Business Lease

Marijuana Limited Cultivation Business Property

BY THIS AGREEMENT made and entered into on June 30, 2022 between Edward Rollins, herein referred to as Lessor, and Landon Cooper, herein referred to as Lessee. Lessor leases to Lessee the licensed 720 square foot building situated at 12428 West Round Table Drive Houston Alaska, in the City of Houston, State of Alaska, together with all appurtenances, for a term of Two-Years, to commence on July 10, 2022.

1. Rent. Lessee agrees to pay, without demand, to Lessor as rent for the demised premises the sum of One Thousand Two Hundred Dollars ($1,200.00) per month in advance on the 1st day of each calendar month beginning July 10, 2022 and ending when a thirty-day notice is given in writing on the first day of the next month. The prorated rent amount of Eight Hundred Dollars ($800.00), as well as the security deposit of One Thousand Two Hundred ($1,200.00), for the total of Two Thousand ($2,000.00) is due with check by July 10, 2022.

2. Form of Payment. Lessee agrees to pay rent each month in the form of one personal check, OR one cashier's check, OR one money order made out to Edward Rollins.

3. Late Payments. For any rent payment not paid by the date due, Lessee shall pay a late fee in the amount of Twenty Dollars ($20.00) for each additional day thereafter.

4. Returned Checks. If, for any reason, a check used by Lessee to pay Lessor is returned without having been paid, Lessee will pay a charge of Fifty Dollars ($50.00) as additional rent AND take whatever other consequences there might be in making a late payment. After the second time a Lessee's check is returned, Lessee must thereafter secure a cashier's check or money order for payment of rent.

5. Security Deposit. On execution of this lease, Lessee will deposited with Lessor a security deposit of One Thousand Two hundred Dollars ($1,200.00), receipt of which is acknowledged by Lessor, as security for the faithful performance by Lessee of the terms hereof, to be returned to Lessee, on the full and faithful performance by him of the provisions hereof.

6. Use of Premises. The demised premises shall be used and occupied by Lessee exclusively as a Marijuana Limited Cultivation Business, and neither the premises nor any part thereof shall be used at any time during the term of this lease by Lessee for the purpose of carrying on any business, profession, or trade of any kind, or for any purpose other than as a Marijuana Limited Cultivation Business and the parking area to store a plow truck used as a snow removal business of the lessee.

7. Condition of Premises. Lessee stipulates that he or she has examined the demised premises and that they are, at the time of this lease, in good order, repair, and a safe, clean and tenantable condition.

8. Keys. Lessee will be given one key(s) to the premises, as well as the security alarm code. If all keys are not returned to Lessor following termination of lease, Lessee shall be charged Twenty Dollars ($20.00) per key.

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9. Parking. The parking area that is provided is strictly self-park and is at owner's risk. Lessor is not responsible for, nor does Lessor assume any liability for damages caused by fire, theft, and casualty or any other cause whatsoever with respect to any vehicle or its contents. The property owner has two buildings on site and will be the only other person outside of the tenant and tenants guests. Lessee is responsible for their guest's actions.

10. Assignment and Subletting. Lessee shall not assign this lease, or sublet or grant any concession or license to use the premises or any part thereof.

11. Alterations and Improvements. Lessee shall make no alterations to the buildings on the demised premises or construct any building or make other improvements on the demised premises without the prior written consent of Lessor.

12. Damage to Premises. If the demised premises, or any part thereof, shall be partially damaged by fire or other casualty not due to Lessee's negligence or willful act or that of his employee, family, agent, or visitor, the premises shall be promptly repaired by Lessor and there shall be an abatement of rent corresponding with the time during which, and the extent to which, the leased premises may have been inhabitable; but, if the leased premises should be damaged other than by Lessee's negligence or willful act or that of his employee, family, agent, or visitor to the extent that Lessor shall decide not to rebuild or repair, the term of this lease shall end and the rent shall be prorated up to the time of the damage.

13. Dangerous Materials. Lessee shall not keep or have on the leased premises any article or thing of a dangerous, inflammable, or explosive character that might unreasonably increase the danger of fire on the leased premises or that might be considered hazardous or extra hazardous by any responsible insurance company.

14. Utilities. Lessee shall be responsible for arranging for and or paying for any utility services required on the premises.

15. Right of Inspection. Lessor shall have the right within a twenty- four- hour notice, during the term of this lease and any renewal thereof to enter the demised premises for the purpose of inspecting the premises and all building and improvements thereon.

17. Maintenance and Repair. Lessee will, at his sole expense, keep and maintain the leased premises and appurtenances in good and sanitary condition and repair during the term of this lease and any renewal thereof. In particular, Lessee shall keep the fixtures in the house or on or about the leased premises in good order and repair. All equipment in the structure is the Leesee's obligation for repairs.

18. Painting. Lessor reserves the right to determine when the dwelling will be painted.

19. AMCO Requirements. Lessee shall adhere to all the rules required by AMCO. All required documents that need to be filed for change of ownership for the Cultivation license shall be filed before moving into the building.

20. Rules and Regulations. Lessor's existing rules and regulations, if any, shall be signed by Lessee, attached to this agreement and incorporated into it. Lessor may adopt other rules and regulations at a later time provided that he or she have a legitimate purpose, not modify Lessee's rights substantially and not become effective without notice of at least two (2) weeks.

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21. Holdover by Lessee. Should Lessee remain in possession of the demised premises with the consent of Lessor after the natural expiration of this lease, a new month-to-month tenancy shall be created between Lessor and Lessee, which shall be subject to all the terms and conditions hereof but shall be terminated on thirty days' written notice served by either Lessor or Lessee on the other party.

22. Notice of Intent to Vacate. A thirty-day notice to vacate is required at the end of the lease, to terminate the lease. Otherwise the lease shall become a month-to-month tenancy.

23. Surrender of Premises. At the expiration of the lease term, Lessee shall quit and surrender the premises hereby demised in as good state and condition as they were at the commencement of this lease, reasonable use and wear thereof and damages by the elements are the exception.

24. Default. If any default is made in the payment of rent, or any part thereof, at the times hereinbefore specified, or if any default is made in the performance of or compliance with any other term or condition hereof, the lease, at the option of Lessor, shall terminate and be forfeited, and Lessor may re-enter the premises and remove all persons there from. Lessee shall be given written notice of any default or breach, and termination and forfeiture of the lease shall not result if, within seven days of receipt of such notice, Lessee has corrected the default or breach or has taken action reasonably likely to effect such correction within a reasonable time.

25. Abandonment. Lessee must notify Lessor of any anticipated extended absence from the premises in excess of fifteen days. To not do so will constitute abandonment and result in the termination of the lease. All monetary obligations of the lessee will remain in affect.

26. Binding Effect. The covenants and conditions herein contained shall apply to and bind the heirs, legal representatives, and assigns of the parties hereto, and all covenants are to be construed as conditions of this lease. This lease supersedes any proposed or prior lease signed before or on 5-31-2022.

27. Severability. If any portion of this lease shall be held to be invalid or unenforceable for any reason, the remaining provisions shall continue to be valid and enforceable. If a court finds that any provision of this lease is invalid or unenforceable, but that by limiting such provision it would become valid and enforceable, then such provision shall be deemed to be written, construed and enforced as so limited.

33. Lease Option: Lessee has the option to buy the property for Ninety Thousand ($90,000.00) any time, during the 24 month period of the lease. 50% of the rent monies will be applied as a credit towards the $90,000.00 sales price, if this option is exercised.

Lessee: _____ Date: 6-30-2022

Lessor: _____ Date: 5-30-2022

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Edward Rollins
PO Box 91274
Anchorage, Alaska
99509-1274
Cell—907-982-0142
efrollins@hotmail.com

Marijuana Limited Cultivation Business Sales Agreement

This agreement is made this 31st day of May 2022,

Edward Rollins
12274 West Round Table Drive
Anchorage, AK 99694
(Seller)

Landon Cooper
7704 Boundary Ave.
Anchorage, AK 99504
(Buyer)

It is agreed that Edward Rollins does hereby agree to sell any and all interests in Gold Leaf Farms. The business license, equipment and supplies in the 720 square foot building, at 12428 West Round Table Drive Houston, ALK 99694, for the sum of Eighty-Five Thousand Dollars, ($85,000.00).

The buyer must start the change of ownership of the license with AMCO and have all documents in place before moving into the building, as prescribed in the twenty-four month lease. The buyer must have insurance to cover the replacement cost of the building for which the business is operating in, in place before taking over the building.

The buyer agrees to buy the property for Ninety Thousand Dollars ($90,000.00) within a two-year period.

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Buyer: _____
Landon Cooper
7704 Boundary Ave.
Anchorage, AK 99504

Seller: _____
Edward Rollins
12274
West Round Table Drive
Houston AK 99694

Offical Seal
STATE OF ALASKA
Notary Public
Breanne Martucci
Commission #210828002 Commission Expires 08/28/2025

_____
Notary Public in and for the State of Alaska

My commission expires: 08/28/25

Subscribed and sworn to before me this 29 day of July, 2022

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Addendum

This addendum is for the lease written June 30th, 2022, between Edward Rollins and Landon Cooper, the lease is for a Marijuana Limited Cultivation Business Property. This amendment shall be Article 34 of the above-mentioned lease.

34. In the of default within a 24-hour period the Landlord will call AMCO enforcement to dispose of any marijuana properly.

	3-10-2023	
Edward Rollins	Date	Landon Cooper