INTENT TO LEASE

It is the intent of Deenge Anchorage LLC, an Alaska Limited Liability Company, hereinafter "Lessee", to lease from SST Worldwide LLC hereinafter "Lessor", the vacant lot (Parcel No. 00804134000, LT 9A), located at 4471 Laurel Street, Anchorage, Alaska 99507.

The following items have been discussed, and it is the intent of the parties of this agreement to abide by these conditions.

USE OF PREMISES: Retail Marijuana Store with Onsite Consumption (Edible only)

COMMENCEMENT DATE: May 1, 2025

LEASE TERM: 1 Year with automatic renewals for additional 1-year terms

PAYMENT OF RENT:	MONTHLY RENT	RENT PER SQ FT
YEAR ONE	$1,500	N/A
YEAR TWO	$1,500	N/A
YEAR THREE	TBD – Buildout dependent	TBD – Buildout dependent

SEC DEPOSIT/LAST MO RENT: N/A

MAINTENANCE/UTILITIES: Lessor shall furnish the following utilities and services: Lessor shall pay its pro-rata share of property taxes

Lessee shall furnish the following utilities and services: Lessee shall cover all utilities, services, pro-rata share of property taxes, permitting, building costs etc. regarding the property.

OTHER CONDITIONS: Lessee shall construct a building and associated parking for its retail marijuana store, shall obtain all permits necessary for the buildout and shall apply for a Special Land Use Permit with the Municipality of Anchorage.

LEASEHOLD IMPROVEMENTS: Lessee understands that all leasehold improvements will be under the ownership of the Lessor unless Lessee and Lessor enter into a ground lease or Lessor agrees to sell the vacant land to Deenge Anchorage LLC or an affiliate of Deenge Anchorage or its Member Noel Lowe.

LEASE DOCUMENT: If this Intent to Lease is not accepted by the Lessor on or before July 1st, 2025, the offer shall terminate, and all sums deposited herewith shall be promptly returned to Lessee upon receipt of a written request. Upon acceptance of this Intent to Lease, Lessor shall proceed with the preparation of a Lease, it being expressly understood that this proposal is not binding on either of the parties and that the Lease, when executed by the parties, shall contain their full, binding agreement.

In the event that Lessor accepts this Intent to Lease, and the parties are for any reason unable to consummate a Lease, all sums deposited herewith shall be promptly returned to Lessee upon receipt of a written request.

The below signed parties have agreed to the above outlined terms by affixing their signatures below:

LESSEE: [signature] Date: 4/25/25

LESSOR: mel Date: 4-25-25

AMCO Received 5.30.25