Lease Agreement

Terms: Address - 4705 North Tongass Hwy Apt 2 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 1-1-23 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.

AMCO Rcvd 3.2.2023

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Received by AMCO 1.23.23

their marijuana license: 34926

In the event that marijuana growing becomes unlawful: _____.

Signed:

Susan Hart
Landlord

1-1-23
Date

Jesse Hart
Tenant

1-1-23
Date

Received by AMCO 1.23.23