Lease Agreement

Terms: Address: 4705 Apt. 1, N. Tongass Highway, Ketchikan, AK, 99901

I. **Parties:** The parties are Susan Hoyt, Hereinafter referred to as Lessor, and Jesse Hoyt hereinafter referred to as Tenants.

II. **Premises:** This is a business tenancy for the purpose of the Tenants growing commercial marijuana consistent with Alaska law.

III. **Rent:** There shall be a monthly rent of 1,400, due on the 5th. There shall be a grace period of 10 days until rent is late.

IV. **Term:** The lease shall commence on 8-1-21 and shall continue for a period of one year from the date of signing. Therinafter, the lease shall revert to a month to month tenancy unless either party gives notice of termination of the month to month tenancy thirty days prior to the next month. For purposes of this section, every month starts on the first day of that month.

V. **Security Deposit:** The Security Deposit is $1000 plus $1400 for the last month's rent. The tenant shall pay the first month's rent prior to taking possession of the premises.

VI. **Care and Maintenance:** Tenants agree to take care of the premises, including keeping it clean and sanitary, pick up all litter at the premises, and to report any problems with the premises to Landlord immediately. Tenants agree to change their own lightbulbs.

VII. **Fixtures:** Tenants are commercial tenants. Any fixtures they install, remain property of the tenants for the duration of the lease.

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VIII. **Appliances:**

_____

_____.

IX. **Paint:**

_____

_____.

X. **Utilities:** All utilities must be paid by Tenants

_____.

XI. **Commercial Use:** The Lessor fully understands that the Tenants will use the facility for marijuana cultivation. Lessor understands that Marijuana will not be removed from the property under any circumstances, including eviction by the tenants. Lessor must notify the Alaska Alcohol and Marijuana Control Board before removing marijuana from the property, even if the Tenants are evicted.

XII. **Sublease and Assignment:** Tenants may not sublease or assign the premises without prior written permission from Landlord. Any such written permission will not constitute a novation of tenant's liability for the terms of the lease unless the written permission expressly states so.

XIII. **Attorney Representation and Document Preparation:** Tenants understand that this lease agreement was prepared by Leif Thompson, Jesse Hoyt's personal attorney. The other parties certify that they will review this document with the counsel of their choice, or freely and voluntarily waive the same.

XIV. **Choice of Forums:** The parties agree that any disputes arising out of this lease agreement are to be adjudicated in the Alaska First Judicial District at Ketchikan.

XV. **Marijuana License:** This lease is contingent on the Tenants having a valid license to grow marijuana, and otherwise lawfully conducting their business. In the event that the Tenants lose

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their marijuana
license: 12173

In the event that marijuana growing becomes
unlawful: _____.

Signed:

Susan Hart
Landlord

8-1-21
Date

Jesse Hart
Tenant

8-1-21
Date

Jake Rodriguez
Tenant

8-1-21
Date

Received by AMCO 6.29.21 & 6.30.21. Payment 8.11.21 & 8.23.21.

February 3, 2022 at 11:01 AM

— effective not earlier than the effectuation to the transfer.

— the disclaimer that the landlord may not take possession of any marijuana or marijuana products, and that amco will be contacted in the event that this is necessary.

Susan Hoyt 2-3-22

Landlord SUSAN HOYT

JESSE HOYT

Tenant 2-3-22

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