

License Number: 19204

License Status: Active-Operating

License Type: Limited Marijuana Cultivation Facility

Doing Business As: MIKEY'S PLACE, LLC.

Business License Number: 1078443

Designated Licensee: William Eubanks

Email Address: mplace60@outlook.com

Local Government: Matanuska-Susitna Borough

Local Government 2:

Community Council: Willow Area

Latitude, Longitude: 61.459900, -149.241300

Physical Address: 30353 N. Willow Fishhook Road, Building B
Willow, AK 99688
UNITED STATES

Licensee #1	Entity Official #1
Type: Entity	Type: Individual
Alaska Entity Number: 10091038	Name: William Eubanks
Alaska Entity Name: MIKEY'S PLACE, LLC.	SSN: [REDACTED]
Phone Number: 907-355-0853	Date of Birth: [REDACTED]
Email Address: mplace60@outlook.com	Phone Number: 907-355-0853
Mailing Address: PO Box 369 Wasilla, AK 99688 UNITED STATES	Email Address: wse360@outlook.com
	Mailing Address: PO Box 369 Willow, AK 99688 UNITED STATES

Note: No affiliates entered for this license.



Alaska Marijuana Control Board

Form MJ-20: Renewal Application Certifications

What is this form?

This renewal application certifications form is required for all marijuana establishment license renewal applications. Each person signing an application for a marijuana establishment license must declare that he/she has read and is familiar with AS 17.38 and 3 AAC 306. A person other than a licensee may not have direct or indirect financial interest (as defined in 3 AAC 306.015(e)(1)) in the business for which a marijuana establishment license is issued, per 3 AAC 306.015(a).

This form must be completed and submitted to AMCO's main office by each licensee (as defined in 3 AAC 306.020(b)(2)) before any license renewal application will be considered complete.

Section 1 – Establishment Information

Enter information for the licensed establishment, as identified on the license application.

Licensee:	MIKEY'S PLACE, LLC.	License Number:	19204		
License Type:	LIMITED MARIJUANA CULTIVATION FACILITY				
Doing Business As:	MIKEY'S PLACE, LLC.				
Premises Address:	30353 N. WILLOW FISHHOOK ROAD, BUILDING B				
City:	WILLOW	State:	AK	ZIP:	99688

Section 2 – Individual Information

Enter information for the individual licensee who is completing this form.

Name:	WILLIAM EUBANKS
Title:	MEMBER/MANAGER, LLC.

Section 3 – Violations & Charges

Read each line below, and then sign your initials in the box to the right of any applicable statements:

Initials

I certify that I have **not** been convicted of any criminal charge in the previous two calendar years.

I certify that I have **not** committed any civil violation of AS 04, AS 17.38, or 3 AAC 306 in the previous two calendar years.

I certify that a notice of violation has **not** been issued to this license between July 1, 2020 and June 30, 2021.

Sign your initials to the following statement only if you are unable to certify one or more of the above statements:

Initials

I have attached a written explanation for why I cannot certify one or more of the above statements, which includes the type of violation or offense, as required under 3 AAC 306.035(b).

**Form MJ-20: Renewal Application Certifications****Section 4 – Certifications & Waiver**

Read each line below, and then sign your initials in the box to the right of each statement:

Initials

I certify that no person other than a licensee listed on my marijuana establishment license renewal application has a direct or indirect financial interest, as defined in 3 AAC 306.015(e)(1), in the business for which the marijuana establishment license has been issued.

I certify that I meet the residency requirement under AS 43.23 or I have submitted a residency exception affidavit (MJ-20a) along with this application.

I certify that this establishment complies with any applicable health, fire, safety, or tax statute, ordinance, regulation, or other law in the state.

I certify that the license is operated in accordance with the operating plan currently approved by the Marijuana Control Board.

I certify that I am operating in compliance with the Alaska Department of Labor and Workforce Development's laws and requirements pertaining to employees.

I certify that I have not violated any restrictions pertaining to this particular license type, and that this license has not been operated in violation of a condition or restriction imposed by the Marijuana Control Board.

I certify that I understand that providing a false statement on this form, the online application, or any other form provided by or to AMCO is grounds for rejection or denial of this application or revocation of any license issued.

I, **WILLIAM EUBANKS**, hereby waive my confidentiality rights under AS 43.05.230(a) and authorize the State of Alaska, Department of Revenue to disclose any and all tax information regarding this marijuana license to the Alcohol and Marijuana Control Office (AMCO) upon formal request as part of any official investigation as long as I hold, solely, or together with other parties, this marijuana license.

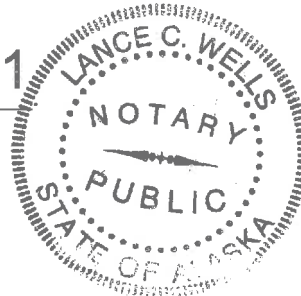
As an applicant for a marijuana establishment license renewal, I declare under penalty of unsworn falsification that I have read and am familiar with AS 17.38 and 3 AAC 306, and that this application, including all accompanying schedules and statements, is true, correct, and complete. I agree to provide all information required by the Marijuana Control Board in support of this application and understand that failure to do so by any deadline given to me by AMCO staff may result in additional fees or expiration of this license.

Signature of licensee

LANCE C. WELLS, ATTY.
Notary Public in and for the State of Alaska

WILLIAM EUBANKS

Printed name of licensee

My commission expires: **06/18/2021**Subscribed and sworn to before me this 6TH day of **JUNE**, 2021

PROPERTY LEASE AGREEMENT

THIS COMMERCIAL PROPERTY LEASE AGREEMENT is made this 1st day of March, 2020, by and between Hatcher Pass Remote Properties, LLC, an Alaska limited liability company, whose address is 30353 N. Willow Fishhook Rd. Building C. Willow, Alaska 99688, herein called "Lessor," and Mikey's Place, LLC, an Alaska limited liability company, whose address is P.O. Box 369 Willow, Alaska 99688, herein called "Lessee"

WITNESSETH:

RECITALS

A. Lessor is the owner of commercial property located at mile 23 Willow Fishhook Rd, Willow, Alaska which is described herein below, and Lessor is willing to lease the property to Lessee as a location as a Commercial Marijuana Growing Facility.

B. Lessee is licensed to do business in Alaska and Lessee represents that it has all required licenses and certifications necessary to run its operations.

C. Lessee desires to lease from Lessor the property herein described as-is, where-is. Lessee, except as otherwise specifically set forth herein, accepts the property in its present condition and without expectation of repairs or remodeling on the part of Lessor.

NOW THEREFORE, in consideration of the mutual representations and covenants contained herein, the parties agree as follows:

1. Leased Premises. Lessor leases to Lessee only building "B" and personal property associated therewith, which is the subject of this Agreement, and which is hereinafter referred to as "Leased Premises," and which is more particularly described as follows:

Building "B" Located at 30353 N. Willow Fishhook Road.
Willow, Alaska 99688

The parties, as an express condition of this Agreement upon which default can be taken, agree that the use to which the Leased Premises will be put by Lessee shall be solely as a Commercial Marijuana Growing facility for Lessee's labors/employees/visitors that are associated with or will be/are working at its growing facility operations in Hatcher's Pass, Alaska. Any change in such use shall require the prior written consent of both parties.

2. Lessee Review and Acceptance of Premises.

The Lessee has examined the leased property and the intended present uses and nonuses thereof. The Lessee accepts the same in the condition in which they now are, without representation or warranty, express or implied, in fact or by law, by the Lessor, and without recourse to the Lessor as to title, the nature, condition, or usability of the leased property, or the uses to which the leased property may be put. The Lessor expressly makes no representation or claim as to the existence or non-existence of Hazardous Substance on the demised property. The Lessor shall not be responsible for any latent defect or change of condition in the building, improvements, and personality, and the rent hereunder shall not be withheld or diminished on account of any defect in such property, any change in the condition thereof, any damage occurring thereto, or the existence with respect thereto of any violations of the laws or regulations of any governmental authority.

3. Term.

a. Term. The term of this Agreement is for a period of two (2) years and commences at 12:01 a.m. on the 1st day of March 2020, and expires on the 1st day of September, 2025.

b. Options to Renew.

i. Extension Options. The Lessee shall have the option to extend the

initial term of this Agreement for one (1) additional one (1) year Term, upon condition that there is no default in the performance of any condition of this Agreement for which a notice of default has been given to the Lessee. However, in the case of any default which cannot with due diligence be cured prior to the last date on which the Lessee is entitled to exercise the option, if the Lessee shall have proceeded promptly after service of the notice of default with due diligence to cure the default, the Lessee may, nevertheless, exercise the option and shall be entitled to any such Extended Term.

ii. Notice. The Lessee shall exercise the option for an Extended Term by notifying the Lessor in writing at least three (3) months prior to the expiration of the then current term. Upon such exercise, this Agreement shall be deemed to be extended without the execution of any further Agreement or other instrument.

4. Rent. Lessee shall pay Lessor monthly rent as follows:

a. Base Rent. Commencing upon the execution of this Lease shall pay Lessor a monthly Base Rent of Two Thousand Dollars and NO/100 Dollars (\$2,000.00) payable in advance on the first day of each month.

b. Sales Tax. Lessee shall also pay to Lessor, at the time of each payment hereunder, such additional amounts, if any, which Lessor may be required by law to collect from Lessee for the Mat-Su Borough, or any other applicable state or federal sales taxes.

c. Place of Payment. Monthly installments are to be paid to Lessor by check, money order or cash, or at such other address as Lessor may from time to time designate in writing.

5. Liability for Taxes. The responsibilities of the parties for taxes which may become due or owing as a result of this Agreement are as follows:

a. Taxes upon personal property owned by Lessee or being acquired by Lessee, such as for furniture, equipment, and merchandise used or to be utilized by Lessee are to be paid for by Lessee.

b. License taxes, sales taxes, or other taxes attributable to revenue generated by Lessee in the use and occupation of the Leased Premises are to be paid by the Lessee.

c. Real property taxes and assessments for public improvements are to be paid by the Lessor and reimbursed by Lessee as noted above.

d. Sales taxes, if applicable, attributable to the Base Rent paid by Lessee for the occupancy of the premises are to be paid by the Lessee to the Lessor as noted above.

6. Non-Assignability. This Agreement is not assignable nor subject to sub-lease and is not transferable in whole or in part and Lessee may not sublet all or any portion of the Leased Premises without Lessor's consent thereto in writing.

7. Maintenance and Repairs of the Premises.

a. Repairs. Throughout the Term of this lease, including any Extended Term Lease, the Lessee, at its sole expense, will take good care of the leased property and the adjoining the leased property, and will make all necessary repairs thereto, interior and exterior, structural and nonstructural, ordinary and extraordinary, and unforeseen and foreseen. When used in this article, the term "repairs" shall include all necessary replacements, renewals, alterations, additions, and betterments. All repairs made by the Lessee shall be at least equal in quality and class to the original work. The Lessee will do or cause others to do all necessary shoring of foundations and walls of the building and every other act for the safety and preservation thereof which may be necessary by reason of any excavation or other building operation upon any adjoining property or street, alley, or passageway.

b. Standards. The necessity for and adequacy of repairs to the leased property and adjoining areas pursuant to subparagraph (a) hereof shall be measured by the standard which is appropriate for improvements of similar construction and class, provided that the Lessee shall in any event make all repairs necessary to avoid any structural damage or injury to the building.

c. Maintenance. The Lessee shall maintain all portions of the leased property and adjoining areas in a clean and orderly condition, free of dirt, rubbish, snow, ice, and unlawful obstructions.

d. Sole Responsibility. The Lessor shall not be required to furnish any services or facilities or to make any repair or alteration in or to the leased property or adjoining areas. The Lessee hereby assumes the full and sole responsibility for the condition, operation, repair, replacement, maintenance, and management of the leased property and adjoining areas.

e. Remodeling. No remodeling or structural alterations of the Leased Premises may be undertaken without the Lessee first has obtained Lessor's written consent which shall not be unreasonably withheld. All such undertakings shall be performed and completed in a workmanlike manner and in compliance with all applicable building and zoning codes. Lessee is to bear the costs of any and all leasehold improvements and alterations. Diagramed plans of any remodeling or alteration shall be submitted by Lessee for Lessor's consideration as to whether consent may be given. If any alterations by Lessee trigger obligations under the Americans with Disabilities Act (42 U.S.C. § 12101) to remove barriers in the path of travel to the altered area, Lessee, at Lessee's sole expense, shall be responsible for any such barrier removal. The Lessee shall not, without the prior written consent of the Lessor, mortgage his interest in the Leased Premises for the purpose of constructing improvements or

any other purpose. In any and all events no mortgage of the leasehold estate will attach to or impair the underlying fee estate.

g. Arbitration. In case any dispute shall arise at any time between the Lessor and the Lessee as to the standard of care and maintenance of the leased property and adjoining areas, the dispute shall be determined by arbitration as set forth herein, provided that if the requirement for making repairs or replacements is imposed by any governmental authority or the holder of any mortgage to which this lease is subordinate, then such required repairs or replacements shall be complied with by the Lessee and shall not be considered an arbitration dispute. The Lessee, however, shall have the right to dispute or contest the validity, application, or reasonableness of any such requirement and the Lessor shall afford to the Lessee reasonable cooperation in this connection.

8. Utilities and Service Charges. The obligation of payment and the expense of all utility and local government service charges, including, but not limited to, telephones, electricity, heat, heating fuel, water, hot water and sewage and garbage disposal shall be that of the Lessee. Lessee further acknowledges and agrees that it shall be required to maintain heat, heating oil, electricity to the Leased Premises twenty-four (24) hours a day for the entire Term of the Lease. In the event Lessee fails to maintain such maintain heat, heating oil, electricity to the Leased Premises and Lessor is required to do so, then Lessee shall be in default and all sum paid for or incurred by Lessor shall be treated as past due additional rent for the remaining Term of the Lease.

9. Termination of the Agreement. The conditions governing the termination of this Agreement and the Lessee's departure from the possession of the Leased Premises are as follows:

a. Time is declared to be of the essence to the performance of all conditions and covenants created by the execution of this Lease Agreement with the consequence that any default hereunder gives Lessor the right to take possession of the Leased Premises and to occupy the Leased Premises to the exclusion of Lessee, with Lessor thus having the option to there upon terminate the Agreement. Lessor's re-taking of possession of the Leased Premises does not constitute a termination of the Agreement unless Lessor provides written notice of termination of the Agreement to Lessee. Notwithstanding termination of the Agreement as a result of default by Lessee, Lessee remains liable for unpaid rent over the remainder of the applicable term of the Agreement.

b. On termination of this Agreement, whether by breach or expiration of its term, Lessee agrees that Lessee will vacate and depart the Leased Premises leaving them in as good a condition and state of repair as when possession was taken except as to ordinary wear and tear.

c. In the event of destruction by fire or other cause, or in the event of damage sufficient to make the Leased Premises untenable for a period in excess of one hundred twenty (120) days, then this Agreement may be terminated by Lessor or Lessee. In the event of an untenable period of less than one hundred twenty (120) days, the Lessee is relieved of the obligations for the payment of the required monthly installments during said untenable period but the Agreement can only be canceled under such circumstances at the option of the Lessor.

d. Upon termination and the Lessee vacating the Leased Premises, any carpeting or flooring, lighting fixtures, wall paneling, and other permanent fixtures or improvements which may have been installed by Lessee or at Lessee's direction become the property of the Lessor without cost or expense to Lessor except as may otherwise be expressly

provided herein.

10. Default by Lessee. The Lessee's default or breach of this Agreement shall be deemed to have occurred in the event that one or more of the following conditions occur:

a. Lessee shall fail to pay any installments of Base Rent or any other obligation hereunder involving the payment of money and such failure shall continue for a period of five (5) days after the date due. Unless Lessor agrees to carry forward Rent until Rent payments can be made from sale of Lessee's products. If Lessee has not started sell is products by the time the renewell date Lessor can terminate the Lessee's Lease.

b. Lessee shall fail to comply with any term; provision or covenant of this Agreement, other than as described in subsection (a) above, and shall not cure such failure within fifteen (15) days after written notice thereof to Lessee.

c. Lessee or any guarantor of Lessee's obligations under this Agreement shall become insolvent, or shall make a transfer in fraud of creditors, or shall make an assignment for the benefit of creditors.

d. Lessee or any guarantor of Lessee's obligations under this Agreement shall file a petition under any section or chapter of the Bankruptcy Act, as amended, or under any similar law or statute of the United States or any State thereof, or Lessee or any guarantor of Lessee's obligations under this Agreement shall be adjudged bankruptcy or insolvent in proceedings filed against Lessee or any guarantor of Lessee's obligations under this Agreement.

e. A receiver or Trustee shall be appointed for the Leased Premises or for all or substantially all of the assets of Lessee or of any guarantor of Lessee's obligations under this Agreement.

f. Lessee shall desert or vacate or shall commence to desert or vacate the

Leased Premises or any substantial portion of the Leased Premises or shall remove or attempt to remove, without the prior written consent of Lessor, all or a substantial portion of Lessee's goods, wares, equipment, fixtures, furniture, or other personal property.

g. Lessee shall do or permit to be done anything which creates a lien upon the Leased Premises.

11. Lessor Default Remedies. In the event default has occurred, the following rights and remedies in addition to those provided by statute or otherwise, are available to Lessor, to-wit:

a. The re-entry of the Leased Premises by Lessor and the removal and storage of all property on the Leased Premises at Lessee's cost, and without responsibility for loss or damage provided Lessee is given reasonable notice. Lessor's re-entry and retaking of possession of the Leased Premises shall not terminate this Agreement unless Lessor gives written notice of such termination. In the event of de-fault by Lessee, the Lessor / Landlord will not remove from the premises or take possession of Marijuana and AMCO enforcement will be notified immediately.

b. The right to declare this Agreement term to have ended.

c. The right to re-rent the Leased Premises for any sum which may be deemed the best available rental rate.

d. The right to collect any rentals due or to become due from other occupants of the Leased Premises.

e. The right to declare all rent and other charges due and owing for the balance of the applicable Term in accordance with the amounts due set forth in Paragraph 3 hereof and the same shall be immediately due and payable subject to Lessor's common law

obligation to mitigate damages.

f. The right to declare all obligations due and payable and to enforce the payment thereof and the right to perfect all rights and interest to which the Lessor shall be entitled.

g. The right to recover damages against Lessee in accordance with the following:

i. The cost of performing Lessee's obligations pursuant to the Agreement.

ii. The amount equal to the total due under this Agreement pursuant to Paragraph 3, less payments made by Lessee or rent received by reason of Lessor's reletting the Leased Premises.

iii. Interest at the rate of ten and one-half percent (10.5%) per annum from the date damage was incurred, or rental payments became due.

iv. Actual attorneys' fees and costs computed in accordance with reasonable hourly rates and charges prevailing in the community.

12. Floor Loading. Lessee is responsible for the use of the floor of the Leased Premises, without damaging the same, and Lessee shall take adequate precautions to protect the floor.

13. Lien Indemnification. Lessee shall not allow the Leased Premises to become subject to any lien, charge, or encumbrance as a result of Lessee's acts or neglect, and Lessee shall indemnify Lessor against any such liens, charges, or encumbrances.

14. Quiet Enjoyment. During the term of this Agreement and as to any renewals of said Agreement:

a. Lessee is entitled to, and shall hold and enjoy, the Leased Premises without interference from Lessor so long as Lessee promptly pays the monthly installments herein required and performs the covenants and abides by the conditions herein contained.

b. All provisions hereof shall inure to the benefit of, extend to, and include, and be binding upon, the heirs, executors, administrators, successors, and assigns of the Lessee and the Lessor.

15. Liability for Loss. The Lessor is not responsible to Lessee for any loss by Lessee of personal property maintained on the Leased Premises as a result of fire, water damage, vandalism or other casualty.

16. Damage Responsibility. Lessor shall not be liable for any damage occasioned by the negligence or fault of the Lessee, or for any damage resulting from the act or negligence of co-tenants or other occupants of the same building or any owners or occupants of adjacent or contiguous property, or the acts or negligence of any third party, or for damages to Lessee's property as a result of vandalism, flooding, fire, or casualty.

17. Hold Harmless. The use of the Leased Premises by Lessee, its officers, agents, employees, contractors, customers, and guests shall be at their own risk. Lessee will defend, indemnify and hold the Lessor harmless from all claims, causes of action, judgment, liabilities, expenses, costs and attorney fees arising from any act, omission, or neglect of the Lessee, Lessee's agents or employees, or of any person permitted by Lessee to be upon or about the Leased Premises, as well as from all claims, causes of action, judgments, liabilities, expense, costs and attorney fees incurred or paid by the Lessor in defending any action at law, suit in equity or statutory proceeding brought by or at the instance, or in the name of any governmental body, or any public authority in which it shall be attempted to subject the Lessor or the Leased

Premises, or any portion thereof, to any damages, costs, injunctions, restrictions or regulations, by reason of any claim that there shall have been any such act, omission or neglect in any of the respects aforesaid. All claims of which Lessor has knowledge shall be promptly communicated to Lessee who has the right and obligation to thereupon defend the same.

18. Insurance.

a. Liability and Property. Lessee agrees at all times during the term hereof, at Lessee's own expense, to maintain, keep in effect, furnish, and deliver to the Lessor evidence of so-called casualty insurance against loss or damage to the Leased Premises, such as may result from fire and such other casualties as are normally covered by an extended coverage endorsement, such casualty insurance to be in an amount equal to the full replacement cost of the leased Premises. Lessee shall maintain casualty insurance on the premises for the full insurable amount. Lessee shall also maintain liability insurance in form and with an insurer satisfactory to the Lessor, insuring both the Lessor and the Lessee against all liability for damages to person or property in or about said Leased Premises; the amount of said liability insurance shall not be less than One Million Dollars (\$1,000,000.00), inclusive of liability arising from personal injury and/or property damage. All such insurance shall name Lessor as an additional insured by policy endorsement and Lessee shall deliver a certificate of insurance evidencing such to Lessor on the effective date of this Agreement. All such insurance will provide for a minimum of ten (10) days written notice to Lessor prior to lapsing or cancellation. The Lessor shall be entitled to request a fifty percent (50%) increase in the dollar amount of the coverage provided by the insurance for each of the Extended Terms of this Agreement (50% of the actual dollar amount for the prior term).

B. Workman's Compensation. Lessee further covenants and agrees, at its

expense, to take out and maintain at all times necessary workmen's compensation insurance covering all persons employed by Lessee in and about the Leased Premises.

c. Contractor's Insurance. In addition to the insurance carried by Lessee during the course of any alteration or repair work undertaken by a contractor selected by or for Lessee, such contractor shall carry public liability insurance in limits of not less than the amounts herein specified. Lessee may at its option obtain insurance coverage under a blanket insurance policy instead of a separate policy or policies, provided that the certificates issued under such blanket insurance policy, and the coverage afforded thereby conforms in all respects to the requirements of this section.

19. Insurance Increase. Any increases in insurance premiums incurred by Lessor relating to the Leased Premises, including but not limited to, liability or fire insurance, and resulting from improvements, alteration, remodeling or the use and occupancy by the Lessee of the Leased Premises, shall be borne by the Lessee. Lessor will bear any increase in insurance premiums resulting from improvements, alteration, or remodeling done to Leased Premises by Lessor.

20. Condemnation. With reference to condemnation and any proceedings in regards thereto, the following shall apply:

a. In the event title to all of the Leased Premises shall be acquired by anyone by exercise of right of eminent domain, this Agreement shall cease and terminate upon the vesting of title and Lessee shall make all payments required to be made by Lessee hereunder pro rata to date of such vesting of title, but Lessee shall be entitled to a pro rata refund of any rent paid in advance.

b. In the event title to less than the whole of the Leased Premises but more than twenty percent (20%) of any floor area of the Leased Premises, or more than twenty percent (20%) of the Leased Premises shall be so acquired by eminent domain or, as a result of exercise

of such right of eminent domain, the part of the Leased Premises remaining shall not be one undivided whole, then Lessor shall immediately give to Lessee written notice of such acquisition and Lessee shall have the option to terminate this Agreement effective on a date to be specified in a written notice to be given by Lessee or Lessor, provided, however, that the period so specified in such notice shall be a date not more than sixty (60) days after the receipt by Lessee from Lessor of notice of such acquisition, and in such event Lessee shall make all payments required to be made by Lessee hereunder pro rata to the date of such termination, but Lessee shall be entitled to a pro rata refund of any rent paid in advance.

c. In the event Lessee does not exercise Lessee's right of termination, then this Agreement and all the covenants, agreements, terms and conditions hereof shall continue in full force and effect as to the portion of the Leased Premises not taken by exercise of the right of eminent domain. If a portion of the Leased Premises shall have been so taken by exercise of the right of eminent domain without termination of this Agreement, as aforesaid, Lessor shall repair and rebuild the portion of the Leased Premises not so taken in such manner as to render such remaining portion commercially useable for the purposes of Lessee, and Lessor shall restore such portion to a unit of substantially like quality and character as existed before such taking. Commencing with the date said portion of the Leased Premises is so taken, the monthly rental shall be reduced in proportion that the total square footage of the Leased Premises so taken shall bear to the total square footage of the Leased Premises prior to such taking.

d. Any condemnation award with respect to the Leased Premises shall be the sole property of the Lessor.

21. Insurance Recovery Waiver. Lessor and Lessee, and all parties claiming under them, hereby mutually release and discharge each other from all claims and liabilities arising

from or caused by any hazard covered by insurance on the Leased Premises, or covered by insurance in connection with property or activities conducted on the Leased Premises, regardless of the cause of the damage or loss and to the extent of any recovery collectible under such insurance. Lessor and Lessee agree to notify fire and extended coverage insurance companies of these conditions and have insurance policies appropriately endorsed in order to preclude insurance coverage invalidity.

22. Acceleration. At the option of Lessor, upon any default by Lessee, Lessor has the option to declare all rent due and owing in accordance with the amounts due set forth in Paragraph 3 herein, and the same shall be immediately due and payable.

23. Hazardous Substances. Lessee shall not, without Lessor's prior written consent, keep on or about the Leased Premises, for use, disposal, treatment, generation, storage, or sale, any substances designated as, or containing components designated as, hazardous, dangerous, toxic or harmful (collectively referred to as "Hazardous Substances"), and/or is subject to regulation by any federal, state or local law, regulation, statute or ordinance. With respect to any such Hazardous Substance, Lessee shall:

a. Comply promptly, timely and completely with all government requirements for reporting, keeping and submitting manifests, and obtaining and keeping current identification numbers;

b. Submit to Lessor true and correct copies of all reports, manifests and identification numbers at the same time as they are required to be and/or are submitted to the appropriate governmental authorities;

c. Within five (5) days of Lessor's request, submit reports to Lessor regarding Lessee's use, storage, treatment, transportation, generation, disposal or sale of

Hazardous Substances and provide evidence satisfactory to Lessor of Lessee's compliance with the applicable government regulations;

d. Allow Lessor or Lessor's agent or representative' to come on the Leased Premises at all times to check Lessee's compliance with all applicable governmental regulations regarding Hazardous Substances;

e. Comply with minimum levels, standards or other performance standards or requirements which may be set forth or established for certain Hazardous Substances (if minimum standards or levels are applicable to Hazardous Substances present on the Leased Premises, such levels or standards shall be established by an on-site inspection by the appropriate governmental authorities and shall be set forth in an addendum to this Agreement);

f. Comply with all applicable governmental rules, regulations and requirements regarding the proper and lawful use, sale, transportation, generation, treatment, and disposal of Hazardous Substances;

g. Lessee shall be fully and completely liable to Lessor for any and all cleanup costs, and any and all other charges, fees, penalties (civil and criminal) imposed by any governmental authority with respect to Lessee's use, disposal, transportation, generation and/or sale of Hazardous Substances, in or about the Leased Premises;

h. Lessee shall indemnify and save Lessor harmless from any and all of the costs, fees, penalties and charges assessed against or imposed upon Lessor (as well as Lessor's attorneys' fees and costs) as a result of Lessee's use, disposal, transportation, generation and/or sale of Hazardous Substances; and

i. Upon Lessee's default under this paragraph, in addition to the rights and remedies set forth elsewhere in this Agreement, Lessor shall be entitled to the following right

and remedies:

- i. At Lessor's option, to terminate this Agreement immediately; and
- ii. To recover any and all damages associated with the default, including, but not limited to, cleanup costs and charges, civil and criminal penalties and fees, any and all damages and claims asserted by third parties and Lessor's attorneys' fees and costs.

- j. All of Lessee's obligations under this paragraph shall survive termination of the Agreement.

24. Definitions Pertaining to Hazardous Substances.

- a. Hazardous Substances. "Hazardous Substances" means any chemical, substance, material, or waste defined, classified, listed designated, or otherwise considered as hazardous, toxic, or radioactive, or other similar term, by any applicable federal, state, or local Environmental statute, regulation, or ordinance presently in effect or that may be promulgated in the future, and as they may be amended from time to time, including, but not limited to:

- i. Solid Waste Disposal Act, the Hazardous and Solid Waste Amendments of 1984, and the Federal Resource Conservation and Recovery Act of 1976, 42 U.S.C. § 6901 et seq.

- ii. Federal Comprehensive Environmental Response, Compensation, and Liability Act of 1980, and the Superfund Amendments and Reauthorization Act of 1976, 42 U.S.C. §9601 et seq.

- iii. Federal Clean Air Act, 42 U.S.C. §~ 7401-7626. Federal Water Pollution Control Act, and Federal Clean Water Act of 1977, 33 U.S.C. § 1257 et seq.

- iv. Federal Insecticide, Fungicide, and Rodenticide Act, and Federal Pesticide Act of 1978, u U.S.C. Paragraph 13 et seq.

- v. Federal Toxic Substances Control Act, 15 U.S.C. § 2601 et seq.
 - vi. Federal Safe Drinking Water Act, 42 U.S.C. § 300 et seq.
 - vii. Outer Continental Shelf Lands Act, 43 U.S.C. §300 et seq.
 - viii. Alaska Environmental Conservation Act, AS 46.03 et seq.
 - ix. Alaska Oil Pollution Control Act, As 46.04 et seq.
 - x. Alaska Oil and Hazardous Substance Release Act, AS 46.08 et seq.
 - xi. Alaska Hazardous Substance Release Control Act, AS 6.09 et seq.
 - xii. Pipeline Safety Act, 49 U.S.C. § 1671 et seq.
 - xiii. Laws and regulations pertaining to asbestos, petroleum, petroleum products (including gasoline, diesel fuel, heating oil, and lubricating oils or sludge), solvent, paint, paint waste, and similar items).
 - xiv. A “regulated substance” as defined in 42 U.S.C. § 6991.
 - xv. All other applicable laws pertaining to the storage, transportation, or disposal of hazardous, toxic, radioactive, and similar substances, materials, or wastes.
- b. Environmental Law and Environmental Laws. “Environmental Law” and “Environmental Laws” as used in this Lease Agreement includes, but is not limited to, all applicable laws, statutes, codes, ordinances, regulations, or similar requirements, whether codified or under the common law, relating to Hazardous Substances, including, but not limited to, all applicable laws pertaining to the storage, transportation, and disposal of Hazardous Substances.
- c. Environmental Claim. “Environmental Claim” means:
- i. any and all enforcement, cleanup, removal, or other governmental

or regulatory actions pending or threatened against Lessee or the Property pursuant to any Environmental Law; and

ii. Any and all claims pending or threatened against Lessee or the Property relating to damage, contribution, cost recovery, compensation, loss, or injury resulting from Hazardous Substances.

25. Subordination to Existing and Future Mortgages by Lessor. This Agreement is subject and subordinate at all times to the lien of existing and future mortgages on the Leased Premises. Although no instrument or act on the part of the Lessee shall be necessary to effectuate such subordination, the Lessee will, nevertheless, execute and deliver such further instruments subordinating this Agreement to the lien of all such mortgages as may be desired by the mortgagee. The Lessee hereby appoints the Lessor his attorney-in-fact, irrevocably, to execute and deliver any such instrument for the Lessee.

26. Lessee's Obligation to Comply With Applicable Laws-Lessee to Obtain Necessary License. The Lessee at its sole expense shall comply with all laws, orders, and regulations of federal, state, and municipal authorities, and with any lawful direction of any public officer, which shall impose any duty upon the Lessor or the Lessee with respect to the Leased Premises. The Lessee, at its sole expense, shall obtain all required licenses or permits for the conduct of its business within the terms of this Agreement, or for the making of repairs, alterations, improvements, or additions, and the Lessor, where necessary, will join with the Lessee in applying for all such permits or licenses.

27. Attorney Representation. Lessee has been advised to seek separate counsel of its choosing. Lessor and Lessee shall be responsible for their own and separate attorneys' fees incurred in the preparation and completion of this Agreement indenture.

28. Notice. Notice to either party will be sufficient if mailed, certified, return receipt requested, postage prepared to the following address:

Lessor: Hatcher Pass Remote Properties LLC.
P.O. Box 369
Willow, Alaska 99688

Lessee: Mikey's Place
P.O. Box 369
Willow, Alaska 99688

Or at such other address as may be designated in writing by either party.

29. Construction. This Agreement is to be governed and construed in accordance with the laws of the State of Alaska. Jurisdiction and venue for any action relating to this Agreement shall be in the Superior Court for the State of Alaska, Third Judicial District at Anchorage. Should any provision of this Agreement need additional interpretation, it is agreed that the court interpreting and construing the same shall not apply a presumption that this Agreement shall be more strictly construed against one party by reason of the rule of construction that a document is to be construed more strictly against the person who, by himself or through his agent, prepared the same.

30. Arbitration of Issues within Agreement. Any dispute arising out of this *Lease*, not resolved by the Parties within sixty (60) days from the date on which either Party notifies the other of such dispute, shall be mediated in Anchorage, Alaska before a single mediator selected and agreed to by the parties. In the event that the mediation fails, the dispute shall be decided finally by arbitration before three arbitrators in Anchorage, Alaska, under the Commercial Arbitration Rules of the American Arbitration Association (the "*Association*") then in effect.

a. Such notice shall appoint a qualified arbitrator.

b. Within ten (10) days of the receipt of such notice, the other Party shall appoint a qualified arbitrator and the two arbitrators so named shall, within ten (10) days of the appointment of the second, appoint the third.

c. If the responding Party fails to appoint a qualified arbitrator within the specified period, the matter shall be deemed resolved against that Party.

d. If the two arbitrators so appointed cannot agree upon the third qualified arbitrator within the specified period, either Party may apply to have the third arbitrator designated by the *Association*.

e. Each arbitrator shall be an individual qualified by training or experience in the subject matter under dispute.

f. Each Party shall bear its own costs in the arbitration, including the costs of the arbitrator appointed by such Party, and the costs of the third arbitrator shall be borne equally by the Parties.

g. The arbitrators shall enter their award within forty-five (45) days following the appointment of the third arbitrator.

h. The award shall be binding on each of the Parties and its Affiliates and may be enforced in any court having jurisdiction over the person or property of any Party against which enforcement of the award is sought.

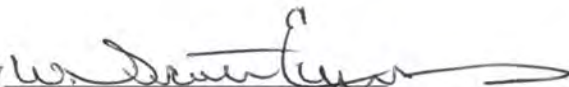
31. Recording of Agreement by Lessee. The Lessee may record a Short Form Acknowledgment of Lease. Neither the Lessee nor the Lessor shall record this lease.

32. Entire Agreement. This Agreement is a final and complete expression of all the terms and conditions of the Agreement between the parties hereto and shall supersede all previous communications, representations or agreements, either verbal or written. No representations, warranties, promises, guarantees, or agreements, oral or written, expressed or implied, are made by either party hereto, except as expressly provided herein. No modification or

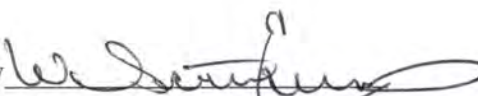
amendments to this Agreement shall be made unless made in writing and duly signed by the parties.

IN WITNESS WHEREOF, the Lessor and Lessee have hereunto set their hands effective as of the date first above written.

LESSOR: Hatcher Pass Remote Properties, LLC

By 
W. Scott Eubanks, President

LESSEE: Mikey's Place, LLC

By 
William Scott Eubanks, Manager

Mikey's Place, LLC.
LIMITED LIABILITY COMPANY OPERATING AGREEMENT

This Limited Liability Company Operating Agreement (the "Agreement") is made and entered into on the 5th day of April, 2020, by and among parties listed in SCHEDULE I, which is attached hereto and incorporated herein by reference, with reference to the recitals set forth below.

RECITALS

the 9th day of September, 2018, Mikey's Place, LLC was formed as a limited liability company (hereinafter-called the "LLC") pursuant to the provisions of the Alaska Revised Limited Liability Company Act as set forth in AS 10.50 et seq. of Corporations and Associations Code of the State of Alaska (the "Statute").

Any and all prior operating agreements for Mikey's Place, LLC, whether written or oral are null and void. In consideration of the covenants and the promises made herein, the parties hereto hereby agree as follows:

I. DEFINITIONS

For purposes of this agreement, the terms set forth below are defined as follows:

- 1.1. **AFFILIATE**. "Affiliate" means, when used with reference to a specified Person, the Principal of the Person, any Person directly or indirectly controlling, controlled by or under common control with such Person, any Person owning or controlling 10% or more of the outstanding voting interests of such Person, and any sibling(s), child (ren), parent(s) or spouse of such Person.
- 1.2. **AGREEMENT**. "Agreement" means this Limited Liability Company Operating Agreement, as originally executed and as amended from time to time, as the context requires. Words such as "herein", "hereinafter", "hereto", "hereby" and hereunder", when used with reference to this Agreement, refer to this Agreement as a whole, unless the context otherwise requires.
- 1.3. **ARTICLES OF ORGANIZATION**. "Articles of Organization" means the articles of organization filed with the Alaska Commissioner for the purpose of forming the LLC, and any permitted amendments thereto.
- 1.4. **AVAILABLE CASH FLOW**. "Available Cash Flow" or "Cash Flow" means, with respect to any Fiscal Year or other period, the sum of all cash receipts of the LLC from any and all sources, less all cash disbursements, including without limitation, operating expenses, taxes and insurances, principal and interest payments on loans or loan repayments, tenant improvements, adjusted for any increases or decreases to reasonable allowances for Reserves, contingencies and anticipated obligations. All determinations with respect to the availability of Cash Flow for distribution shall be made by the Manager.

- 1.5 **BUSINESS OF THE LLC.** "Business of the LLC" shall have the meaning set forth in Section 2.6 hereof.
- 1.6 **CAPITAL ACCOUNT.** "Capital Account" of a Member shall have the meaning set forth in Section 3.5 hereof.
- 1.7 **CAPITAL CONTRIBUTION.** "Capital Contribution" shall have the meaning set forth in Article III hereof.
- 1.8 **CODE.** "Code" means the Internal Revenue Code of 1986, as amended (or any corresponding provision or provisions of any succeeding law).
- 1.9 **DEPRECIATION.** "Depreciation" means, for each Fiscal Year or other period, an amount equal to the depreciation, amortization or other cost recovery allowable with respect to an asset for such Fiscal Year or other period.
- 1.10 **DISSOLUTION.** "Dissolution" means when used with reference to the LLC, the earlier of (a) the date upon which the LLC is terminated under the Statute, or any similar provision enacted in lieu thereof, or (b) the date upon which the LLC ceases to be a going concern, and when used with reference to any Member, the earlier of (a) the date upon which there is a Dissolution of the LLC or (b) the date upon which such Member's entire interest in the LLC is terminated by means of a distribution or a series of distributions by the LLC to such Member.
- 1.11 **ECONOMIC INTEREST.** "Economic Interest" means a Person's right to share in the Net Profits, Net Loss or similar items of, and to receive distributions from, the LLC, but does not include any other rights of a Member, including, without limitation, the right to vote or to participate in the management of the LLC, or, except as provided in Section 9.4, any right to information concerning the business and affairs of the LLC.
- 1.12 **FISCAL YEAR.** "Fiscal Year" means the date of formation until December 31, with respect to the year of organization; from January 1 through the date of dissolution with respect to the year of dissolution; and from January 1 through and including December 31 with respect to all other years.
- 1.13 **INVESTMENT MEMBER.** "Investment Member" means a Member who has made a cash, or cash equivalent, i.e. labor and/or expertise recognized and valued by the Members, capital contribution to the LLC pursuant to this Agreement. Except as stated otherwise in this Agreement, any reference in this Agreement to an allocation of profits and losses, or a distribution, to the Investment Members shall mean that such allocation or distribution is in proportion to the Investment Member's respective Percentage Interest.
- 1.14 **LLC** "LLC" means Mikey's Place, LLC.
- 1.15 **LLC INTEREST.** "LLC Interest" or "Interest" means an ownership interest in the LLC, which includes the Economic Interest, the right to vote or participate in the management of

the LLC, and the right to information concerning the business and affairs of the LLC, as provided in this Agreement and under the Statute.

1.16 LLC LOANS. "LLC Loans" shall refer to any loans or advances made by any Member to the LLC, but there is no obligation on the part of any Member to make any loans to the LLC. Such LLC Loans shall contain such terms and bear interest at the rate agreed to between the Member and the Manager.

1.17 MAJORITY IN INTEREST OF THE MEMBERS. "Majority in Interest of the Members," will be what is also known as "super majority", unless otherwise provided in the Agreement, which means at least sixty-six 66/100 percent (66.66%) of the interests of the Members in the current profits of the LLC.

1.18 MANAGER. Pursuant to the Articles of Organization, the company is to be managed by its members.

1.19 MEMBER. "Member" means a Person who:

1.19.1 Has been admitted to the LLC as a member in accordance with the Articles of Organization or this Agreement, or an assignee of an Interest other than an Economic Interest, who has become a Member pursuant to Section 8.1.

1.19.2 Has not resigned, withdrawn or been expelled as a Member or, if other than an individual, been dissolved.

Reference to a "Member" shall be to any one of the Members. Reference to an "Initial Member" shall be to any one of the members referred in Section 3.1.

1.20 NET CAPITAL CONTRIBUTIONS. "Net Capital Contributions" means the aggregate of a Member's Capital Contributions over the aggregate distributions theretofore made to such Member pursuant to Section 5.1.

1.21 NET PROFITS AND NET LOSS. "Net Profits" and "Net Loss" mean, for each Fiscal Year or other period, an amount equal to the LLC's taxable income or loss for such year or period, determined in accordance with Code Section 703(a) (for this purpose, all items of income, gain, loss or deduction required to be stated separately pursuant to Code Section 703(a)(1) shall be included in the taxable income or loss), with the following adjustments:

1.21.1 Any income of the LLC that is exempt from Federal income tax and not otherwise taken into account in computing Net Profits or Net Loss shall be added to such taxable income or loss;

1.21.2 Any expenditures of the LLC described in Code Section 705(b)(2)(B) or treated as Code Section 705(b)(2)(B) expenditures pursuant to Regulations Section 1.704-1(b)(2)(iv)(i) and not otherwise taken into account in

computing Net Profits or Net Loss shall be subtracted from such taxable income or loss;

- 1.21.3** Gain or loss resulting from any disposition of Property with respect to which gain or loss is recognized for Federal income tax purposes shall be computed by determining the fair market value of the Property at the time of its acquisition as its original basis if acquired from a Member notwithstanding that the adjusted tax basis at the time of acquisition of such Property differs from its fair market value;
- 1.21.4** In lieu of depreciation, amortization and other cost recovery deductions taken into account in computing such taxable income or loss, there shall be taken into account Depreciation for such Fiscal Year or other period, computed in accordance with the subsection hereof entitled "Depreciation"; and
- 1.21.5** Notwithstanding any other provision of this subsection, any items of income, gain, loss or deduction which are specifically allocated shall not be taken into account in computing Net Profits or Net Loss.
- 1.22** **PERCENTAGE INTEREST.** The Initial Members' "Percentage Interests" shall be listed after the parties in SCHEDULE I hereto.
- 1.23** **PERIOD OF DURATION.** "Period of Duration" shall have the meaning set forth in Section 2.5 hereof.
- 1.24** **PERSON.** "Person" means an individual, partnership, limited partnership, corporation, trust, estate, association, limited liability company, or other entity, whether domestic or foreign.
- 1.25** **PRINCIPAL.** "Principal" means the natural Person which is in ultimate control of a Member.
- 1.26** **PROPERTY.** "Property" means the wholesale marijuana inventory and cultivation supplies located at 30353 N Willow Fishhook Rd, Building B, Willow, AK 99688 all interest that the LLC may have in that address, all wholesale businesses located therein, and any other property that may be purchased or leased by the LLC.
- 1.27** **REGULATIONS.** "Regulations" means the federal income tax regulations promulgated by the Treasury Department under the Code, as such regulations may be amended from time to time. All references herein to a specific section of the Regulations shall be deemed also to refer to any corresponding provisions of succeeding Regulations.
- 1.28** **RESERVES.** "Reserves" means funds set aside from Capital Contributions or gross cash revenues as reserves. Such Reserves shall be maintained in amounts reasonably deemed sufficient by the Manager for working capital and the payment of taxes, insurance, debt

service, repairs, replacements, renewals, or other costs or expenses incident to the Business of the LLC, or in the alternative, the Dissolution of the LLC.

- 1.29 **COMMOSSIONER**. "Commissioner" shall mean the Commissioner of the Department of Community and Economic Development of the State of Alaska.
- 1.30 **STATUTE**. "Statute" shall mean the Alaska Revised Limited Liability Company Act as set forth in AS 10.50 of the Corporations and Associations Code of the State of Alaska (or any corresponding provision or provisions of any succeeding law).
- 1.31 **SIXTY-SIX 66/100 PERCENT INTEREST OF THE MEMBERS**. "Sixty-six 66/100 (66.66) percent of Members," unless otherwise provided in the Agreement, means sixty-six 66/100 (66.66/100%) percent of the Interest of the Members in the current profits of the LLC.
- 1.32 **VOTE**. All decisions for the LLC shall be made by the members of the LLC, by resolution of the members at a duly notice and held membership meeting, unless superseded by another Section of this Agreement, or required by the terms of the Statute, Code or applicable Regulations thereunder.

II. INTRODUCTORY MATTERS

- 2.1 **FORMATION OF LLC**. The parties have formed the LLC pursuant to the provisions of the Statute by filing the Articles of Organization with the Commissioner.
- 2.2 **NAME**. The name of the LLC is Mikey's Place, LLC. The Members shall operate the Business of the LLC under such name or use such other or additional names as the Members may deem necessary or desirable provided that: no such name shall contain the words "bank," "insurance," "trust," "trustee," "incorporated," "inc.," "corporation," "corp.," or any similar name or variation thereof. The Members shall register such name under assumed or fictitious name statutes or similar laws of the states in which the LLC operates.
- 2.3 **PRINCIPAL OFFICE**. The LLC shall maintain its principal place of business at 30353 N Willow Fishhook Rd, Building B, Willow, AK, 99688 or any other location mutually agreed upon by the Members.
- 2.4 **REGISTERED AGENT FOR SERVICE OF PROCESS**. The name and address of the LLC's registered agent for service of process is William Scott Eubanks, PO Box 369, Willow, AK 99688,
- 2.5 **PERIOD OF DURATION**. The period of duration of the LLC ("Period of Duration") shall commence on the date of the filing of the Articles of Organization with the Alaska Commissioner and shall continue through and including unless the LLC is terminated or dissolved sooner, in accordance with the provisions of this Agreement.

- 2.6 **BUSINESS AND PURPOSE OF THE LLC.** The purpose of the LLC is to conduct wholesale sales of marijuana and related goods, and at any other location to be opened in the future, and to engage in all activities reasonably related thereto or as approved by a majority of the Members.

III. MEMBERS AND CAPITAL CONTRIBUTIONS

- 3.1 **NAMES AND ADDRESSES OF MEMBERS.** The names and addresses of the Members are set forth in SCHEDULE I hereto.

- 3.2 **CONTRIBUTIONS.** The Members shall contribute the amounts as set forth after their names in SCHEDULE I hereto.

- 3.3 **ADDITIONAL CONTRIBUTIONS.** Members shall be required to make additional Capital Contributions to the LLC only if such additional Capital Contributions are approved by Members holding, in the aggregate, sixty-six 66/100 (66.66%) or more of the Percentage Interests. If additional Capital Contributions are required, each Member shall be obligated to contribute an amount of additional capital equal to such Member's Percentage Interest times the total Capital Contribution amount required of all Members.

- 3.4 **FAILURE TO MAKE CONTRIBUTIONS.** If a Member does not timely contribute capital when required, that Member shall be in default under this Agreement. In such event, one of the Managers shall send the defaulting Member written notice of such default, giving him/it 14 days from the date such notice is given to contribute the entire amount of the required capital contribution. If the defaulting Member does not contribute the required capital to the Company within said 14-day period, the non-defaulting Members may exercise any of the following remedies, in addition to any and all other rights or remedies available under law or in equity, by written notice to said effect to the defaulting Member within ten (10) days after said 14-day period:

- A. Make for their own account the additional capital contribution requested of the Defaulting Member, thereby increasing their Percentage Interest and reducing the Defaulting Member's Percentage Interest. The change in Percentage Interest shall be determined by the amount the Defaulting Member did not contribute divided by the total of all capital contributions ever requested of the Defaulting Member.
- B. Borrow the amount of the required additional capital contribution of the Defaulting Member from any lender, including the non-defaulting Members, and lend the money to the Defaulting Member with or without a written note or the Defaulting Member's consent, to make the required additional capital contribution for said Defaulting Member's account, which loan shall be deemed to be a loan by the lender to the Defaulting Member payable by the Defaulting Member to the lender on demand, which loan shall bear interest payable monthly at prime plus 5% if made by a Member, and at a commercially reasonable rate if made by a third party. A Defaulting Member shall be liable to

the non-defaulting Members or other lender for all costs and fees, including but not limited to drafting the note, which costs and fees shall be part of the loan principal, and collection costs incurred by them in connection with collecting from the Defaulting Member the unpaid portion of any such loan.

- C. If neither (A) and/or (B) is sufficient to raise all the additional Capital Contribution requested of the Defaulting Member, the LLC may take immediate legal action against the Defaulting Member to collection such deficiency. A Defaulting Member shall be liable to the LLC for all costs and fees, including but not limited to collection costs incurred by it in connection with collecting from the Defaulting Member the unpaid portion of any such loan.
- D. If more than one non-defaulting Member desires to exercise one of the options in (A) or (B) above, it shall be in proportion to their Percentage Interest.
- E. If option (A) is exercised by the non-defaulting Member, at any time in the future the Defaulting Member may purchase back the Percentage Interest he lost at the cost paid by the non-defaulting Member plus 10%, and plus interest on the cost at Bank of America's prime interest rate charged to its best customers.

3.5 RIGHTS WITH RESPECT TO CAPITAL.

3.5.1 LLC CAPITAL. No Member shall have the right to withdraw, or receive any return of, its Capital Contribution, and no Capital Contribution may be returned in the form of property other than cash except as specifically provided herein.

3.5.2 NO INTEREST ON CAPITAL CONTRIBUTIONS. Except as expressly provided in this Agreement, no Capital Contribution of any Member shall bear any interest or otherwise entitle the contributing Member to any compensation for use of the contributed capital.

3.5.3 ESTABLISHMENT OF CAPITAL ACCOUNTS. A separate capital account ("Capital Account") shall be maintained for each Member.

3.6 GENERAL RULES FOR ADJUSTMENT OF CAPITAL ACCOUNTS. The Capital Account of each Member shall be:

3.6.1 INCREASES. Increased by:

- (i) Such Member's cash contributions;
- (ii) The agreed fair market value of non-cash property contributed by such Member (net of liabilities secured by such contributed property

that the LLC is considered to assume or take subject to under Code Section 752);

- (iii) All items of LLC income and gain (including income and gain exempt from tax) allocated to such Member pursuant to Article IV or other provisions of this Agreement; and

3.6.2 DECREASES. Decreased by:

- (i) The amount of cash distributed to such Member;
- (ii) The agreed fair market value of all actual and deemed distributions of property made to such Member pursuant to this Agreement (net of liabilities secured by such distributed property that the Member is considered to assume or take subject to under Code Section 752);
- (iii) All items of LLC deduction and loss allocated to such Member pursuant to Article IV or other provisions of this Agreement.

3.7 SPECIAL RULES WITH RESPECT TO CAPITAL ACCOUNTS

3.7.1 TIME OF ADJUSTMENT FOR CAPITAL CONTRIBUTIONS. For purposes of computing the balance in a Member's Capital Account, no credit shall be given for any Capital Contribution which such Member is to make until such contribution is actually made. "Capital Contribution" refers to the total amount of cash and the agreed fair market value (net liabilities) of non-cash property contributed to the LLC by that Member and any subsequent contributions of cash and the agreed fair market value (net liabilities) of any property subsequently contributed to the LLC by the Member.

3.7.2 INTENT TO COMPLY WITH TREASURY REGULATIONS. The foregoing provisions of Section 3.5 and 3.6 and the other provisions of this Agreement relating to the maintenance of Capital Accounts are intended to comply with Regulations Section 1.704-1(b), and shall be interpreted and applied in a manner consistent with such Regulations Section. To the extent such provisions are inconsistent with such Regulations Section or are incomplete with respect thereto, Capital Accounts shall be maintained in accordance with such Regulations Section.

3.8 TRANSFeree'S CAPITAL ACCOUNT. In the event a Member, or the holder of an Economic Interest, transfers an Interest in accordance with the terms of this Agreement, the transferee shall succeed to the Capital Account of the transferor to the extent it relates to the transferred Interest.

IV. ALLOCATION OF PROFITS AND LOSSES

Net Profits and Net Loss of the LLC in each Fiscal Year shall be allocated among the Members as follows:

4.1 NET PROFITS AND LOSSES. Operating profits and losses from operation, and income from sale of the Property, shall be allocated to Investment Members as follows:

4.1.1 Operating profits and income from sale of the Property shall be allocated as follows:

- a) First, on a cumulative basis, for all accounting periods, amongst the Members in the reverse order as operating losses were previously allocated to them pursuant to this section 4.1.2
- b) Thereafter, to Members in proportion to their Percentage Interest.

4.1.2 Operating losses and losses from sale of the Property shall be allocated as follows:

- a) First, on a cumulative basis, for all accounting periods, amongst the Members in the reverse order as operating profits and income from the sale of the Property were previously allocated to them pursuant to section 4.1.1 until the cumulative operating losses and losses from the sale of the Property allocated pursuant this section 4.1.2(a), for all accounting periods, equals the cumulative operating profits and income from the sale of the Property, for all accounting periods, allocated pursuant to section 4.1.1;
- b) Next, amongst the Members until their Capital Account balances have been reduced to zero; and
- c) Thereafter, to Members in proportion to their Percentage Interest.

4.2 SECTION 704(c) ALLOCATION. Any item of income, gain, loss and deduction with respect to any property (other than cash) that has been contributed by a Member to the capital of the LLC and which is required or permitted to be allocated to such Member for income tax purposes under Section 704(c) of the Code so as to take into account the variation between the tax basis of such property and its fair market value at the time of its contribution shall be allocated to such Member solely for income tax purposes in the manner so required or permitted.

V. DISTRIBUTIONS

Except as specifically stated herein, distributions shall be made as determined by the Majority Vote of the Members, and at the time(s) designated by the Majority Vote of the Members, at their sole discretion. All distributions shall be distributed as follows:

- 5.1 **CASH FLOW FROM OPERATIONS.** Cash flow from operations shall be distributed to the Members in proportion to their Percentage Interest. Distributions to the members shall be at times set by the Members and in amounts to be agreed to by the Members, based on the LLC's prior gross sales. All distributions shall be subject to all federal withhold, and unemployment insurance and regular deductions.
- 5.2 **CASH FLOW FROM SALE.** Cash flow from the liquidation of the LLC's inventory shall be distributed first to the Members until they have received their Capital Contributions, thereafter to the Members in proportion to their Percentage Interest.

VI. RIGHTS, DUTIES AND OBLIGATIONS OF MANAGERS AND OFFICERS

- 6.1 **MANAGING MEMBER(S).** Subject to removal or resignation as hereafter set forth, the LLC shall be managed by William Scott Eubanks, or additional members as may be elected to do so from time to time by a majority Vote of the Members, referred collectively to either as the "Managers", or "Manager" or "Managing Member" or Managing Members"). The Managers shall have such rights, duties and powers as are specified in this Agreement, or conferred upon the Managers by Vote of the Members, as provided herein.

- 6.1.1 **DUTIES & RIGHTS OF THE MANAGER(S).** Subject to the limitations contained in Section 6.3 below, the Manager are the general managers and chief executive officer of the LLC and has general supervision, direction, discretion and control of the business of the LLC. The Manager shall preside at all meetings of the Members. The Manager(s) shall have the general powers and duties of management typically vested in a general partner of a partnership. The Manager(s) shall have the right to make decisions, which must be mutually agreed to by all Managers, if there are more than one Manager, with respect to the acquisition and disposition of the Property. However, the authority to borrow money, to allow the Property to be used as collateral for a loan, to refinance loans, to modify existing leases and enter into new leases, to sell or enter into an agreement to sell or grant an option to sell the any real property, or sub-lease and real property is solely vested with the Members, not the Manager(s). The Manager(s) shall have the authority to enter into or commit to day-to-day operational agreements, contracts, commitments or obligation on behalf of the LLC. In addition, any Manager acting alone, and not requiring agreement as required in 6.2.5 or 6.2.6, may decide to receive goods on consignment and may sign an agreement with a vendor therefore; whereas, any purchase of inventory must follow the

process contained in 6.2.5 or 6.2.6 and must be signed by all Managers if there are more than one Manager. The sale of marijuana and related goods at the wholesale store shall be at prices determined by the Manager(s), unless directed otherwise by the majority Vote, as defined herein, of the Members. Unless the Members shall have elected more than one Manager for the LLC, the term "Manager" as used in this Agreement, but other than Section 6.2, shall mean the Person who alone has the powers and duties specified in this Section 6.1.1.

The Manager may NOT delegate any or all of their managerial obligations to other entities without expressed approval of a majority Vote, as defined herein, of the Members.

6.1.2 **ELECTION.** In the event there is a vacancy in the position of Manager, a new Manager shall be chosen by a majority Vote of the Members. In voting for Manager, each Member shall have the number of votes equal to its Percentage Interest in the LLC. The candidate for each Manager position who obtains the required votes shall succeed to that Manager position. Each Manager shall hold office until the Manager resigns or shall be removed or otherwise disqualified to serve.

6.1.3 **SUBORDINATE OFFICERS.** The Manager may appoint a secretary, a chief financial officer, and such other officers of the LLC as the Business of the LLC may require, each of whom shall hold office for such period, have such authority and perform such duties as determined by the Manager.

6.1.4 **REMOVAL AND RESIGNATION.** Any Manager or other officer of the LLC may be removed, with or without cause, by a unanimous vote of the Members. Any Manager or other officer of the LLC may resign at any time without prejudice to any rights of the LLC under any contract to which the Manager or other officer of the LLC is a party, by giving written notice to the Members, or to the Manager, as applicable. Any such resignation shall take effect at the date of the receipt of such notice or at any later time specified therein; and unless otherwise specified therein, the acceptance of such resignation shall not be necessary to make it effective.

6.2 **CO-MANAGERS.** If at any time during the Period of Duration, the Members by unanimous vote decide to have more than only one Manager, or more than two Managers, then the Managers shall be elected by majority Vote, as defined herein, of the Members, and shall be subject to removal pursuant to the provisions of Section 6.1.4. Each Manager shall also have the right to resign provided in Section 6.1.4, and any vacancy in a Manager position shall be filled pursuant to the provisions of Section 6.1.2. The following provisions of this Section shall govern the manner in which the Co-Managers shall manage the Business of the LLC since the Members have elected more than one Manager.

- 6.2.1** The Managers shall share in the duties described in Section 6.1.1, and, any and all acts contemplated by the Managers shall be approved as provided in Sections 6.2.5 or Section 6.2.6.
- 6.2.2** Meetings of the Managers shall be held at the principal office of the LLC, unless some other place is designated in the notice of the meeting. Any Manager may participate in a meeting through use of a conference telephone or similar communication equipment so long as all Managers participating in such a meeting can hear one another. Accurate minutes of any meeting of the Managers shall be maintained by the officer designated by the Managers for that purpose.
- 6.2.3** Meetings of the Managers for any purpose may be called at any time by any Manager. At least forty-eight (48) hours notice of the time and place of a special meeting of the Managers shall be delivered personally to the Managers or personally communicated to them by an officer of the LLC by telephone, email, text message or facsimile. If the notice is sent to the Manager by email, it shall be addressed to him at his last known email address as it is shown on the records of the LLC, with confirmation of receipt of same, and must be sent at least four (4) days prior to the time of the holding of the meeting. Such emailing, telephoning or texting delivery as provided above shall be considered due, legal and personal notice to such Manager.
- 6.2.4** With respect to meetings which have not been duly called or noticed pursuant to the provisions of Section 6.2.3, all transactions carried out at the meeting are as valid as if had at a meeting regularly called and noticed if: all Managers are present at the meeting, and sign a written consent to the holding of such meeting, or if a majority of the Managers are present and if those not present sign a waiver of notice of such meeting or a consent to holding the meeting or an approval of the minutes thereof, whether prior to or after the holding of such meeting, which waiver, consent or approval shall be filed with the other records of the LLC, or if a Manager attends a meeting without notice and does not protest prior to the meeting or at its commencement that notice was not given to him or her.
- 6.2.5** Any action required or permitted to be taken by the Managers may be taken without a meeting and will have the same force and effect as if taken by a vote of Managers at a meeting properly called and noticed, if authorized by a writing signed individually or collectively by all, but not less than all, the Managers. Such consent shall be filed with the records of the LLC.
- 6.2.6** A majority of the total number of incumbent Managers shall be necessary to constitute a quorum for the transaction of business at any meeting of the Managers, and except as otherwise provided in this Agreement or by the Statute, any action shall require a vote of a majority of the Managers present

at any meeting at which there is a quorum. A meeting at which a quorum is initially present may continue to transact business, notwithstanding the withdrawal of Managers, if any action taken is approved by a majority of the required quorum for such meeting.

6.3 **LIMITATIONS ON RIGHTS AND POWERS.** In addition to any limitations already set forth above, except by Majority Vote of Members, which is evidenced in writing, neither the Manager nor any other member or officer of the LLC shall have authority to:

- 6.3.1** Receive or permit any Member or Principal to receive any fee or rebate, or to participate in any reciprocal business arrangements that would have the effect of circumventing any of the provisions hereof;
- 6.3.2** Materially alter the Business of the LLC or deviate from any approved business plan of the LLC as set forth in this Agreement;
- 6.3.3** Permit the LLC's funds to be commingled with the funds of any other Person except as otherwise provided in this Agreement;
- 6.3.4** Do any act in contravention of this Agreement;
- 6.3.5** Do any act which would make it impossible to carry on the Business of the LLC;
- 6.3.6** Confess a judgment against the LLC;
- 6.3.7** Admit any person as a Member, except as otherwise provided in this Agreement;
- 6.3.8** Attempt to dissolve, without selling the Property, or withdraw from the LLC; and
- 6.3.9** Invest or reinvest any proceeds from the operation of the LLC, or the sale, refinancing or other disposition of any Property, except for short-term investment of reserves.
- 6.3.10** Order or contract for any goods or article exceeding the value of as may be determined from time to time by a majority Vote, as defined herein, of the Members.

6.4 **COMPENSATION OF MEMBERS.** Except as expressly permitted by this Agreement or any other written agreement, the LLC shall pay no compensation to any Member or any Principal of any Member for their services to the LLC. Notwithstanding the foregoing, Members shall be not compensated for working in the LLC's wholesale sales.

- 6.5 **EXPENSE REIMBURSEMENT.** The LLC shall reimburse the Managers and officers for any expenses paid by them that is to be borne by the LLC. The LLC shall reimburse the Members for any expenses paid by them that is to be properly borne by the LLC, as approved from time to time by the Managers. Any single charge of over that amount set by the Majority Vote of the Members or any cumulative amounts, to be determined from time to time by the Majority Vote, as defined herein, of the Members, shall be paid within thirty (30) days, shall first be approved by the Managers.

VII. MEMBERS' MEETINGS

- 7.1 **PLACE OF MEETINGS.** Meetings of the Members, if any, shall be held at the principal office of the LLC, unless some other appropriate and convenient location, either within or without the state where the Articles of Organization were filed, shall be designated for that purpose from time to time by the Manager. Members may attend meetings via telephone.
- 7.2 **MEETINGS.** Meetings of the Members may be called at any time by the Manager or by one or more Members holding in the aggregate more than ten percent (10%) of the Percentage Interests. Upon receipt of a written request, which request may be emailed or delivered personally to the Manager, by any Person entitled to call a meeting of Members, the Manager shall cause notice to be given to the Members that a meeting will be held at a time requested by the Person or Persons calling the meeting, which time for the meeting shall be not less than ten (10) nor more than sixty (60) days after the receipt of such request. If such notice is not given within twenty (20) days after receipt of such request, the Persons calling the meeting may give notice thereof in the manner provided in this Agreement.
- 7.3 **NOTICE OF MEETINGS.** Except as provided for in Section 7.2, notice of meetings shall be given to the Members in writing not less than ten (10) nor more than sixty (60) days before the date of the meeting by the Manager. Special meetings of the Members for any purpose may be called at any time by any Member. At least forty-eight (48) hours' notice of the time and place of a special meeting of the Members shall be delivered personally to the Members or personally communicated to them by a Member, or Manager, by telephone, email, or text message. If the notice is sent to the Member by email, it shall be addressed to him or her at his or her last known email address as it is shown on the records of the LLC, with confirmation of receipt of same, and must be sent at least four (4) days prior to the time of the holding of the meeting. Such emailing, telephoning or texting delivery as provided above shall be considered due, legal and personal notice to such Member. Notice of any meeting of Members shall specify the place, the day and the hour of the meeting, the general nature of the business to be transacted.
- 7.4 **VALIDATION OF MEMBERS' MEETINGS.** The transactions of a meeting of Members which was not called or noticed pursuant to the provisions of Section 7.2 or 7.3 shall be valid as though transacted at a meeting duly held after regular call and notice, if Members holding in the aggregate sixty-six 66/100 (66 66/100%) of the Percentage Interests are present, and if, either before or after the meeting, each of the members entitled to vote but not present (whether in person or by proxy, as that term is used in the Statute) at the meeting signs a waiver of notice, or a consent to the holding of such meeting, or an

approval of the minutes thereof. All such waivers, consents or approvals shall be filed with the records of the LLC. Attendance shall constitute a waiver of notice, unless objection shall be made.

7.5 ACTIONS WITHOUT A MEETING.

7.5.1 Any action which may be taken at any meeting of Members may be taken without a meeting and without prior notice if a consent in writing, setting forth the action so taken, shall be signed by Members holding in the aggregate the number of votes equal to or greater than the Vote, unless a lesser vote is provided for by this Agreement or the Statute; provided, however, that any action which by the terms of this Agreement or by the Statute is required to be taken pursuant to a greater vote of the Members may only be taken by a written consent which has been signed by Members holding the requisite number of votes.

7.5.2 Unless the consents of all Members have been given in writing, notice of any approval made by the members without a meeting by less than unanimous written consent shall be given at least ten (10) days before the consummation of the action authorized by such approval. Any Member giving a written consent may revoke the consent by a writing received by the LLC prior to the time that written consents of Members required to authorize the proposed action have been filed with the LLC. Such revocation is effective upon its receipt by the LLC.

7.6 QUORUM AND EFFECT OF VOTE. Each Member shall have a number of votes equal to the Percentage Interest held by such Member, provided that if, pursuant to the Statute or the terms of this Agreement, a Member is not entitled to vote on a specific matter, then such Member's number of votes and Percentage Interest shall not be considered for purposes of determining whether a quorum is present, or whether approval by Vote of the Members has been obtained, in respect of such specific matter. Members holding an aggregate of more than fifty percent (50%) of the Percentage Interests shall constitute a quorum at all meetings of the Members for the transaction of business, and the Majority Vote, as defined herein, of Members shall be required to approve any action.

VIII. RESTRICTIONS ON TRANSFER OR CONVERSION OF LLC INTEREST, ADDITIONAL CAPITAL CONTRIBUTIONS; ADMISSION OF NEW MEMBERS

8.1 TRANSFER OR ASSIGNMENT OF MEMBER'S INTEREST. The Interest of each Member and the Economic Interest of a Person who is not a Member constitutes personal property of the Member or Economic Interest Holder. Each Member and each Economic Interest holder has no interest in the Property.

8.1.1 All Member's Interest or an Economic Interest may be transferred or assigned only as provided in this Agreement.

8.1.2 No transfer, hypothecation, encumbrance or assignment ("Transfer") of a Member's Interest, or any part thereof, in the LLC will be valid without the consent of Majority Vote, as defined herein, of the Members, other than the Member proposing to dispose of its Interest, including a Transfer, for no value, to one or more of the following persons:

- (a) Any Member.
- (b) Any immediate family member or trust in which the beneficiaries are immediate family members, or an entity consisting of such Members, family members and/or trusts.
- (c) Any entity in which all of the holders of a legal or equitable interest are presently existing Members or one or more authorized transferees described in this Section 8.1.2.

8.1.3 A Transfer of an Economic Interest may only be done after the other Members are given the right of first refusal detailed below, this includes the interest belong to a deceased's estate. Any holder of a mere Economic Interest shall have no right to participate in the management of the business and affairs of the LLC or to become a member thereof.

8.2 **RIGHT OF FIRST REFUSAL.** A member may withdraw from the Company by giving the Company written notice of intent to transfer to the Company such member's ownership, but must first provide to the company the first right of refusal. The Company shall have no obligation to repurchase the member's ownership interest, but if the transfer is approved by all of the members, the Company shall repurchase the ownership interest. The purchase price for the interest of the company owned by the withdrawing member shall be the book value of the interest on the notice date, as determined by the certified public accountant or firm of accountants then serving the Company, according to the generally-accepted principles of accounting, however, no allowance of any kind shall be made for the good will, trade name or other intangible assets of the Company. The determination of the accountant as to the book value when made, verified and delivered to the Company, shall be binding upon the Company and all parties bound by the terms hereof. Unless otherwise agreed by the parties, the Company shall repurchase the member's ownership interest by paying the purchase price within sixty (60) day if paying with cash, or by paying equal monthly installments amortized over 36 months at an interest rate of 5% per annum, with the first installment to be payable within sixty (60) days of the agreement. If the company elects to not repurchase the withdrawing member's interest, then the withdrawing member's interest shall then be available to be purchased by one or more of the remaining members individually, of collectively. Again, the purchase price for the interest of the company owned by the withdrawing member shall be the book value of the interest on the notice date, as determined by the certified public accountant or firm of accountants then serving the Company, according to the generally-accepted principles of accounting, however, no allowance of any kind shall be made for the good will, trade name or other intangible assets

of the Company. The determination of the accountant as to the book value when made, verified and delivered to the Company, shall be binding upon the Member or Members seeking to purchase the withdrawing members interest in the company and all parties bound by the terms hereof. If more than one remaining member is seeking to purchase the withdrawing member's interest in the company, then the withdrawing members interest shall be allocated to those remaining members based on the percentage of each remaining offering Member's pro rata interest that each owns in the Company.

8.3 **VOID TRANSFERS.** Any Transfer of an Interest which does not satisfy the requirements of Section 8.1 and 8.2 shall be null and void.

8.4 **ADMISSION OF NEW MEMBERS.** A new Member may be admitted into the LLC only if authorized by Section 8.1.2 or upon the Vote of the Members, and only if such admission does not violate any of the loan documents with any lender of record.

IX. BOOKS, RECORDS, REPORTS AND BANK ACCOUNTS

9.1 **MAINTENANCE OF BOOKS AND RECORDS.** The LLC shall cause books and records of the LLC to be maintained in a manner determined by the Members in their discretion, and the Manager shall give reports to the Members in accordance with prudent business practices and the Statute. There shall be kept at the principal office of the LLC, as well as at the office of record of the LLC specified in Section 2.4, if different, the following LLC documents:

9.1.1 A current list of the full name and last known business or residence address of each Member and each holder of an Economic Interest in the LLC set forth in alphabetical order, together with the Capital Contributions and share in Net Profits and Net Loss of each Member and holder of an Economic Interest;

9.1.2 A current list of the full name and business or residence address of each Manager;

9.1.3 A copy of the Articles of Organization and any amendments thereto, together with any powers of attorney pursuant to which the Articles of Organization and any amendments thereto were executed;

9.1.4 Copies of the LLC's federal, state and local income tax or information returns and reports, if any, for the six most recent Fiscal Years;

9.1.5 A Copy of this Agreement and any amendments thereto, together with any powers of attorney pursuant to which this Agreement and any amendments thereto were executed;

- 9.1.6 Copies of the financial statements of the LLC, if any, for the six most recent Fiscal Years;
- 9.1.7 The LLC's books and records as they relate to the internal affairs of the LLC for at least the current and past four Fiscal Years;
- 9.1.8 Originals or copies of all minutes, actions by written consent, consents to action and waivers of notice to Members and Member Votes, actions and consents; and
- 9.1.9 Any other information required to be maintained by the LLC pursuant to the Statute.
- 9.2 **ANNUAL ACCOUNTING.** Within 180 days after the close of each Fiscal Year of the LLC, the LLC shall cause to be prepared and submitted to each Member a balance sheet and income statement for the preceding Fiscal Year of the LLC (or portion thereof) in a manner determined by the Members in discretion, and provide to the Members all information necessary for them to complete federal and state tax returns. The tax return will satisfy the conditions for 'conformity' referred to in this paragraph.
- 9.3 **INSPECTION AND AUDIT RIGHTS.** Each Member has the right upon reasonable request, for purposes reasonably related to the interest of that Person, to inspect and copy during normal business hours any of the LLC books and records required to be maintained in accordance with Section 9.1. Such right may be exercised by the Person or by that Person's agent or attorney. Any Member may require a review and/or audit of the books, records and reports of the LLC. The determination of the Members as to adjustments to the financial report, books records and returns of the LLC, in the absence of fraud or gross negligence, shall be final and binding upon the LLC and all of the Members.
- 9.4 **RIGHTS OF MEMBERS AND NON-MEMBERS.** Upon the request of a Member for purposes reasonably related to the interest of that Person, the Manager shall promptly deliver to the Member at the expense of the LLC, a copy of this Agreement and a copy of the information listed in Sections 9.1.2 and 9.1.4 of this Agreement.
- 9.5 **BANK ACCOUNTS.** The bank accounts of the LLC shall be maintained in such banking institutions as the Members shall determine with such signatories as the Members shall authorize.
- 9.6 **TAX MATTERS HANDLED BY MANAGERS.** William Scott Eubanks shall be designated as "Tax Matters Partner" (as defined in Code Section 6231), to represent the LLC (at the LLC's expense) in connection with all examinations of the LLC's affairs by tax authorities, including resulting judicial and administrative proceedings, and to expend LLC funds for professional services and costs associated therewith. In her capacity, as "Tax Matters Partner", the designated Person shall oversee the LLC tax affairs in the overall best interests of the LLC. The "Tax Matters Partner" shall not, without the vote of a Majority in Interest of the Members (i) agree to extend the statute of limitations for determination of tax

liability or (ii) initiate a federal tax proceeding in any court other than the United States Tax Court.

- 9.7 FEDERAL INCOME TAX ELECTIONS MADE BY MEMBERS.** Subject to the authority of the Tax Matters Partners, the Members, by majority Vote, as defined herein, on behalf of the LLC, may make all elections for federal income tax purposes, including but not limited to, the following:

9.7.1 USE OF ACCELERATED DEPRECIATION METHODS. To the extent permitted by applicable law and regulations, the LLC may elect to use an accelerated depreciation method on any depreciable unit of the assets of the LLC;

9.7.2 ADJUSTMENT OF BASIS OF ASSETS. In case of a transfer of all or part of the Interest of any Member, the LLC may elect, pursuant to Code - Sections 734, 743 and 754 of the Code to adjust the basis of the assets of the LLC.

9.7.3 ACCOUNTING METHOD. For financial reporting purposes, the books and records of the LLC shall be maintained in accordance with such method of accounting applied in a consistent manner as is selected by the Members, by majority Vote, as defined herein, and shall reflect all transactions of the LLC and be appropriate and adequate for the purposes of the LLC.

- 9.8 OBLIGATIONS OF MEMBERS TO REPORT ALLOCATIONS.** The Members are aware of the income tax consequences of the allocations made by this Agreement and hereby agree to be bound by the provisions of this Section 9.8 in reporting their shares of the LLC income and loss for income tax purposes.

X. TERMINATION AND DISSOLUTION

- 10.1 DISSOLUTION.** The LLC shall be dissolved upon the occurrence of any of the following events:

10.1.1 When the Period of Duration of the LLC expires;

10.1.2 The written approval by a Sixty-six 66/100 Percent (66.66%) Interest of the Members to dissolve the LLC;

10.1.3 Sale of all assets of the LLC without a 1031 exchange, unless a promissory note is received in connection with such sale or there is unanimous agreement among Members to continue the LLC.

The death, withdrawal, resignation, expulsion, bankruptcy or dissolution of a Member or the occurrence of any other event which terminates the Member's continued membership in the LLC, shall not cause a dissolution or termination of the LLC.

- 10.2 STATEMENT OF INTENT TO DISSOLVE.** As soon as possible after the occurrence of any of the events specified in Section 10.1 above, the LLC shall execute a Statement of Intent to Dissolve in such form as prescribed by the Commissioner.
- 10.3 CONDUCT OF BUSINESS.** Upon the filing of the Statement of Intent to Dissolve with the Commissioner, the LLC shall cease to carry on its business, except insofar as may be necessary for the winding up of its business, but the LLC's separate existence shall continue until the Articles of Dissolution have been filed with the Commissioner or until a decree dissolving the LLC has been entered by a court of competent jurisdiction.
- 10.4 DISTRIBUTION OF NET PROCEEDS.** The Members shall continue to divide Net Profits and Losses and Available Cash Flow during the winding-up period in the same manner and the same priorities as provided for in Articles IV and V hereof. The proceeds from the liquidation of Property shall be applied in the following order:
- 10.4.1** To the payment of creditors, in the order of priority as provided by law, but not to Members on account of their contributions;
 - 10.4.2** To the payment of loans or advances that may have been made by any of the Members or their Principals for working capital or other requirements of the LLC.
 - 10.4.3** To the Members and Manager in accordance with Article V hereof.

Where the distribution pursuant to this Section 10.4 consists both of cash (or cash equivalents) and non-cash assets, the cash (or cash equivalents) shall first be distributed, in a descending order, to fully satisfy each category starting with the most preferred category above. In the case of non-cash assets, the distribution values are to be based on the fair market value thereof as determined in good faith by the liquidator.

XI. INDEMNIFICATION OF THE MEMBERS, MANAGERS, AND THEIR AFFILIATES

- 11.1 INDEMNIFICATION OF MANAGERS, MEMBERS AND THEIR PRINCIPALS.** The LLC, and each of its Members, jointly and severally, shall indemnify and hold harmless the Members, the Managers, their Affiliates and their respective officers, directors, employees, agents and Principals (individually, an "Indemnitee") from and against any and all losses, claims, demands, costs, damages, liabilities, joint and several, expenses of any nature (including reasonable attorneys' fees and disbursements), judgments, fines settlements and other amounts arising from any and all claims, demands, actions, suits or proceedings, whether civil, criminal, administrative or investigative, and, including, but not limited to, any loan application, loan, or loan guarantee, in which the Indemnitee was involved or may be involved, or threatened to be involved, as a party or otherwise, arising out of or incidental to the Business of the LLC, except by reason of fraud, gross negligence or willful misconduct, regardless of whether the Indemnitee was, is or continues to be a

Manager, Member, an Affiliate, or an officer, director, employee, agent or Principal of the Member at the time any such liability or expense is paid or incurred, to the fullest extent permitted by the Statute and all other applicable laws.

- 11.2 EXPENSES.** Expenses incurred by an Indemnatee in defending any claim, demand, action, suit or proceeding shall be paid by the LLC upon receipt by the LLC of proper substantiation thereof. However, the Indemnatee shall repay such amount if it shall be determined that such Person is not entitled to be indemnified as authorized in Section 11.1.
- 11.3 INDEMNIFICATION RIGHTS NON-EXCLUSIVE.** The indemnification provided by Section 11.1 shall be in addition to any other rights to which those indemnified may be entitled under any agreement, vote of the Members, as a matter of law or equity or otherwise, both as to action in the Indemnatee's capacity as a Manager, Member, as an Affiliate or as an officer, director, employee, agent or Principal of a Member and as to any action in another capacity, and shall continue as to an Indemnatee who has ceased to serve in such capacity and shall inure to the benefit of the heirs, successors, assigns and administrators of the Indemnatee.
- 11.4 ERRORS AND OMISSIONS INSURANCE.** The LLC may, but is not required to, purchase and maintain insurance, at the LLC's expense, on behalf of the Managers, Members and such other persons as the Members shall determine, against any liability that may be asserted against, or any expense that may be incurred by, such Person in connection with the activities of the LLC and/or the Members' acts or omissions as the Members of the LLC regardless of whether the LLC would have the power to indemnify such Person against such liability under the provisions of this Agreement.
- 11.5 ASSETS OF THE LLC.** Any indemnification under Section 11.1 shall first be satisfied out of the assets of the LLC. If this is not sufficient each Member shall be personally liable, individually and severally for the "Deficiency". The Manager shall first attempt to collect the Deficiency from each Member in an amount equal to the Deficiency times each Member's Percentage Interest ("Full Share"). If any Member(s) has not paid his/their Full Share, such further deficiency shall be satisfied by the other Members proportionally. Finally, any Member who paid more than his Full Share shall have right of contribution against his co-defendants and the other Members, which right shall include all attorney's fees and costs associated with the collection of such contribution.

XII. COMPETITION/OTHER BUSINESSES

- 12.1 COMPETING WHOLESALE SALES.** Upon execution of this Agreement and until the dissolution of the LLC, no Member shall engage or invest in any activity involving the competing wholesale sales of marijuana or related goods in South Central Alaska. As an inducement for all the Members to enter into this Agreement, during the existence of the LLC and so long as Member is a Member of the LLC, no Member shall, directly or indirectly, engage or invest in, own, manage, operate, finance, control or participate in the ownership, management, operation, financing or control of, be employed by, associated with or in any manner connected with, lend his name or any similar name to, lend his credit

to, or render services or advice to, any business insofar as it is engaged in a wholesale business similar to that of the LLC, whose business does or would compete in whole or in part with that of the LLC anywhere in the South Central Alaska area. All Members acknowledges that this covenant is reasonable with respect to its duration, geographical area and scope.

Furthermore, no Member shall, directly or indirectly, either for himself or any other Person, (A) induce or attempt to induce any current or future employee of the LLC to leave its employ (B) in any way interfere with the relationship between the LLC and any current or future employee, or (C) induce or attempt to induce any customer, supplier, licensee or business relation of the LLC to cease doing business or to reduce or restrict the amount of business done with it, or in any way interfere with the relationship between any customer, supplier, licensee or business relation of the LLC and the LLC.

No Member will, at any time during the existence of LLC, disparage the LLC or any of its Members.

In the event of a breach by a Member of any covenant set forth above, the term of such covenant will be extended by the period of the duration of such breach.

In the event that any clause in this section is non-effective in law or incapable of being implemented, wholly or partially, or has forfeited its legal effectiveness or feasibility, such circumstance shall be without prejudice to the validity of the remaining clauses of this section. The non-effective or non-implementable clause is to be substituted by an appropriate arrangement that, inasmuch as legally possible, most closely resembles what the parties hereto had intended or, consistent with the meaning and object of this section, would have intended if such parties had considered such circumstance when preparing this section.

The rights and remedies of Members shall be cumulative (and not alternative). In the event of any breach or threatened breach by a Member of any covenant, obligation or other provision set forth in this section, the non-defaulting Members shall be entitled (in addition to any other remedy that may be available) to (a) a decree or order of specific performance to enforce the observance and performance of such covenant, obligation or other provision, and (b) an injunction restraining such breach or threatened breach. The non-defaulting Members shall not be required to provide any bond or other security in connection with any such decree, order or injunction or in connection with any related action or proceeding. In addition, the non-defaulting Members shall be entitled to offset against any and all amounts owing to such defaulting Member under this Agreement or otherwise any and all amounts that the non-defaulting Members can claim as damages hereunder.

XIII. AMENDMENTS

- 13.1 AMENDMENT, ETC., OF OPERATING AGREEMENT.** This Agreement may be adopted, altered, amended, or repealed and a new operating agreement may be adopted only by a Majority Vote, as defined herein, of the Members.

- 13.2 **AMENDMENT, ETC., OF ARTICLES OF ORGANIZATION.** Notwithstanding any provision to the contrary in the Articles of Organization or this Agreement, in no event shall the Articles of Organization be amended without the Majority Vote, as defined herein, of the Members.

XIV. MISCELLANEOUS PROVISIONS

- 14.1 **COUNTERPARTS.** This Agreement may be executed in several counterparts, and all counterparts so executed shall constitute one Agreement, binding on all of the parties hereto, notwithstanding that all of the parties are not signatory to the original or the same counterpart.
- 14.2 **SURVIVAL OF RIGHTS.** This Agreement shall be binding upon, and, as to permitted or accepted successors, transferees and assigns, inure to the benefit of the Members and the LLC and their respective heirs, legatees, legal representatives, successors, transferees and assigns, in all cases whether by the laws of descent and distribution, merger, reverse merger, consolidation, sale of assets, other sale, operation of law or otherwise.
- 14.3 **SEVERABILITY.** In the event any Section, or any sentence within any Section, is declared by a court of competent jurisdiction to be void or unenforceable, such sentence or Section shall be deemed severed from the remainder of this Agreement and the balance of this Agreement shall remain in full force and effect.
- 14.4 **NOTIFICATION OR NOTICES.** Except for notices to be given under Articles-VI and VII, for purposes of meetings of Managers and meetings of Members, any notice or other communication required or permitted hereunder shall be in writing, and shall be deemed to have been given if personally delivered, emailed with confirmation of receipt or text messages, addressed to the parties' email addresses or cell phones set forth below. Notices given in the manner provided for in this Section 14.4 shall be deemed effective on the third day following sending same or on the day of delivery by hand.
- 14.5 **CONSTRUCTION.** The language in all parts of this Agreement shall be in all cases construed simply according to its fair meaning and not strictly for or against any of the Members, regardless who requested this Agreement to be drafted or assisted in its being drafted.
- 14.6 **SECTION HEADINGS.** The captions of the Articles or Sections in this Agreement are for convenience only and in no way define, extend or describe the scope or intent of any of the provisions hereof, shall not be deemed part of this Agreement and shall not be used in construing or interpreting this Agreement.
- 14.7 **GOVERNING LAW.** This Agreement shall be construed according to the laws of the State of Alaska.

- 14.8 ADDITIONAL DOCUMENTS.** Each Member, upon the request of another Member or the Manager, agrees to perform all further acts and execute, acknowledge and deliver all documents which may be reasonably necessary, appropriate or desirable to carry out the provisions of this Agreement, including but not limited to acknowledging before a notary public any signature heretofore or hereafter made by a Member.
- 14.9 PRONOUNS AND PLURALS.** Whenever the context may require, any pronoun used in this Agreement shall include the corresponding masculine, feminine and neuter forms, and the singular forms of nouns, pronouns and verbs shall include the plural and vice versa.
- 14.10 TIME OF THE ESSENCE.** Except as otherwise provided herein, time is of the essence in connection with each and every provision of this Agreement.
- 14.11 FURTHER ACTIONS.** Each of the Members agrees to execute, acknowledge and deliver such additional documents, and take such further actions, as may be reasonably required from time to time to carry out each of the provisions, and the intent, of this Agreement, and every agreement or document relating hereto, or entered into in connection herewith.
- 14.12 WAIVER OF JURY. WITH RESPECT TO ANY DISPUTE ARISING UNDER OR IN CONNECTION WITH THIS AGREEMENT OR ANY RELATED AGREEMENT, EACHMEMBER HEREBY IRREVOCABLY WAIVES ALL RIGHTS IT MAY HAVE TO DEMAND A JURY TRIAL. THIS WAIVER IS KNOWINGLY, INTENTIONALLY, AND VOLUNTARILY MADE BY THE MEMBERS AND EACH MEMBER ACKNOWLEDGES THAT NONE OF THE OTHER MEMBERS NOR ANY PERSON ACTING ON BEHALF OF THE OTHER PARTIES HAS MADE ANY REPRESENTATION OF FACT TO INDUCE THIS WAIVER OF TRIAL BY JURY OR IN ANY WAY TO MODIFY OR NULLIFY ITS EFFECT. THE MEMBERS EACH FURTHER ACKNOWLEDGE THAT IT HAS HAD THE OPPORTUNITY TO BE REPRESENTED IN THE SIGNING OF THIS AGREEMENT AND IN THE MAKING OF THIS WAIVER BY INDEPENDENT LEGAL COUNSEL, SELECTED OF ITS OWN FREE WILL, AND THAT IT HAS HAD THE OPPORTUNITY TO DISCUSS THIS WAIVER WITH COUNSEL. EACH MEMBER FURTHER ACKNOWLEDGES THAT IT HAS READ AND UNDERSTANDS THE MEANING AND RAMIFICATIONS OF THIS WAIVER PROVISION.**
- 14.13 THIRD PARTY BENEFICIARIES.** There are no third-party beneficiaries of this Agreement except Affiliates and Principals of the Members and any other Persons as may be entitled to the benefits of Section 11.1 hereof.
- 14.14 ELECTIONS RE TAXES.** The Members, in their discretion, may cause the LLC to make or not make all elections required or permitted to be made for income tax purposes, except as otherwise specified in this Agreement.
- 14.15 PARTITION.** The Members agree that the LLC's interest in the Property and any other property in which the LLC may own or have an interest in is suitable for partition. The

Members hereby acknowledge that another Member hereto may bring an action for partition of any property the LLC may at any time have an interest in.

- 14.16 ENTIRE AGREEMENT.** This Agreement and the Articles of Organization constitute the entire agreement of the Members with respect to, and supersedes all prior written and oral agreements, understanding and negotiations with respect to, the subject matter hereof.
- 14.17 WAIVER.** No failure by any party to insist upon the strict performance of any covenant, duty, agreement or condition of this Agreement or to exercise any right or remedy consequent upon a breach thereof shall constitute a waiver of any such breach or any other covenant, duty, agreement or condition.
- 14.18 ATTORNEYS' FEES.** In the event of any litigation, arbitration or other dispute arising as a result of or by reason of this Agreement, the prevailing party in any such litigation, arbitration or other dispute shall be entitled to, in addition to any other damages assessed, its reasonable attorneys' fees, and all other costs and expenses incurred in connection with settling or resolving such dispute. The attorneys' fees which the prevailing party is entitled to recover shall include fees for prosecuting or defending any appeal and shall be awarded for any supplemental proceedings until the final judgment is satisfied in full.

In addition to the foregoing award of attorneys' fees to the prevailing party, the prevailing party in any lawsuit or arbitration procedure on this Agreement shall be entitled to its reasonable attorney's fees incurred in any post judgment proceedings to collect or enforce the judgment. This attorney's fees provision is separate and several and shall survive the merger of this Agreement into any judgment.

- 14.19 DISPUTE RESOLUTION.** Any and all disputes shall be submitted to American Arbitration Association (AAA).
- 14.20 INDEPENDENT COUNSEL.** Each Member warrants and represents that such Member has been advised that such Member should be represented by counsel of such Member's own choosing in the preparation and/or analysis of this Agreement; that such Member is fully aware that other Members' counsel has not acted or purported to act on such Member's behalf; that such Member has in fact been represented by independent counsel, or has had the opportunity to be so represented but has chosen to take the risk of not being represented by counsel; and that such Member has read this Agreement with care and believes that such Member is fully aware of and understands the contents hereof and its legal effect. Each Member further acknowledges that any counsel which has participated in the preparation of this Agreement at the request of the Manager does not represent any other Member and/or the LLC and that, in the event of any dispute between the Manager and the Members and/or the LLC, such counsel may represent the Manager.

XV. INVESTMENT REPRESENTATIONS

Each Member hereby represents and warrants to, and agrees with, the Manager, the Members and the LLC as follows:

- 15.1 **INVESTMENT RISK.** Such Member acknowledges that his or her investment in the LLC is a speculative investment which involves a substantial degree of risk of loss by such Member of his or her entire investment in the LLC; such Member understands and takes full cognizance of the risk factors related to the investment in the LLC, and such Member acknowledges that the LLC is newly organized and has no financial or operating history. Furthermore, such Member acknowledges that there are substantial risks incident to the jewelry wholesale business, and investment in the LLC therefore would be subject to such risks. Such Member further represents that he or she is an experienced investor in unregistered and restricted securities or in servicing and repair or recreational vehicles businesses.
- 15.2 **PREEXISTING RELATIONSHIP OR EXPERIENCE.** Such Member has a preexisting personal or business relationship with the LLC or one or more of its officers or controlling persons, or by reason of his or her business or financial experience, or by reason of the business or financial experience of his or her financial advisor who is unaffiliated with and who is not compensated, directly or indirectly, by the LLC or any affiliate or selling agent of the LLC, such Member is capable of evaluating the risks and merits of an investment in the LLC and of protecting its own interest in connection with this investment.
- 15.3 **NO ADVERTISING.** Such Member has not seen, received, been represented with, or been solicited by any leaflet, public promotional meeting, article or any other form of advertising or general solicitation with respect to the sale of the Percentage Interest.
- 15.4 **INVESTMENT INTENT.** Such Member is acquiring the Percentage Interest for investment purposes for its own account only and not with a view to, or for sale in connection with, any distribution of all or any part of the Percentage Interest. No other person will have any direct or indirect beneficial interest in or right to the Percentage Interest.
- 15.5 **RESTRICTIONS ON TRANSFERABILITY.** Such Member acknowledges that there are substantial restrictions on the transferability of the Percentage Interest pursuant to this Agreement, that there is no public market for the Percentage Interest and none is expected to develop, and that, accordingly, it may not be possible for him or her to liquidate his or her investment in the LLC.
- 15.6 **INFORMATION REVIEWED.** Such Member has received and reviewed all information he or she considers necessary or appropriate for deciding whether to purchase the Percentage Interest. Such Member has had an opportunity to ask questions and receive answers from the LLC and its Manager and employees regarding the terms and conditions of purchase of the Percentage Interest and regarding the business, financial affairs, and other aspects of the LLC and has further had the opportunity to obtain all information (to the extent the LLC possesses or can acquire such information without unreasonable effort or expense) which such Member deems necessary to evaluate the investment and to verify the accuracy of information otherwise provided to such Member. Any projections which may have been delivered to the Members are based on estimates, assumptions and forecasts

of the Managers and others and are only estimates and opinions and are not guaranteed by the Manager or any other person.

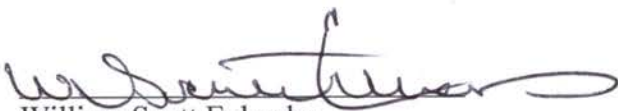
15.7 TAX CONSEQUENCES. Each Member acknowledges that the tax consequences to such Member of investing in the LLC will depend on such Member's particular circumstances, and neither the LLC, the Manager, the Members, nor the partners, shareholders, members, managers, agents, officers, directors, employees, Affiliates, or consultants of any of them will be responsible or liable for the tax consequences to him or her of an investment in the LLC. He or she will look solely to, and rely upon, his or her own advisors with respect to the tax consequences of this investment.

15.8 RETURN OF CAPITAL. Each Member acknowledges that upon the execution of this Agreement, such Member is required to make his Capital Contribution, as set forth on Schedule I, to the LLC, and forward such payment to the Manager.

IN WITNESS WHEREOF, the Members of Mikey's Place, LLC, an Alaskan limited liability company, have executed this Agreement, effective as of the date written above.

Mikey's Place, LLC

MEMBERS/ Managers


William Scott Eubanks
Member/manager

Mikey's Place, LLC SCHEDULE I

Member	Percentage of Interest	Capital Contribution	Signature
---------------	-------------------------------	-----------------------------	------------------

William Scott Eubanks
PO BOX 369
Willow, AK 99688
(907) 355-0853
Wse360@outlook.com

100.00% \$TBD)



100%