



Public Notice

Application for Marijuana Establishment License

License Number: 10147

License Status: Active-Operating

License Type: Limited Marijuana Cultivation Facility

Doing Business As: PERMAFROST DISTRIBUTORS

Business License Number: 1033200

Email Address: Chase@AKPermafrost.com

Latitude, Longitude: 60.716331, -151.354389

Physical Address: 54200 Leonard Dr.
Nikiski, AK 99611
UNITED STATES

Licensee #1

Type: Individual

Name: CHASE R GRIFFITH

Phone Number: 907-980-7584

Email Address: Chase.Griffith@AKPermafrost.com

Mailing Address: 54200 Leonard Dr.
Kenai, AK 99611
UNITED STATES

Note: No entity officials entered for this license.

Note: No affiliates entered for this license.

Interested persons may object to the application by submitting a written statement of reasons for the objection to their local government, the applicant, and the Alcohol & Marijuana Control Office (AMCO) not later than 30 days after the director has determined the application to be complete and has given written notice to the local government. Once an application is determined to be complete, the objection deadline and a copy of the application will be posted on AMCO's website at

<https://www.commerce.alaska.gov/web/amco>. Objections should be sent to AMCO at marijuana.licensing@alaska.gov or to 550 W 7th Ave, Suite 1600, Anchorage, AK 99501.

POSTING DATE _____

Alcohol & Marijuana Control Office

License Number: 10147

License Status: Active-Operating

License Type: Limited Marijuana Cultivation Facility

Doing Business As: PERMAFROST DISTRIBUTORS

Business License Number: 1033200

Designated Licensee: CHASE R GRIFFITH

Email Address: Chase@AKPermafrost.com

Local Government: Kenai Peninsula Borough

Local Government 2:

Community Council:

Latitude, Longitude: 60.716331, -151.354389

Physical Address: 54200 Leonard Dr.
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REAL ESTATE LEASE FOR:
54200 Leonard Dr.
Nikiski, AK 99635

This Lease Agreement (this "Lease") is dated July 1st, 2018, by and between Chase & Dagmara Griffith ("Landlord"), and Permafrost Distributors (Chase Griffith) ("Tenant"). The parties agree as follows:

PREMISES. Landlord, in consideration of the lease payments provided in this Lease, leases a Cultivation Facility (the "Premises") located at 54200 Leonard Dr. Nikiski AK, 99635.

TERM. The lease term will begin on July 1st, 2018, and be month to month.

MANAGEMENT. The Tenant is hereby notified that Chase R. Griffith is the property manager in charge of the Property. Should the tenant have any issues or concerns the Tenant may contact:

Chase R. Griffith at **907-980-7584** or by mailing a letter to:
54200 Leonard Dr.
Kenai, Alaska 99611.

LEASE PAYMENTS: Tenant shall pay to Landlord lease payments of \$1.00, payable in advance on the First day of each month. Lease payments shall be made to Landlord at 54200 Leonard Dr., Kenai, Alaska, 99611 which may be changed from time to time by Landlord.

SECURITY DEPOSIT: At the time of the signing of this Lease, Tenant shall pay to Landlord, in trust, a security deposit of \$1.00 to be held and disbursed for Tenant damages to the Premises or other defaults under this Agreement (if any) as provided by law. Landlord will retain only that portion of Tenant's security deposit necessary to pay accrued rent or compensate Landlord for damages suffered by reason of Tenant's failure to maintain the dwelling unit. The account is a non-interest bearing account.

POSSESSION: Tenant shall be entitled to possession on the first day of the term of this Lease, and shall yield possession to Landlord on the last day of the term of this Lease, unless otherwise agreed by both parties in writing. At the expiration of the term, Tenant shall remove its goods and effects and peaceably yield up the Premises to Landlord in as good a condition as when delivered to Tenant, ordinary wear and tear excepted.

Tenant Termination of Lease: When the Tenant decides to vacate the rental property, a 30 days' notice is required before month to month lease is terminated.

Trash: Trash will be responsibility of the Tenants, once the provided trash can is full, it is to be taken out.

STORAGE: No additional storage space outside the Premises is provided or authorized by this Lease.

PARKING: This Lease does include Two (2) parking spaces for motor vehicles. The guest area will be provided at the end of Leonard dr.

MAINTENANCE: Landlord shall have the responsibility to maintain the Premises in good repair at all times and perform all repairs necessary to satisfy any implied warranty of habitability.

BREACH IN CONTRACT: Any rules not followed above can and will result in termination of the lease. If this happens, an eviction notice will be given and Tenants will be given 24 hours to vacate the premises.

UTILITIES AND SERVICES:

Landlord shall be responsible for the following utilities and services in connection with the Premises Not to excess (anything over \$200.00 in electricity). If a utility bill is an above that, tenant(s) will be held responsible to make up the difference:

- Water and sewer
- Electricity
- Gas
- heating
- Internet

Water and Sewage

We have a private septic system, and is asking that nothing but toilet paper be flushed down the toilet, and a reasonable effort to dispose grease (bacon grease, cooking oil, ect) in trash instead of sink.

LATE PAYMENTS: For each payment that is not paid within 5 days after its due date, Tenant shall pay a late fee of \$10.00 per day, beginning with the day after the due date.

CUMULATIVE RIGHTS: The rights of the parties under this Lease are cumulative, and shall not be construed as exclusive unless otherwise required by law.

REMODELING OR STRUCTURAL IMPROVEMENTS: Tenant shall be allowed to conduct construction or remodelling (at Tenant's expense) only with the prior written consent of the Landlord which shall not be unreasonably withheld. At the end of the lease term, Tenant shall be entitled to remove (or at the request of Landlord shall remove) any such fixtures, and shall restore the Premises to substantially the same condition that existed at the commencement of this Lease.

ACCESS BY LANDLORD TO PREMISES: Subject to Tenant's consent (which shall not be unreasonably withheld), Landlord shall have the right to enter the Premises to make inspections, or provide necessary services. Landlord will provide reasonable notice of its intention to enter the Premises. However, Landlord does not assume any liability for the care or supervision of the Premises. As provided by law, in the case of an emergency, Landlord may enter the Premises without Tenant's consent.

Removal of Cannabis product not authorized: The landlord/lessor shall not take possession of or remove marijuana from the premises, AMCO will be contacted if the removal is necessary.

LANDLORD:

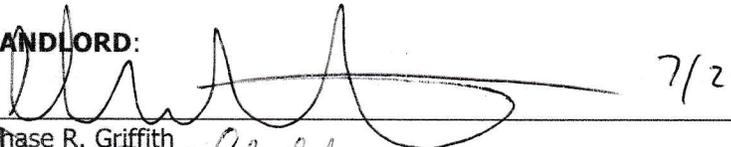
Chase & Dagmara Griffith
54200 Leonard Dr.
Nikiski, Alaska 99635

TENANT:

 7/2018

Permafrost Distributors – Chase Griffith

LANDLORD:

 7/2018

Chase R. Griffith

 7/2018

Dagmara M. Griffith