sole property.

(5) In case of any governmental action not resulting in the taking or condemnation of any portion of the demised premises but creating a right to compensation therefor, or if less

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than a fee title to all or any portion of the demised premises shall be taken or condemned by any governmental authority for temporary use or occupancy, this lease shall continue in full force and effect without reduction or abatement of rent, and the rights of the parties shall be unaffected by the other provisions of this section, but shall by governed by applicable law.

SECTION EIGHTEEN

SUBORDINATION

This lease and all rights of lessee hereunder shall be subject and subordinate to the lien of any and all mortgages that may now or hereafter affect the demised premises, or any part thereof, and to any and all renewals, modifications, or extensions of any such mortgages. Lessee shall on demand execute, acknowledge, and deliver to lessor, without expense to lessor, any and all instruments that may be necessary or proper to subordinate this lease and all rights therein to the lien of any such mortgage or mortgages and each renewal, modification, or extension, and if lessee shall fail at any time to execute, acknowledge, and deliver any such subordination instrument, lessor in addition to any other remedies available in consequence thereof, my execute, acknowledge, and deliver the same as lessee's attorney in fact and in lessee's name. Lessee hereby irrevocably makes, constitutes and appoints lessor, its successors and assigns, his attorney in fact for that purpose.

SECTION NINETEEN

ACCESS TO PREMISES; SIGNS POSTED BY LESSOR

Lessee shall permit lessor or its agents to enter the demised premises at all reasonable hours to inspect the premises or make repairs that lessee may neglect or refuse to make in accordance with the provisions of this lease, and also to show the premises to prospective buyers. At any time within one year prior to expiration of the term, lessor may show the persons wishing to rent the premises. Lessee shall, within TWO months prior to expiration of the term, permit the usual notices of "For Rent" and "For Sale" to be placed on the demised premises and to remain thereon without hindrance and molestation.

SECTION TWENTY

EASEMENTS, AGREEMENTS, OR ENCUMBRANCES

The parties shall be bound by all existing easements, agreements, and encumbrances of record relating to the demised premises, and lessor shall not be liable to lessee for any damages resulting from any action taken by a holder of an interest pursuant to the rights of that holder thereunder.

SECTION TWENTY-ONE

QUIET ENJOYMENT

Lessor warrants that lessee shall be granted peaceable and quit enjoyment of the demised premises free from any eviction or interference by lessor if lessee pays the rent and other charges provided herein, and otherwise fully and punctually performs the terms and conditions imposed on lessee.

SECTION TWENTY-TWO

LIABILITY OF LESSOR

Lessee shall be in exclusive control and possession of the demised premises, and lessor shall not be liable for any injury or damages to any property or to any person on or about the demised premises nor for any injury or damage to any property of lessee. The provisions herein permitting lessor to enter and inspect the demised premises are made to insure that lessee is in compliance with the terms and conditions hereof and to make repairs that lessee has failed to make. Lessor shall not be liable to lessee for any entry on the premises for inspection purposes.

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SECTION TWENTY-THREE

RENT ABATEMENT

No abatement, diminution, or reduction of rent shall be claimed or allowed to lessee or any person claiming under him under any circumstances, whether for inconvenience, discomfort, interruption of business or otherwise, arising from the making of alterations, improvements, or repairs to the premises, because of any governmental laws or arising from and during the restoration of the demised premises after the destruction or damage thereof by fire or other cause or the taking or condemnation of a portion only of the demised premises except as provided in Section 15.

SECTION TWENTY-FOUR

REPRESENTATIONS BY LESSOR

At the commencement of the term lessee shall accept the buildings and improvements and any equipment in their existing condition and state of repair, and lessee agrees that no representations, statements, or warranties, express or implied, have been made by or on behalf of lessor in respect thereto except as contained in the provisions of this lease, and lessor shall in no event be liable for any latent defects.

SECTION TWENTY-FIVE

WAIVERS

The failure of lessor to insist on a strict performance of any of the terms and conditions hereof shall be deemed a waiver of the rights or remedies that lessor may have regarding that specific instance only, and shall not be deemed a waiver of any subsequent breach or default in any terms and conditions.

SECTION TWENTY-SIX

NOTICE

All notices to be given with respect to this lease shall be in writing. Each notice shall be sent by registered or certified mail, postage prepaid and return receipt requested, to the party to be notified at the address set forth herein or at such other address as either party may from time to time designate in writing.

Every notice shall be deemed to have been given at the time it shall be deposited in the United States mail in the manner prescribed herein. Nothing contained herein shall be construed to preclude personal service of any notice in the manner prescribed for personal service of a summons or other legal process. Minimum 60 days written notice to vacate is required, on or before the first day that rent is due.

SECTION TWENTY-SEVEN

ASSIGNMENT, MORTGAGE, OR SUBLEASE

Neither lessee nor his successors or assigns shall assign, mortgage, pledge, or encumber this lease or sublet the demised premises in whole or in part, or permit the premises to be used or occupied by others, nor shall this lease be assigned or transferred by operation of law, without the prior consent in writing of lessor in each instance. If this lease is assigned or transferred, or if all or any part of the demised premises is sublet or occupied by anybody other than lessee, lessor may, after default by lessee, collect rent from the assignee, transferee, subtenant, or occupant, and apply the net amount collected to the rent reserved herein, but no such assignment, subletting, occupancy, or collection shall be deemed a waiver of any agreement or condition hereof, or the acceptance of the assignee, transferee, subtenant, or occupant as lessee. Lessee shall continue to be liable hereunder in accordance with the terms and conditions of this lease and shall not be released from the performance of the terms and conditions hereof. The consent be lessor to an assignment, mortgage, pledge, or transfer shall not be construed to relieve lessee from obtaining the express written consent of lessor to any future transfer of interest.

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SECTION TWENTY-EIGHT

OPTION TO RENEW

Lessor grants to lessee an option to renew this lease for a period of ONE year after expiration of the term of this lease, per the attached amendment, with all other terms and conditions of the renewal lease to be the same as those herein. To exercise this option, lessee must give lessor written notice of the intention to do so at least 60 days before this lease expires.

SECTION TWENTY-NINE

SURRENDER OF POSSESSION

Lessee shall, on the last day of the term, or on earlier termination and forfeiture of the lease, peaceably and quietly surrender and deliver the demised premises to lessor free of subtenancies, including all buildings, additions, and improvements constructed or placed thereon by lessee, except movable trade fixtures, all in good condition and repair. Any trade fixtures or personal property not used in connection with the operation of the demised premises and belonging to lessee, if not removed at the termination or default, and if lessor shall so elect, shall be deemed abandoned and become the property of lessor without any payment of offset therefor. Lessor may remove such fixtures or property from the demised premises and store them at the risk and expense of lessee if lessor shall not so elect. Lessee shall repair and restore all damage to the demised premises caused by the removal of equipment, trade fixtures, and personal property.

SECTION THIRTY

REMEDIES OF LESSOR

In the event of a breach or a threatened breach by lessee of any of the terms or conditions hereof, lessor shall have the right of injunction to restrain lessee and the right to invoke any remedy allowed by law or in equity, as if the specific remedies of indemnity or reimbursement were no provided herein.

The rights and remedies given to lessor in this lease are distinct, separate, and cumulative, and no one of them, whether or not exercised by lessor, shall be deemed to be in exclusion of any of the other herein, by law, or by equity provided.

In all cases hereunder, and in any suit, action or proceeding of any kind between the parties, it shall be presumptive evidence of the fact of the existence of a charge being due if lessor shall produce a bill, notice, or certificate of any public official entitled to give that notice to the effect that such charge appears of record on the books in his office and has not been paid.

No receipt of money by lessor from lessee after default or cancellation of this lease in any lawful manner shall (1) reinstate, continue or extend the term or affect any notice given to lessee, (2) operate as a waiver of the right of lessor to enforce the payment of rent and additional rent then due or falling due, or (3) operate as a waiver of the right of lessor to recover possession of the demised premises by proper suit, action, proceeding, or other remedy. After (1) service of notice of termination and forfeiture as herein provided and the expiration of the time specified therein, (2) the commencement of any suit, action, proceeding, or other remedy, or (3) final order or judgment for possession of the demised premises, lessor may demand, receive, and collect any monies due, without in any manner affecting such notice, order or judgment. Any and all such monies so collected shall be deemed to be payment on account of the use and occupation of the demised premises or at the election of lessor, on account of the liability of lessee hereunder.

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SECTION THIRTY-ONE

TOTAL AGREEMENT: APPLICABLE TO SUCCESSORS

This lease contains the entire agreement between the parties and cannot be changed or terminated except by a written instrument subsequently executed by the parties hereto. This lease and the terms and conditions hereof apply to and are binding on the heirs, legal representatives, successors, and assigns of both parties.

SECTION THIRTY-TWO

APPLICABLE LAW

This agreement shall be governed by and construed in accordance with the laws of the State of Alaska.

SECTION THIRTY-THREE

TIME OF THE ESSENCE

Time is of the essence in all provisions of this lease.

SECTION THIRTY-FOUR

ADDITIONAL PROVISIONS

1. LESSEE TO BE RESPONSIBLE FOR ENSTAR NATURAL GAS METER #93754 & #94912 AND MEA METER #TE120260 #AK1600007.
2. LESSEE TO BE RESPONSIBLE FOR MTA (TELEPHONE).
3. LESSEE TO BE RESPONSIBLE FOR GARBAGE REMOVAL.
4. SECURITY DEPOSITS OF $900 & $925.00 TO BE HELD IN TRUST BY CHARLENE MOSS REALTY, INC.
5. LESSOR TO BE RESPONSIBLE FOR CHANGING WATER FILTERS AND SNOW REMOVAL.

IN WITNESS WHEREOF, the parties have executed this lease the day and year first above written.

LESSOR:

DocuSigned by:
Charlene D Moss
5091AE7CBA8447F...

BY: Charlene Moss Realty, Inc.

TITLE: Property Manager

LESSEE:

DocuSigned by:
8016BA0DBF5A4D6...

Owner/manager

Nicholas Holbrook DB

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Charlene Moss
Realty, Inc.

10/25/2021

Amendment #1 to commercial lease agreements for units #A2 and #A3 between Alaska Drywall Investments "LESSOR" and Nicholas Holbrook DBA Cotton Mouth Cannibis Company, LLC "LESSEE." Existing rental agreements expiring on May 31, 2022 for #A2 and #A3 shall be extended for one year increments with a rental increase amount of 5% per year through May 31, 2025.

Year 2: June 1, 2022 - May 31, 2023
#A2- $1,093.95
#A3- $1,124.34
Year 3: June 1, 2023 • May 31, 2024
#A2- $1,148.65
#A3- $1,180.56
Year 4: June 1, 2024 • May 31, 2025
#A2- $1,206.08
#A3- $1,239.59

DocuSigned by:
30C6BA0DBF5A4D6... 10/25/2021
Lessee Date

DocuSigned by:
Charlene D Moss 10/25/2021
5991AE7CBA8447F...
Lessor Date

Charlene Moss Realty, Inc.
179 E. Nelson Avenue
Wasilla, AK 99654
info@charlenemoss.com
(907) 357-1414

DocuSign Envelope ID: C90E322E-FFD7-4E4F-8B12-742DF70583D0

AMENDMENT #2 TO REAL ESTATE LEASE

THIS AMENDMENT is entered into between Landlord and Tenant effective as of the 25th day of October 2021 under that certain Real Estate Lease originally dated October 25, 2021, related to the property commonly known as 1705 N Winding Brook Loop #A2 and #A3 Wasilla, AK 99654.

NOW, THEREFORE, FOR GOOD AND VALUABLE CONSIDERATION, RECEIPT OF WHICH IS ACKNOWLEDGED BY BOTH LANDLORD AND TENANT, THE PARTIES HEREBY AGREE THAT THE LEASE IS AMENDED AS FOLLOWS.

1. **USE of Premises** – Landlord is aware and agrees to the commercial growing, processing and sale of marijuana from this property and the use of the property as a state licensed marijuana establishment.
2. **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 licensed premises if Tenant cannot be reached, abandons the property, or similar event.
3. With regards to any entry into the unit the fully executed lease agreement is amended to acknowledge: Notwithstanding the forgoing, during any entry by Lessor or its agents on the premises, Lessor's agents or employees shall be over the age of 21 and shall comply with Tenant'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 Lessor have more than five persons enter the premises. The Lessor 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, defaults on obligations, abandons the property, or similar event.

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.
DATED effective as of the year and date above set forth.

LANDLORD:
Charlene Moss Realty, Inc.
By: DocuSigned by: Charlene D Moss
5091AE7CBA8447F...
Property Manager

TENANT:
Cotton Mouth Cannibis Company, LLC
By: DocuSigned by: 10/25/2021
8016BA0DBF5A4D6...
Nicholas Holbrook-Managing Member

DocuSign Envelope ID: C90E322E-FFD7-4E4F-8B12-742DF70583D0

TENANT
MOVE-IN CHECKLIST

Note: WRITTEN proof of the following must be provided to our office PRIOR to releasing keys for move-in.

CHARLENE MOSS REALTY, INC: 907-357-1414 phone 907-864-0291 fax

ADDRESS: **1705 N Winding Brook #A2 and #A3** **Palmer, AK** **99645**

TENANT(S): **Nicholas Holbrook DBA Cotton Mouth Cannibis Company LLC**

PHONE: **(907) 223-8351** / _____ EMAIL: **guitar1nick@yahoo.com**

LEASE DATES: Signed **10/25/2021** Move-In **on file** Expires **5/31/2022**

Highlighted Items are REQUIRED Before Releasing Keys for Move-In. If MOVE-IN DATE IS AFTER THE 15TH, payment of **PRORATED RENT** as well as the **NEXT MONTH'S RENT** will be required prior to move in.
Keys can be picked up after 10:00 am

UTILITIES: (Highlighted Items MUST be in your name as of Start Date of Lease)

MEA Meter # **see lease agreement** _____ Due **on file** Rec'd_____

Enstar Meter # **see lease agreement** Due **on file** Rec'd_____
(907-376-7979ph)

Water/Sewer _____ Due_____ Rec'd_____

Oil Heat **N/A** Due **N/A** Rec'd_____

Proof of Renters Insurance Any carrier of your choice. Due **on file** Rec'd_____
(Your car insurance company is a good place to start)

FUNDS:

Security Deposit $**900 +925** Due **on file** Paid $_____ Rec'd_____

Pet Deposit $ **N/A** Due **N/A** Paid $_____ Rec'd_____

Pro-Rated Rent $ **N/A** Due **N/A** Paid $_____ Rec'd_____

Rent $ **See lease agreement** Due **on file** Paid $_____ Rec'd_____

FOR OFFICE USE ONLY:

RENT STILL TO BE COLLECTED _____ Rec'd_____

ADDITIONAL DEPOSIT TO BE COLLECTED _____ Rec'd_____

SIGNATURES/INITIALS STILL REQUIRED _____ Rec'd_____

OF KEYS/AUTO. GARAGE OPENERS DELIVERED: Date_____ CMRI Initials_____

ENTRY_____ Tenant_____ Date_____

OTHER _____ Tenant_____ Date_____

GDO_____ Tenant_____ Date_____

RECEIVED MOVE-IN INSPECTION: Tenant_____ Date_____

ALASKA REAL ESTATE COMMISSION
CONSUMER DISCLOSURE

This Consumer Disclosure, as required by law, provides you with an outline of the duties of a real estate licensee (licensee). This document is not a contract. By signing this document you are simply acknowledging that you have read the information herein provided and understand the relationship between you, as a consumer, and a licensee. (AS 08.88.600 – 08.88.695)

There are different types of relationships between a consumer and a licensee. Following is a list of such relationships created by law:

Specific Assistance

The licensee does not represent you. Rather the licensee is simply responding to your request for information. And, the licensee may "represent" another party in the transaction while providing you with specific assistance.

Unless you and the licensee agree otherwise, information you provide the licensee is not confidential.

Duties ***owed*** to a consumer by a licensee providing specific assistance include:

a. Exercise of reasonable skill and care;
b. Honest and good faith dealing;
c. Timely presentation of all written communications;
d. Disclosing all material information known by a licensee regarding the physical condition of a property; and
e. Timely accounting of all money and property received by a licensee.

Representation

The licensee represents only one consumer unless otherwise agreed to in writing by all consumers in a transaction.

Duties ***owed*** by a licensee when representing a consumer include:

a. Duties owed by a licensee providing specific assistance as described above;
b. Not intentionally take actions which are adverse or detrimental to a consumer;
c. Timely disclosure of conflicts of interest to a consumer;
d. Advising a consumer to seek independent expert advice if a matter is outside the expertise of a licensee;
e. Not disclosing consumer confidential information during or after representation without written consent of the consumer unless required by law; and
f. Making a good faith and continuous effort to accomplish a consumer's real estate objective(s).

Neutral Licensee

A neutral licensee is a licensee that provides specific assistance to both consumers in a real estate transaction but does not “represent” either consumer. A neutral licensee must, prior to providing specific assistance to such consumers, secure a Waiver of Right to be Represented (form 08-4212) signed by both consumers.

Duties ***owed*** by a neutral licensee include:

a. Duties owed by a licensee providing specific assistance as described above;
b. Not intentionally taking actions which are adverse or detrimental to a consumer;
c. Timely disclosure of conflicts of interest to both consumers for whom the licensee is providing specific assistance;
d. If a matter is outside the expertise of a licensee, advise a consumer to seek independent expert advice;
e. Not disclosing consumer confidential information during or after representation without written consent of the consumer unless required by law; and
f. Not disclosing the terms or the amount of money a consumer is willing to pay or accept for a property if different than what a consumer has offered or accepted for a property.

If authorized by the consumers, the neutral licensee may analyze and provide information on the merits of a property or transaction, discuss price terms and conditions that might be offered or accepted, and suggest compromise solutions to assist consumers in reaching an agreement.

Designated Licensee

In a real estate company, a broker may designate one licensee to represent or provide specific assistance to a consumer and another licensee in the same office to represent or provide specific assistance to another consumer in the same transaction.

ACKNOWLEDGEMENT:

I/We, Nicholas Holbrook DBA Cotton Mouth Cannibis Company LLC have read the information provided in this Alaska Real Estate
(print consumer's name(s))
Consumer Disclosure and understand the different types of relationships I/we may have with a real estate licensee. I/We understand that Charlene Moss Realty, Inc. Licensed Team Members of Charlene Moss Realty, Inc.
(licensee name) *(brokerage name)*
will be working with me/us under the relationship(s) selected below.

(Initial)

_____ **Specific assistance without representation**.

☑ **Representing the Seller/Lessor only**. (may provide specific assistance to Buyer/Lessee)

_____ **Representing the Buyer/Lessee only**. (may provide specific assistance to Seller/Lessor)

_____ **Neutral Licensee.** (must attach Waiver of Right to be Represented, form 08-4212)

Date: 10/25/2021 Signature: DocuSigned by: Charlene D Moss 5091AE7CBA8447F...
(Licensee)

Date: 10/25/2021 Signature: DocuSigned by: 8016BA0DBF5A4D6...
(Consumer)

Date: _____ Signature: _____
(Consumer)

THIS CONSUMER DISCLOSURE IS NOT A CONTRACT

DocuSigned by: Charlene D Moss 5091AE7CBA8447F... Charlene Moss

DocuSigned by: Jessica Bair C905D341872C4AE... Jessica Bair

DocuSigned by: Rheannon Burgoyne 157142744E71490... Rheannon Burgoyne

DocuSigned by: Kurt D. Owen 5E52AEB0B64C4F3... Kurt Owen

DocuSign Envelope ID: C90E322E-FFD7-4E4F-8B12-742DF70583D0

LEASE AGREEMENT FOR PROPERTY ADDRESS:

1705 N Winding Brook #A2 and #A3 Palmer, AK 99645

Please be advised…

YOU ARE ENTERING A CONTRACT! I understand that if I decide to change my mind after signing this Lease Agreement, Charlene Moss Realty, Inc. **will not return my deposit or rent money.** It is non-refundable and will be paid back only if another tenant is found to relieve us of our obligation, less any losses suffered by the owner resulting from such breach of contract.

Tenant Initials NCH / H

SECURITY DEPOSIT CLAUSE: I understand that my **Security Deposit is NOT RENT**. Under NO CIRCUMSTANCES will any security deposit be applied to pay the last months rent. When a tenant moves out he or she has legal right to get back the full security deposit if: all rent is paid, the premises are left clean and there is no damage other than normal wear & tear and all conditions of the lease are fulfilled.

Tenant Initials NCH / H

NOTICE TO VACATE REQUIREMENT: I understand that I need to provide a 60 day WRITTEN notice when I intend to move out, even though I am on a **7 months** lease. I need to give this written notice on or before the 1st day of the month I am moving.

Example: **April 30th Move-Out Date**
March 1st (or earlier) WRITTEN Notice to CMRI

If I plan to move out April 30th, I need to give written notice **on or before** March 1st . If I do not give proper written notice, I will be held responsible for the rent, leasing fees, advertising, utilities and all other costs accrued until a new tenant is found. Lessee shall keep all required utilities to remain active during the tenancy terms as outlined in the rental agreement. They are not to be shut off or disconnected at anytime. New tenants can be found to take over a rental agreement, but only through the Property Manager, no subletting.

"TENANT'S NOTICE TO VACATE FORM" is required to be filled out the when giving written notice to vacate property. This form is provided with the Charlene Moss Realty, Inc. Lease Agreement, as well as available at our office.

In the event Tenant(s) want to be released from the existing Rental Agreement PRIOR TO THE EXPIRATION OF THIS CONTRACT, Tenants will be responsible for all costs involved in placing a new tenant including but not limited to a $500 Vacancy Fill Fee + $15 City of Wasilla Sales Tax + Re-Keying Costs. I understand I will be held responsible for the rent, leasing fees, advertising, utilities and all other costs accrued until a new tenant has signed a lease. If you have any questions please call our office for further information (357-1414).

Tenant Initials NCH / H

REPRESENTATION DISCLOSURE: I UNDERSTAND THE LICENSEE, CHARLENE D. MOSS, PROPERTY MANAGER, WORKS FOR THE OWNER AND NOT ME. CHARLENE D. MOSS IS RESPONSIBLE TO FIND THE BEST TENANT FOR THE OWNER'S INTEREST. THE LICENSEE DOES NOT WORK ON BEHALF OF THE TENANT.

Tenant Initials NCH / H

I have read, initialed and I understand all of the above-initialed items.

Lessee: DocuSigned by: 8016BA0DBF5A4D6... Date: 10/25/2021

Lessee: _____ Date: _____

Lessor: DocuSigned by: Charlene D Moss 300FAB7C9A8247F... Date: 10/25/2021

CHARLENE MOSS REALTY, INC.

BY: PROPERTY MANAGER .

DocuSign Envelope ID: C90E322E-FFD7-4E4F-8B12-742DF70583D0

Policies and Procedures
Tenant Outstanding Balance and Returned Funds

Tenant acknowledges that if more than two payments are returned for any reason the following will occur:

1. Charlene Moss Realty, Inc. will disable tenant's ability to make online payments through tenant portal.
2. Tenant will be required to make any future payments to Charlene Moss Realty, Inc. in cash or certified funds only. Personal checks will not be accepted.
3. Tenant will be responsible for the $50 returned item fee, plus the cost of any late fees that will then accrue due to payment being returned.
4. Tenant may request the online payment and personal check acceptance capability to be activated after a 12 month consecutive clear rental history with Charlene Moss Realty, Inc. has been completed.

Acknowledged by:

Tenant: DocuSigned by: 8016BA0DBF5A4D6... Date: 10/25/2021

Tenant: _____ Date: _____

Property Manager: DocuSigned by: Charlene D Moss 5D9AE7D4A8F5... Date: 10/25/2021

CHARLENE MOSS REALTY, INC.

DocuSign Envelope ID: C90E322E-FFD7-4E4F-8B12-742DF70583D0

ANNUAL PROPERTY INSPECTION

Annual inspections are completed each year at this subject property. Your annual inspection is scheduled for:

Date TBD Time_____

PRESCHEDULED PROPERTY INSPECTIONS

A condition of this rental agreement is that pre-scheduled interior and exterior inspections shall be completed at the below dates and times. These inspections do not preclude the right of the property management company or the landlord from entering the property per Alaska Statute section Sec. 34.03.140. pertaining to access.

Date_____ Time_____

Date_____ Time_____

Date_____ Time_____

Date_____ Time_____

Date_____ Time_____

Date_____ Time_____

Date_____ Time_____

Date_____ Time_____

Date_____ Time_____

Date_____ Time_____

Date_____ Time_____

☑ Pre-scheduled interior and exterior inspections are not a condition of this rental agreement.

IN WITNESS WHEREOF, the parties have executed this Lease on the day and year herein above first written.

Lessee: DocuSigned by: 8016BA0DBF5A4D6... Date: 10/25/2021

Lessee: _____ Date: _____

Lessor: DocuSigned by: Charlene D Moss 5091AE7CBA8447F... Date: 10/25/2021

CHARLENE MOSS REALTY, INC.

DocuSign Envelope ID: C90E322E-FFD7-4E4F-8B12-742DF70583D0

TANK TIPS FOR TENANTS

Unless otherwise noted in your Lease Agreement, the property you are renting is not on city sewer. Instead, the wastewater disposal system is composed of a **SEPTIC TANK** and leachfield. In order to keep the septic system working properly, prevent back-ups or costly repairs and replacement (costs which may be charged back to you, the Lessee), please abide by the following tips.

Back-up of septic system resulting from failure to abide by tips listed below may result in charge to Lessee for costs of repairs.

Tenant Initials NCH

DO …

- Use **liquid laundry** detergent, as it is more easily broken down. Powdered detergents may not break down which can plug the line at the baffle on a septic tank and accumulate at the bottom of the tank. If you must use powdered detergents, make sure it is biodegradable and has dissolved;
- **Space your laundry loads and showers.** Excessive water use within short time periods puts extra stress on the septic system and may lead to premature failure;
- **Fix leaking faucets and toilets;**
- Use **water saving devices** in toilets and showers;
- Use the dishwasher or washing machine only when you have **full loads;**
- **Call Property Manager** if your toilets don't flush properly or showers and drains run slowly, this is a sign that the septic tank maybe full or the pipes may be clogged.
- **Call Property Manager** if you note sewage coming out of outside standpipes, this is a health hazard and should be cleaned up or covered with lime as soon as possible. Children and pets should be kept away from this area until properly cleaned up;
- Make sure standpipes remain **properly capped.** This helps prevent rocks and debris from going down into the tank and prevents odors in your home.

DON'T …

- **Pour Grease Down Your Drains.** Wipe out pans and skillets with paper towels prior to washing them in order to keep grease from going down the drains;
- **Use your garbage disposal** if you have one, or use it sparingly.
- Put anything other than toilet paper down you toilet, nor let anything other than wastewater go down your drains. **Paper towels, newspaper, sanitary napkins, tampons, condoms, rags, panti-liners, cigarette butts, diapers, handy wipes, baby wipes, and even Kleenex** will not decompose and will add to the build-up at the bottom of the tanks.
- **Dump solvents, oils paints, thinners, disinfectants, pesticides, or poisons down the drain,** as it can disrupt the treatment process and contaminate the groundwater;
- Allow children to **throw plastic toys and clothes down the toilet,** as these often get stuck in the pipes and result in backups;
- Use an excessive amount of **chlorine in your wash.** Clorox II is a good substitute;
- Use **automatic toilet bowl cleaners,** as they destroy the bacterial action of the septic system;
- Use strong chemicals such as **DRANO or LIQUID PLUMBER;**
- Plant anything **over the drainfield** except grass;
- Allow children to throw **rocks or sticks down the standpipes;**
- **Cut down standpipes** in the yard. Locating standpipes is critical, if cut down standpipes may be difficult to locate during winter months.
- **Drive vehicles or other heavy equipment**, or allow large animals to travel **over the septic system.**

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Disclosure of Conflict of Interest

This form authorized for use ONLY by active Real Estate Licensee Subscribers of Alaska Multiple Listing Service, Inc.

The following conflicts of interest are hereby being disclosed in relation to the sale/lease of the property commonly known as:

Address: **1705 N Winding Brook #A2 and #A3**

Legal (the Property): Nelson Avenue Commercial Condominiums

Licensee(s): Charlene Moss, Rheannon Burgoyne, Kurt Owen, Jessica Bair of

Real Estate Brokerage: Charlene Moss Realty, Inc.

Check any that may apply:

☐ The Buyer/Lessee is a real estate licensee in the state of Alaska.

☒ The Seller/Lessor is a real estate licensee in the state of Alaska.

☐ The Buyer/Lessee is related to the real estate licensee in this transaction.

☐ The Seller/Lessor is related to the real estate licensee in this transaction.

☐ The Buyer/Lessee has a business relationship with the real estate licensee in this transaction.

☒ A contractor performing work on the Property is related to the real estate licensee in this transaction.

☒ A contractor performing work on the Property is the real estate licensee in this transaction.

☐ The Seller/Lessor is offering a bonus to the Selling/Leasing Broker.

☒ Other Kurt Owen, owner of Kurt Owen Drywall, Inc. is the significant other of Charlene Moss, Owner/Broker of Charlene Moss Realty, Inc.

☒ Other Kurt Owen Drywall, Inc. is a Licensed and insured General Contractor and is a preferred contractor for Charlene Moss Realty, Inc. Kurt Owen is licensed to sell Real Estate in the state of Alaska.

☒ Other Kurt Owen, Charlene Moss, and Rheannon Burgoyne, licensees of Charlene Moss Realty, Inc. are related.

☒ Other All parties are aware Charlene Moss Realty, Inc. may be used as a portfolio manager/property manager for individual units within the Association.

Dated: 10/25/2021	DocuSigned by: 8016BA0DBF5A4D6...	Dated: 10/25/2021	DocuSigned by: Charlene D Moss 5091AE7CBA8447F...
Buyer/Lessee 1:		Seller/Lessor 1:	
Buyer/Lessee 2:		Seller/Lessor 2:	
Buyer/Lessee 3:		Seller/Lessor 3:	

Form 70745. Originated 1/05. Revised 03/13 © 2013 Alaska Multiple Listing Service, Inc. (AK MLS) All rights reserved.

DocuSign Envelope ID: C90E322E-FFD7-4E4F-8B12-742DF70583D0

Disclosure of Information on
LEAD-BASED PAINT
and/or Lead-Based Paint Hazards

Lead Warning Statement

*Housing **built before 1978** may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, lessors must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Lessees must also receive a federally approved pamphlet on lead poisoning prevention.*

Lessor's Disclosure : **YEAR PROPERTY BUILT** _____

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

(i) _____Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

_____

_____

(ii) __X__Lessor has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the lessor (check (i) or (ii) below):

(i) _____Lessor has provided the lessee with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

_____

_____

(ii) __X__Lessor has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Lessee's Acknowledgment (initial)

(c) DS Lessee has received copies of all information listed above.

(d) DS Lessee has received the pamphlet *Protect Your Family from Lead in Your Home.*

(e) _____ Lessee has (check one below):

(i) _____Received a 10-day opportunity (or mutually agreed upon period to conduct a risk assessment or inspection of the presence of lead-based paint or lead-based paint hazards; or

(ii) __X__ Lessee has waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards

Agent's Acknowledgment (initial)

(e) CDM Agent has informed the lessor of the lessor's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

DocuSigned by:

Lessee: _____ Date: 10/25/2021

8016BA0DBF5A4D6...

Lessee: _____ Date: _____

DocuSigned by:

Lessor: Charlene D Moss Date: 10/25/2021

CHARLENE MOSS REALTY, INC

5094AE7CBA6447F...

BY: PROPERTY MANAGER .

DocuSign Envelope ID: C90E322E-FFD7-4E4F-8B12-742DF70583D0

Disclosure of Information on
MOLD

This disclosure is incorporated into and made part of the Lease executed by the Lessor and Lessee referring to and incorporating the Leased Premises.

Potential health effects and symptoms associated with mold exposures include allergic reactions, asthma, and other respiratory complaints. Mold can be found almost anywhere and can grow on virtually any substance, providing moisture is present. There is no practical way to eliminate all mold and mold spores in an indoor environment. The best way to control indoor mold growth is by controlling moisture.

Tenant acknowledges that the Landlord has provided direction to the Tenant on how to obtain mold informational pamphlets that are made available to the public through the United States Environmental Protection Agency (EPA). These pamphlets can be accessed by any of the methods listed below:

Mail: Protection U.S. EPA/Office of Radiation and Indoor Air
Indoor Environments Division
1200 Pennsylvania Avenue, NW
Mail code 6609J
Washington, DC 20460

Phone: (202) 343-9370

Website: http://www.epa.gov/iag/molds/index.html

__X__ Lessor has no knowledge of whether or not mold is located in or around the Leased Premises.

_____ Lessor discloses any known information concerning mold located in or around the following areas of the Leased Premises.

_____

_____

_____

_____

Acknowledged by:

Lessee: DocuSigned by: _____ Date: 10/25/2021

Lessee: DocuSigned by: 2016BA0DBF5A4D6... Charlene D Moss 5091AE7CBA8447F... Date: 10/25/2021

Lessor: _____ Date: _____
CHARLENE MOSS REALTY, INC.

BY: PROPERTY MANAGER .

DocuSign Envelope ID: C90E322E-FFD7-4E4F-8B12-742DF70583D0

Tenant Awareness Addendum and Disclosure of Information on SEX OFFENDER REGISTRY & AGRICULTURAL OPERATIONS

SEX OFFENDER REGISTRY

The State of Alaska requires the registration of sex offenders residing within the State of Alaska. The registration requirements are located in AS 12.63.010. Under the statute, a convicted sex offender is required to register in person at the Alaska State Trooper post or municipal police department located nearest to where the sex offender resides at the time of registration.

Additionally, a central registry of sex offenders has been created by AS 16.65.087. This statute also outlines the information contained in this central registry. The Alaska Department of Public Safety is charged with maintaining this registry.

Should this information be material to your decision to rent a specific property, you may contact the Alaska State Trooper or municipal police department near you for more information at the following Web Site address:

State of Alaska Information Center
http://www.dps.state.ak.us/nSorcr/asp
You will find the link "Registry of Sex Offenders"
located under the Hot Topics

Unless otherwise disclosed in writing, **Charlene Moss Realty, Inc.**, its Broker and Licensees have no actual knowledge as to the identity and residence of persons affected by these statutes. It is the policy of this company, its Broker and Licensees not to investigate, discover and disclose information specific to sex offenders. We recommend and encourage you to independently investigate, discover and verify for yourself the acceptability of any neighborhood with respect to the issue.

AND

AGRICULTURAL OPERATION DISCLOSURE

Lessee is responsible for determining whether, in the vicinity of the property that is the subject of the Lessee's potential real estate transaction, there is an agricultural operation that might produce odor, fumes, dust, blowing snow, smoke, burning, vibrations, noise, insects, rodents, the operation of machinery including aircraft, and other inconveniences or discomforts as a result of lawful agricultural products.

Lessee has up to **5 days**, until _____ to perform the above investigation(s) and to notify the Lessor, **in writing**, through Charlene Moss Realty, Inc., that the property is unacceptable to the Lessee. At this time this rental will be null and void, and the security deposit returned to the Lessee without need for rescission agreement. In this event, tenant and owner will have no further obligation toward each other, nor is there any recourse against broker or licensees.

Acknowledged by:

Lessee: DocuSigned by: 8016BA0DBF5A4D6... Date: 10/25/2021

Lessee: _____ Date: _____

Lessor: DocuSigned by: Charlene D Moss A5D1A7DEA8AC... Date: 10/25/2021

CHARLENE MOSS REALTY, INC.

BY: PROPERTY MANAGER.

Tenant(s) _____ Nicholas Holbrook DBA Cotton Mouth Cannibis Company LLC

Property Address _____ 1705 N Winding Brook #A2 and #A3

DocuSign Envelope ID: C90E322E-FFD7-4E4F-8B12-742DF70583D0

FIRE EXTINGUISHER
CARBON MONOXIDE & SMOKE DETECTORS

NOTICE: THIS DOCUMENT PLACES A DUTY UPON THE RESIDENT TO REGULARLY TEST THE SMOKE & CARBON MONOXIDE DETECTOR(S) AND REPORTS ALL MALFUNCTIONS TO OWNER OR MANAGEMENT COMPANY IN WRITING.

The owner and/or Charlene Moss Realty, Inc. as the owner's licensee, has **provided** the leased premises with **Carbon Monoxide & Smoke Detectors and a Fire Extinguisher**. These items are provided as a safety and precautionary measure.

In consideration of the placement of these items in the leased premises, tenant agrees to **indemnify and hold Lessor harmless** from any and all claims by resident, their guests, heirs, representatives or assignees arising out of the failure of said units to function properly. Including without limitation all claims and maintenance of said units, including reasonable counsel fees, expenses, and other liabilities incurred in the defense of any such claim of proceeding brought thereon.

Tenant agrees NOT to tamper with or attempt to repair the fire extinguisher. Any use of the fire extinguisher for purposes **other than extinguishments of fires** shall cause the Tenant to be liable to pay the cost of recharging or replacing the fire extinguisher. Tenant agrees to **CHECK CARBON MONOXIDE & SMOKE DETECTORS PERIODICALLY AND CHANGE BATTERIES WHEN NEEDED.**

By signing this agreement, Tenant acknowledges that the fire extinguisher, carbon monoxide, and smoke detectors are in place in the premises and agrees to be **responsible for the total cost of replacement of the said unit{s} in the event the said unit{s} are lost or destroyed by the negligent or deliberate actions of the Tenant, or the guests of the Tenant**, during the term of Tenant's occupancy of the premises. It is understood and agreed that Lessor does not carry Fire and other Casualty Insurance covering the interior goods or other personal effects of Tenant. It shall be the sole responsibility of Tenant to procure such Insurance for protection of personal property against those casualties.

Repair:
- (A) Tenant agrees that it is their duty to regularly test the carbon monoxide & smoke detector(s) and agree to notify the Lessor immediately in writing or by phone of any problems, defects, malfunction or failure of the carbon monoxide and/or smoke detector(s).
- (B) Tenant agrees to visually check the fire extinguisher for a satisfactory charge and to notify the Lessor if the fire extinguisher has been used for any reason and needs to be recharged.

Maintenance:
- (A) Tenant agrees to replace the carbon monoxide & smoke detector batteries at any time the batteries become unserviceable.
- (B) If after replacing the batteries, the carbon monoxide and/or smoke detectors will not operate, tenant must inform Lessor immediately.

Replacement:
- (A) Tenant agrees to reimburse Lessor upon request for the cost of a new carbon monoxide detector, smoke detector, or fire extinguisher and the installation there of in the event the existing carbon monoxide, smoke detector, or fire extinguisher becomes damaged by you or your guest.
- (B) Tenant agrees to reimburse Lessor the cost upon request for the re-charging of the fire extinguisher in the event it has been used for any purpose **other than to extinguish a fire.**

Acknowledged by:

DocuSigned by:

Lessee: _____ Date: 10/25/2021

8016BA0DBF5A4D6...

Lessee: _____ Date: _____

DocuSigned by:

Lessor: Charlene D Moss Date: 10/25/2021

CHARLENE MOSS REALTY, INC.

BY: PROPERTY MANAGER .

DocuSign Envelope ID: C90E322E-FFD7-4E4F-8B12-742DF70583D0

9 Fire Prevention Tips

House and apartment fires are a common occurrence. Many times these fires can be prevented if you know what to look out for. Here are 9 things to consider when it comes to fire prevention:

1. Don't overload your circuits
User a power strip because it has a safety mechanism inside. When there are sudden spikes of electricity, the power strip will either smooth them out or shut itself down.

2. Light bulbs
If you use conventional light bulbs (not fluorescent), make sure you get the correct wattage. Using a 100 watt light bulb in a 40 watt socket will lead to overheating and possibly cause a fire. Consider switching to fluorescent light bulbs entirely because they emit considerably less heat than conventional ones.

3. Auto shut off
Buy for appliances with an auto-shut off feature (irons, coffee pots). In case you rush off to work in the morning and leave your iron on, you know that it will shut itself off within a few minutes.

4. Avoid clutter
If you're using an appliance with a heating element, make sure there is plenty of space around it. Clutter prevents heat from escaping properly. While the appliance may not light on fire, there is a possibility of wires melting which can lead to an electrical fire later on. Additionally, the clutter itself may get too close to the heat source and also cause a fire.

5. Don't throw water on a grease fire
If there is a grease fire in your kitchen, throwing water on the fire will only make it worse. Use baking soda if you have to. Best thing to do is to turn off the appliance and let it cool off. If it's an oven, keep the door shut. Opening the door will let in more oxygen and intensify the fire.

6. Clean cooking appliances
Clean your cooking appliances after use. If you don't clean regularly, you may end up with a food buildup around the heating elements. Under high temperatures this buildup turns to charcoal and can catch fire.

7. Test your alarms
Test your smoke and CO2 alarms monthly (at least).

8. Barbecue Grills must be a minimum of 18 feet away from the unit or deck. They may not be used on any porches or decks on the property.

9. Fire Extinguisher
Please check the gauge on your fire extinguisher, is the needle in the green? If not, please contact our office. If your fire extinguisher does not have a gauge please inform us of the year listed on your fire extinguisher.

All inquiries can be emailed to info@charlenemoss.com

DocuSigned by:
8016BA0DBF5A4D6...

10/25/2021

DocuSign Envelope ID: C90E322E-FFD7-4E4F-8B12-742DF70583D0

NOTICE OF DISCLOSURE
Charlene Moss Realty, Inc.

Security Deposits & Refunds
Charlene Moss Realty, Inc. deposits Security Deposit monies into our Trust Account in a timely manner as per Alaska Statute 12 ACC 64.200. Alaska Statutes and Regulations also require Real Estate Brokerages to insure that the bank has cleared Security Deposit monies before funds can be released. In the event a Lease Agreement is not consummated, a Rescission Agreement signed by both the Lessee and Lessor agreeing to the disposition of the Security Deposit monies must be executed prior to Charlene Moss Realty, Inc. disbursing any funds. Should mediation or arbitration be necessary to determine the appropriate party receiving the Security Deposit monies, an additional delay could result prior to disbursement.

Insurance Notifications: Your **Lessor will require evidence of Renters Insurance** on the property you are renting prior to occupancy of the property. To avoid delays in occupancy, you should begin shopping for Renters Insurance as soon as you have a fully executed contract. Have your insurance agent provide your Lessor with written evidence of said insurance as soon as possible.

Carbon Monoxide Detectors: Carbon Monoxide (CO) is a colorless, odorless, and potentially fatal gas produced by the burning of any fossil fuel. You are advised to use CO detectors in your home and have heating systems inspected and serviced regularly. CO detectors are now required by Alaska Statute AS 18.070.095(a).

Mold: Lessee is herewith advised that mold may exist in any property. Charlene Moss Realty, Inc., its Broker and Licensees are NOT qualified to inspect property for mold or make recommendations or determinations concerning possible health or safety issues. Lessee acknowledges and agrees to accept full responsibility to investigate and to hold harmless, release and indemnify Charlene Moss Realty, Inc., its Broker, and its Licensees from any mold related liability, recourse, or damages, financial or otherwise. **This disclosure is to put Lessees on notice to conduct their own investigation regarding this matter using appropriate, qualified experts.** (See Attached "Disclosure of Information on Mold")**.**

Title 17 Code Compliance Notice – Mat-Su Borough
There are land use and building regulations in the Matanuska-Susitna Borough. You should become aware of these regulations to real property prior to making any improvements or additions to the property you rent. In some cases permits are required. Borough staff is available to assist you in determining whether any Borough regulations apply to your activity and help you to comply with those laws. You may seek assistance by contacting: Mat-Su Borough Code Compliance Sections, 350 East Dahlia Avenue, Palmer, AK 99645, 907-745-4801.

Acknowledged by:

Lessee: DocuSigned by: 8016BA0DBF5A4D6... Date: 10/25/2021

Lessee: _____ Date: _____

Lessor: DocuSigned by: Charlene D Moss 309AE7CB8844CF... Date: 10/25/2021

CHARLENE MOSS REALTY, INC.

BY: PROPERTY MANAGER .

DocuSign Envelope ID: C90E322E-FFD7-4E4F-8B12-742DF70583D0

NATIONAL ASSOCIATION OF REALTORS
DISPUTE RESOLUTION SYSTEM (DRS)

MEDIATION

PROGRAM BROCHURE

A Fast, Easy, and Inexpensive Alternative to Litigation

INTRODUCTION

Although a majority of real estate transactions close without incident, there is a possibility that a problem or dispute will occur. When a dispute does arise, it is usually successfully resolved through normal channels of communication and negotiation. Occasionally, a dispute arises which cannot be resolved through negotiation. In the past, when negotiations failed, parties took their case to court. Today, they are taking their disputes to mediation.

WHAT IS MEDIATION

Mediation is a process in which disputing parties attempt to resolve their disagreements with the help of an impartial, trained third party – the mediator. The mediator does not offer opinions, pass judgment, or render legally binding decisions. The mediator's only function is to help parties identify their differences and reach agreement on how to resolve them.

When the disputing parties have reached and agreed on a mutually acceptable solution, they sign a written agreement which outlines the terms of the settlement. Once the agreement is signed, parties are legally bound to abide by its terms. If the parties cannot reach a mutually agreeable settlement, they are free to arbitrate or litigate their dispute as if the mediation never took place.

In addition to being easier, faster, and less expensive that litigation, mediation is non-adversarial. Decisions rendered by an arbitrator or judge usually involve a winning party and a losing party. In mediation, there are no losing parties because the parties have been part of the process and together have agreed on the terms of the settlement.

DISPUTE RESOLUTION SYSTEM MEDIATION

Access to Service

DRS mediation can be used by any of the parties to a real estate transaction – owners, tenants, brokers, builders, home inspectors, etc. With the exception of controversies that are subject to hearing under REALTORS Professional Standards procedures, including disputes between REALTORS, almost any type of dispute that arises from the transaction can be mediated under the DRS Rules and Procedures.

Rules and Procedures

How, when and by whom mediation is initiated and conducted is covered under the DRS Rules and Procedures. The Rules and Procedures ensure fairness, uniformity, and expediency.

Written Agreement to Mediate

Parties who decide to submit potential disputes to mediation sign either sales contract that contains a mediation clause or an addendum that is attached to the sales contract. The clause states, in part that parties agree to submit any dispute or claim that arises from the transaction to mediation under the DRS Rules and Procedures. Once the contract or addendum is signed by the parties, parties must submit their disputes to mediation. Parties who do not pre-commit to mediation when the sales contract is executed may agree to and submit disputes to mediation by signing a written Agreement to Mediate. Parties can sing this agreement either before or after a dispute arises.

Initiating Mediation

Any party can invoke DRS mediation by submitting a written request to the DRS mediation provider. The mediation provider arranges, schedules, and conducts the mediation conference. The mediation conference must be held within 60 days from the date on which the mediation provider receives a party's request to initiate mediation. Usually the conference is scheduled within 30 days. The typical conference lasts between two to four hours.

Tenant Initials DS NCH

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Mediators
DRS mediators are experienced, qualified mediators who have agreed to participate in the program. Parties in the mediation select and agree on a mediator in advance of the mediation conference.

Role of Attorney
Although parties to the mediation have the right to be represented by counsel, attorneys do not have to participate in the mediation conference. Parties should consult an attorney if they have any questions or concerns about mediation or the DRS mediation service.

Fees
Fees for DRS mediation services are established by the mediation provider and are publish in accordance with the DRS Rules and Procedures.

FACTS ABOUT MEDIATION
Mediation is FASTER than litigation. A lawsuit can take anywhere from several months to several years to be decided. As a rule, mediation takes about thirty days from beginning to end.

Mediation is LESS EXPENSIVE than litigation. Mediation fees range from $100 to $1500. In some areas mediation services are free. Because parties typically split fees, no one pays an excessive amount. The fee for VBR's Mediation is $100 each party.

Parties who agree to mediate **RETAIN THE RIGHT TO PURSUE OTHER LEGAL REMEDIES.** If parties cannot reach a mutually acceptable settlement during the mediation conference, they are free to arbitrate or litigate their dispute as if mediation never took place.

Statistics show that **MEDIATION IS SUCESSFUL 80% - 90% of the time.**

Valley Board of REALTORS
741 E Susitna Avenue
Wasilla, AK 99654
907-376-5080

Tenant Initials DS NCH

MEDIATION CLAUSE

Any dispute or claim arising out of or relating to this contract, the breach of this contract, or the services provided in relation to this contract shall be submitted to mediation in accordance with the Rules and Procedures of the Dispute Resolution System, as outlined above. Disputes shall include representations made by lessee, lessor or any Property Manager or other person or entity in connection with the leased property or other aspect of the property to which this contract pertains, including without limitation allegations of concealment, misrepresentation, negligence and/or fraud. Any agreement signed by the parties pursuant to the mediation conference shall be binding.
The following matters are exclude from mediation hereunder: (a) judicial or non-judicial foreclosure or other action or proceeding to enforce a deed of trust, mortgage, or land contract; (b) an unlawful detainer action; (c) the filing or enforcement of a mechanic's or labor lien; (d) any matter which is within the jurisdiction of probate court; or
(e) violation of a state's real estate license laws. The filing of a judicial action to enable the recording of a notice of pending action, for order of attachment, receivership, injunction, or other provisional remedies, shall not constitute a breach of the duty to mediate.
By signing in the space below, you hereby acknowledge that you have received, read and understand the standard announcement brochure for the Dispute Resolution System (provided above) and agree to submit disputes as described above to mediation in accordance with the Dispute Resolution System.

DocuSigned by: 8016BA0DBF5A4D6...
Tenant: _____ Date: 10/25/2021

Tenant: _____ Date: _____

DocuSigned by: 3C9AAC0B9B4B...
Property Manager: Charlene D Moss Date: 10/25/2021
CHARLENE MOSS REALTY, INC.

DocuSign Envelope ID: C90E322E-FFD7-4E4F-8B12-742DF70583D0

Military Clause for Lease

Prior to entering into a rental or lease agreement make sure you include a military clause. Contrary to popular belief, the Servicemembers Civil Relief Act does NOT help you break a lease in all circumstances that you may encounter during your military service. You are STRONGLY ENCOURAGED to have a provision in your rental agreement to release you from you attachment. Be sure to indicate on your lease, in the appropriate place, to see the attached military clause. Though the sample clause only requires 30 days' notice, you will be better protected if you provide written notice and retain a copy of that notice. If you have any questions regarding Lanlord tenant issues, leases, or other personal legal assistance matters, please contact the nearest military legal office for assistance.

MILITARY CLAUSE ADDENDUM

IN THE EVENT the tenant is or hereafter becomes, a member of the United States Armed Forces on extended active duty and hereafter the Tenant receives permanent change of station orders to depart from the area where the premises are located, or is relieved from active duty , retires or separates from the military, or is ordered into military housing, or is deployed for more than 90 days, then in any of these events, the Tenant may terminate this lease upon giving thirty (30) days of written notice to the Landlord. The Tenant shall also provide the Landlord a copy of the official orders or a letter signed by the Tenants commanding officer, reflecting the change which warrants termination under this clause. If you terminate your lease under the SCRA, your lease will end 30 days after the first date on which the next monthly payment of rent is due. For this reason, you may be required to pay one month of the rent after providing notice to your landlord.

The damages/security deposit will be promptly returned to the tenant, provided there are no damages or cleaning needed at the premises.

DocuSigned by:
8016BA0DBF5A4D6...

10/25/2021

TENANT DATE

TENANT DATE

LANDLORD/LICENSEE DATE

Charlene D. Moss, Broker
179 E Nelson Ave
Wasilla, AK 99654
(907) 357-1414 Property Management
(907) 864-0291 Fax
E-mail: info@charlenemoss.com
VISIT ME ON THE WEB AT www.charlenemoss.com

Charlene Moss Realty, Inc.
Your Realtor For Life!

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Tenant Awareness of Non-Displacement.

Date of Occupancy: **on file**

Address: **1705 N Winding Brook #A2 and #A3**

If subject property is purchased utilizing Federal funds tenant will NOT be eligible for relocation benefits under the Uniform Relocation Assistance and Real Property Acquisitions Policies Act of 1970, nor entitled to relocation benefits under 104(d) of the HCD Act.

Nicholas Holbrook DBA Cotton Mouth Cannibis Company LLC

Tenant

Comments:

_____

_____

_____

Must be signed by ALL ADULTS in the household (Husband, wife, in-laws, partners, etc.)

_____	DocuSigned by: 8016BA0DBF5A4D6... 10/25/2021
Owner	Tenant
_____	_____
Owner	Tenant

Charlene D. Moss, Broker

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Wasilla, AK 99654
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TENANT'S NOTICE TO VACATE

Tenant(s) Name:_____**Date:**_____

Please take notice of our intention to vacate our residence located at:

Address & Unit #_____

On or before (**Date Moving**):_____Lease Expiration Date:_____Reason for Move:_____

VACANCY FILL FEE

We understand that **IF** we leave the property **PRIOR** to **THE CONTRACT EXPIRATION** then we will be responsible to pay a **$500 Vacancy Fill Fee + a $12.50 City of Wasilla Sales Tax to Charlene Moss Realty, Inc.** AT THE TIME THIS NOTICE IS TURNED IN. In addition, we will be responsible for **costs associated with re-keying the subject property.** Lessee shall keep all required utilities to remain active during the tenancy terms as outlined in the rental agreement. They are not to be shut off or disconnected at any time.

*Tenant Initials*_____/_____

PROPERTY SHOWINGS

We understand that our Lease Agreement states that:

- **We agree to a 60 day written notice to vacate on or before the 1st day that the rent is due.**
- **We agree to have the carpets professionally cleaned (evidenced by receipt).**
  Note: "Rug Doctor" or other self-cleaning methods are NOT acceptable.
- **We are responsible for paying rent and utilities through the end of the term agreed to in the Lease/Rental Agreement, or until another tenant is approved by the management company and has taken occupancy, whichever happens first.**
- **We will make the premises accessible to show to prospective tenants or purchasers at any and all reasonable times, whether we are present or not, once given a 24 hour notice.**

Please contact us for showings by:

_____Telephone, Please list # _____
(If we do not make contact with you we will leave a voicemail stating day/time of showing with minimum of 24 hour notice.)

_____E-mail, Please list address _____
(Check your junk mail! Once email is sent from our office it is considered received by you. Minimum of 24 hr notice will be given.)

_____Posting on Front Door

MOVE OUT INSPECTION

Charlene Moss Realty, Inc. will contact us to schedule a move out inspection. We understand that **IF WE ARE NOT PREPARED FOR THE INSPECTION** and a representative from Charlene Moss Realty, Inc. needs to schedule an additional inspection **WE WILL BE CHARGED A $50 FEE FOR THE 2nd INSPECTION.**

Desired Move-Out Inspection Date:_____Time_____am/pm
(WE WILL DO OUR BEST TO ACCOMMODATE YOUR REQUEST IN OUR SCHEDULE.)

PLEASE RETURN SECURITY DEPOSIT REFUND STATEMENT TO OUR NEW ADDRESS:

_____

Lessee: _____ Date: _____

Lessee: _____ Date: _____

CMRI Received by _____ Date: _____

Charlene D. Moss, Broker
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HOW TO PREVENT MOLD GROWTH IN YOUR HOME

Mold requires moisture, above-freezing temperatures, oxygen, and nutrients to grow. The nutrients can come from many building materials such as the paper facing on drywall or wood. Mold spores enter a home through open windows and doors, on the clothing and shoes of people, or in the fur of a pet. As mold spores are assumed to be present in most environments, they easily can enter a home. If spores land on a surface with available nutrients and moisture, they can grow into a colony.

Preventing mold growth usually is focused on controlling moisture, since above-freezing temperatures and oxygen also are required by the house's human occupants. In homes, water leaks and condensation are the primary sources of moisture that lead to most mold growth. Examples of water leaks would be a break in the building envelope, such as a hole in the roof that allows rain to enter, or a plumbing leak. Condensation occurs when humid air encounters a cool surface, such as the windows in an exterior wall. When air containing water vapor cools to the dew point, it can no longer hold as much moisture and that excess moisture is then deposited on the adjacent cool surface in the form of water droplets. Air with high humidity is common in bathrooms and kitchens because cooking and showering expose the surrounding air to substantial amounts of water. However, plants, aquariums and even breathing contribute to the humidity level in a home.

Preventing mold growth

Keeping indoor humidity levels low is a big step towards preventing mold growth. Although indoor humidity that ranges between 40 and 60 percent at room temperature is best for human health, the reality is that in an extreme cold climate with temperatures below -20°F (such as Fairbanks), levels of more than 30 percent can lead to condensation forming on cooler surfaces such as windows, exterior walls behind furniture, and in closets. Indoor humidity levels between 20 and 30 percent are much safer in terms reducing the condensation risk during winters in Fairbanks, especially during very cold periods. However, this will vary depending on the insulation level of your home. Humidity levels lower than 30 percent can be tolerated by humans, however a greater percentage of occupants may experience the physical discomforts associated with drier air. To measure the humidity level in your home, you can buy a hygrometer at a hardware store or online for between $20 and $60. To prevent humidity from reaching damaging levels and maintain healthy indoor air quality, tight houses will require ventilation systems, such as exhaust fans in bathrooms and kitchens or a whole-house Heat Recovery Ventilator (HRV).

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10/25/2021

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Even homes with a low overall humidity may have damp microclimates where mold can grow. Inspect areas such as crawlspaces periodically. A crawl space can produce large quantities of water vapor if damp soils aren't covered with an intact and well sealed vapor retarder. In the crawlspace be on the lookout for water leaks, air leaks in ducts, or condensation on pipes, concrete or discolorations on wood surfaces — particularly around the rim joist area. Be sure to address any issues promptly. If there is standing water as a result of a leak, you have 24-48 hours to dry the area before mold spores can settle in and grow, so clean up the water as soon as you can, and then use a dehumidifier or fan to help dry out the area.

Damp areas on walls can be eliminated by making sure there is air an air space and good circulation between the wall and any furniture, clothing, or other objects. Firewood drying indoors also can contribute to moisture loads. A plugged or disconnected dryer vent can introduce large amounts of water vapor into the air and go unnoticed. Inspect all vents to the exterior periodically to ensure they are in good working order. Eliminate any standing water in the home. You can prevent standing water in showers and sinks by keeping drains clear and clean. Keeping a pot or kettle full of water going on the stove should be avoided.

Finally, if you do discover mold growth, it is important to clean it up as soon as possible to stop the mold from spreading and to prevent further occupant exposure.

Posted in Ask A Builder and tagged Alaska, CCHRC, cold climate housing research center, Fairbanks, moisture, mold, mold prevention on January 29, 2014 by mrettig.

Charlene D. Moss, Broker and Property Manager
179 E Nelson Ave
Wasilla, AK 99654
(907) 357-1414 Property Management

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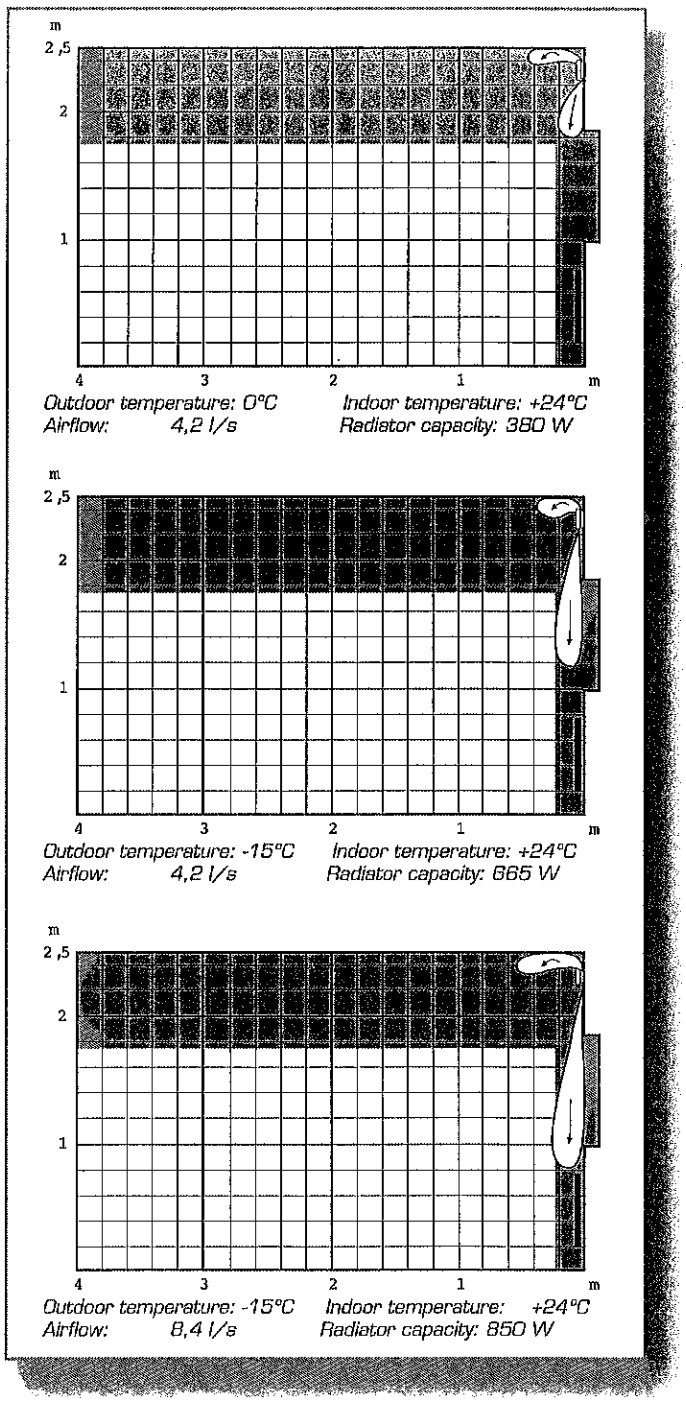
FRESH 80

Air supply vent

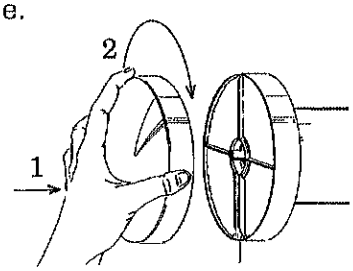
Distribution pattern

The diagrams show that Fresh 80 can handle up to 8 l/s at -15°C without causing draught problems.
The white areas show the distribution pattern for air movements above 0.15 m/s.
The shaded part is the area outside the living/working-space.

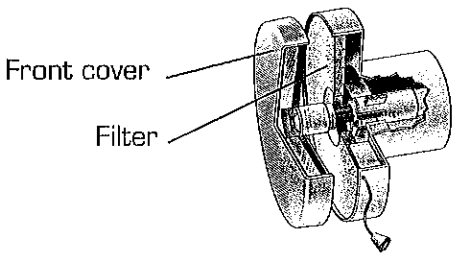


Maintenance

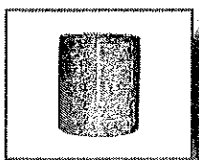
In order to ensure correct airflow and to retain good air quality it is important to keep the filter clean. We recommend to wash/replace the filter 1-2/year.
The Standard filter is washable (use a gentle soap/detergent). The Pollen filter and Environmental filter should be replaced with a new one.



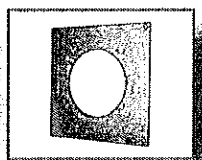
In order to change filter, press the cover and turn it clockwise. Pull off the cover and remove the filter holder. The filter is now accessible to be washed/replaced.



Accessories

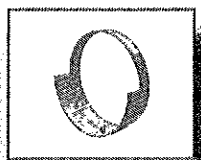


Wall pipes
Available in different lengths and sizes.



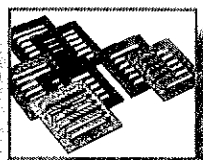
Cover plate
Available in different sizes and colours

Storm shield
Ø81 mm
Protection against heavy winds and water



Air deflector
Regulates the air direction.

Filter
Pollen filter (EU3) and Environmental filter (EU7).



External grille
Available in different sizes and colours.

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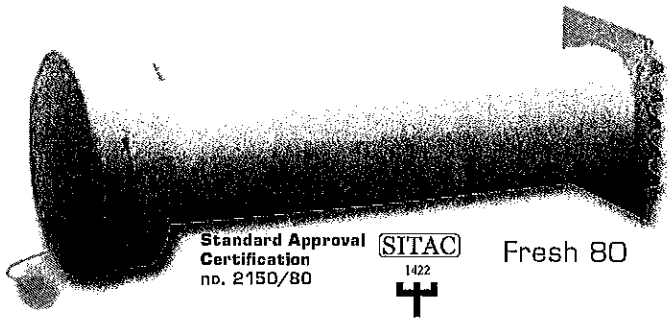
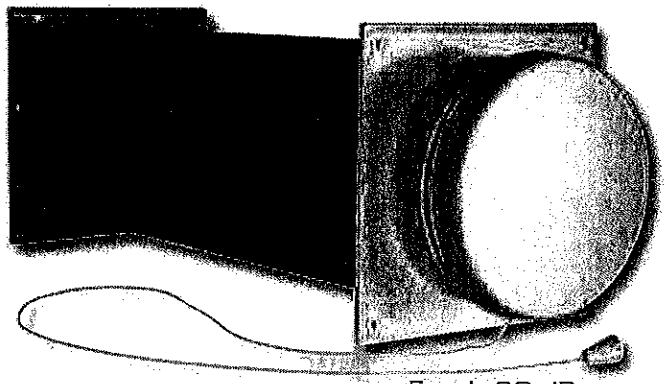
FRESH 80

Air supply vent

- Easy open/close-mechanism
- Condensation protected
- Adjustable distribution pattern
- Several filter-alternatives
- Complete range of accessories



Fresh 80



Fresh 80-dB

Fresh 80

Classic wall vent designed to provide a continuous airflow into the building/house. The vent is supplied with filter and condensation protection.
Fresh 80 is also available in a sound reduced model (Fresh 80dB).

Specification		
Product	**Description**	**Art. no.**
Fresh 80 Indiviually packed	Complete vent with wall pipe Ø81/85 mm	180001
Fresh 80 Bulk	Complete vent with wall pipe Ø81/85 mm	800001
Fresh 80 Internal part	Internal part	800011
Fresh 80-dB Bulk	Complete sound-reduced vent, wall pipe Ø81/140 x 400 mm	805121
The vent can easily be adjusted to suit special requests (larger cover plates, other pipe-lengths etc).		

Technical facts	
Capacity:	5,2 l/s at 10 Pa
Wall opening:	Ø86 mm for Fresh 80 or Ø150 mm for Fresh 80-dB
Material:	ABS-plastic (recyclable)
Colour:	White, RAL 9010

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FRESH 80

Air supply vent

Description/function

Standard
Air supply vent for wall mounting. The vent is capable of providing the room with large quantities of fresh air without causing draught.
A complete set contain internal part, 2 x 150 mm-pipes and external grille.
The pipes fit telescopically which provides a flexible join.

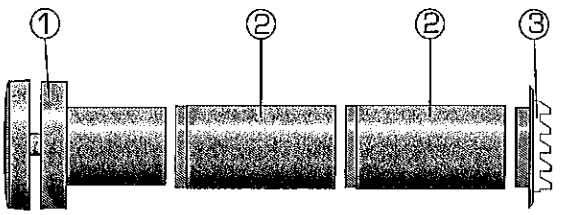
Internal part
The internal part is supplied with standard filter and condensation protection. The vent can easily be open/closed with the pull cord. Minimum-flow can be set by adjusting the setting screw (see illustration below).
The distribution pattern can be adjusted by using an air deflector (accessory).
The vent has three filter-alternatives; Standard filter (dust & insect filter), Pollen filter (EU3) and Environmental filter (EU7).

Sound-reduced vent
The sound-reduced model has another wall pipe compared with standard. Besides the dB-pipe it also contain two coverplates (#165). The internal adapter is shorten in order to give optimal sound-reduction.
The pipe length is 400mm as standard but can easily be cut to requested length (max.1200mm).

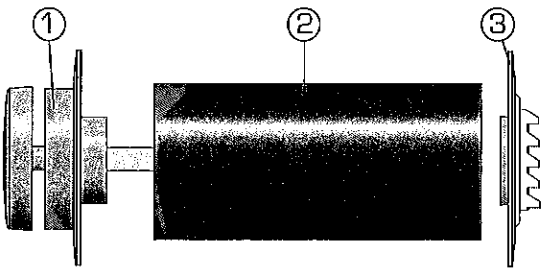
Mounting
A high placing is recommended preferably above a radiator. With this solution the incoming air mixes with the convection flow of warm air, ensuring maximum comfort.
When using the vent in rooms with under-floor-heating we recommend to use an air deflector (ensures a better mix of air and prevents draught, accessory).

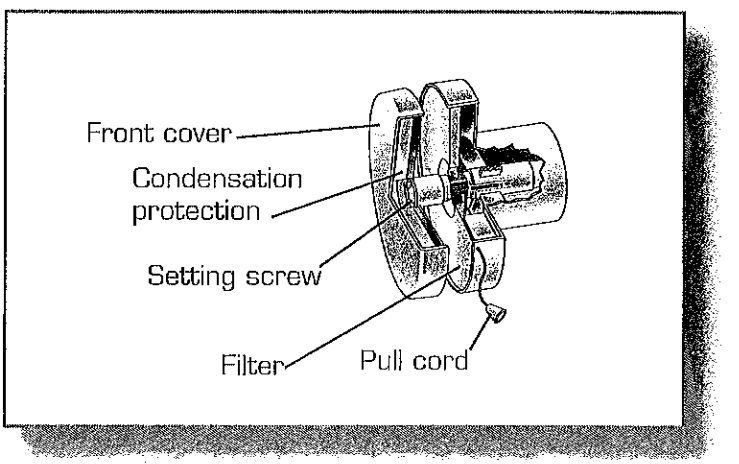
Minimum-flow setting
The minimumflow is set by taking off the front cover (from shut position). Insert a small screwdriver into the rim and pull the cover outwards. The vent opening is infinitely variable by adjusting the setting screw.

Fresh 80, Ø85mm		
Pos.	Description	Art no
1	Fresh 80 Internal part	800011
2	Wall pipe Ø81/85 x 150 mm	800150
3	External grille #115	801151



Fresh 80-dB, Ø140mm		
Pos.	Description	Art no
1	Fresh 80 Internal part incl. cover-plate #165	805001
2	dB-pipe Ø81/140 x 400 mm	806004
3	External dB-grille incl cover plate #165 mm	805161





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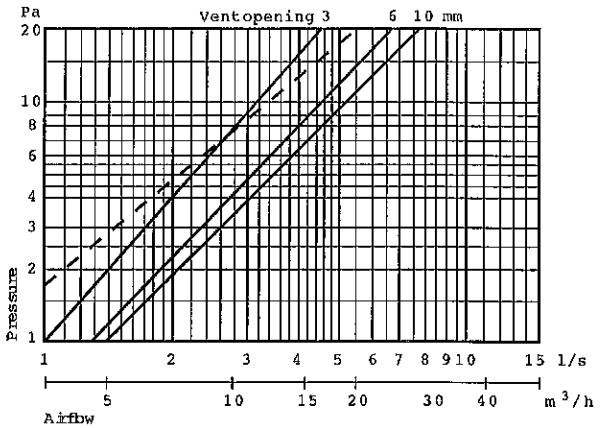
FRESH 80

Air supply vent

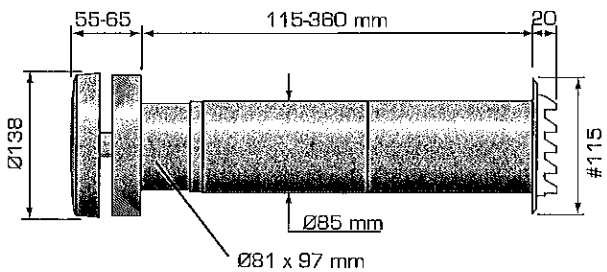
Technical data Fresh 80	
Capacity at 10 Pa:	5.2 l/s
Hole opening:	Min. Ø86 mm
Max wall thickness:	360 mm. Additional wall pipes are available (150mm).
Material:	ABS-plastic (recyclable)
Colour:	White, RAL 9010
Sound reduction Dn,e,w	35 dB
Technical data Fresh 80-dB	
Wall opening:	Ø150 mm
Max wall thickness:	400 mm. For other lengths please contact Fresh AB.

Capacity

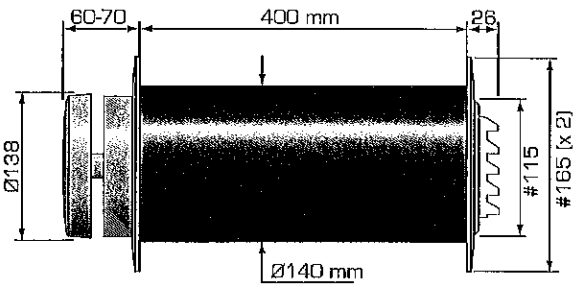


The dotted line illustrates pollen/environmental filter at 10 mm opening.

Dimensions Fresh 80

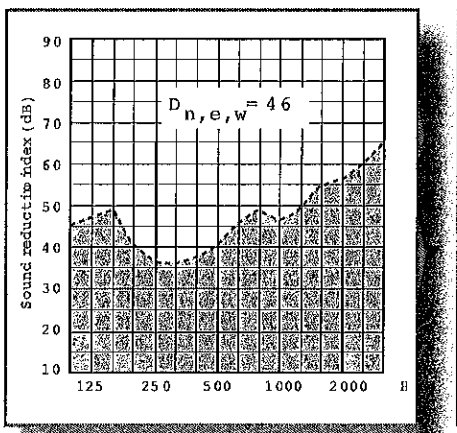


Dimensions Fresh 80-dB

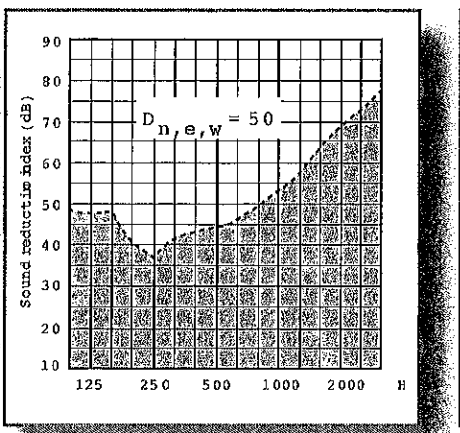


Sound data

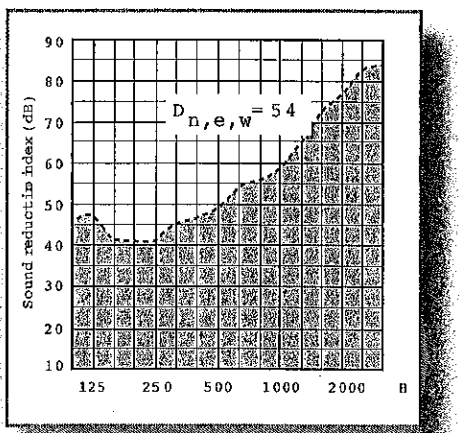
The diagrams show sound-reduction with fully open vent. The calculations are based on a reference area of 10 m².



Fresh 80-dB with 200mm wall pipe.



Fresh 80-dB with 300mm wall pipe.



Fresh 80-dB with 400mm wall pipe.