**LIMITED MARIJUANA CULTIVATION FACILITY LEASE AGREEMENT**

THIS LEASE (the "Lease") dated this 28th day of July, 2016

BETWEEN:

**Steve Baskin**

(the "Landlord")

BW TW AB - AND-

**Steve Baskin, Birchie J Walter and Tammy L Walter**

(collectively and individually the "Tenant")

(individually the "Party" and collectively the "Parties")

IN CONSIDERATION OF the Landlord leasing certain premises to the Tenant and other valuable consideration, the receipt and sufficiency of which consideration is hereby acknowledged, the Parties agree as follows:

## Leased Property

1. The Landlord agrees to rent to the Tenant the house, municipally described as 680 Winch Road, Fairbanks, Alaska 99712 (the "Property"), for use as a Limited Marijuana Cultivation Facility premises only.
2. Subject to the provisions of this Lease, apart from the Tenant, no other persons will live in the Property without the prior written permission of the Landlord.
3. No guests of the Tenants may occupy the Property for longer than one week without the prior written consent of the Landlord.
4. A reasonable number of animals are allowed to be kept in or about the Property. The Landlord may revoke this privilege upon thirty (30) days' notice.
5. The Tenant and members of Tenant's household will not smoke anywhere in the Property nor permit any guests or visitors to smoke in the Property.

## Term

6. The term of the Lease is a periodic tenancy commencing at 12:00 noon on July 28, 2016 and continuing on a month-to-month basis until the Landlord or the Tenant terminates the tenancy.
7. Notwithstanding that the term of this Lease commences on July 28, 2016, the Tenant is entitled to possession of the Property at 12:00 noon on July 28, 2016.
8. Any notice to terminate this tenancy must comply with the applicable legislation of the State of Alaska

(the "Act").

## Rent

9. Subject to the provisions of this Lease, the rent for the Property is $600.00 per month (the "Rent").

10. The Tenant will pay the Rent on or before the fifth of each and every month of the term of this Lease to the Landlord at 670 Winch Road, Fairbanks, Alaska 99712 or at such other place as the Landlord may later designate.

## Inspections

11. The Tenant acknowledges that the Tenant inspected the Property, including the grounds and all buildings and improvements, and that they are, at the time of the execution of this Lease, in good order, good repair, safe, clean, and tenantable condition.

12. At all reasonable times during the term of this Lease and any renewal of this Lease, the Landlord and its agents may enter the Property to make inspections or repairs, or to show the Property to prospective tenants or purchasers in compliance with the Act.

## Tenant Improvements

13. The Tenant will obtain written permission from the Landlord before doing any of the following:

    a. applying adhesive materials, or inserting nails or hooks in walls or ceilings other than two small picture hooks per wall;

    b. painting, wallpapering, redecorating or in any way significantly altering the appearance of the Property;

    c. removing or adding walls, or performing any structural alterations;

    d. installing a waterbed(s);

    e. changing the amount of heat or power normally used on the Property as well as installing additional electrical wiring or heating units;

    f. placing or exposing or allowing to be placed or exposed anywhere inside or outside the Property any placard, notice or sign for advertising or any other purpose; or

    g. affixing to or erecting upon or near the Property any radio or TV antenna or tower.

## Insurance

14. The Tenant is hereby advised and understands that the personal property of the Tenant is not insured by the Landlord for either damage or loss, and the Landlord assumes no liability for any such loss.

## Attorney Fees

15. In the event that any action is filed in relation to this Lease, the unsuccessful Party in the action will pay to the successful Party, in addition to all the sums that either Party may be called on to pay, a reasonable sum for the successful Party's attorney fees.

## Governing Law

16. This Lease will be construed in accordance with and exclusively governed by the laws of the State of Alaska.

## Severability

17. If there is a conflict between any provision of this Lease and the Act, the Act will prevail and such provisions of the Lease will be amended or deleted as necessary in order to comply with the Act. Further, any provisions that are required by the Act are incorporated into this Lease.

18. The invalidity or unenforceability of any provisions of this Lease will not affect the validity or enforceability of any other provision of this Lease. Such other provisions remain in full force and effect.

## Amendment of Lease

19. This Lease may only be amended or modified by a written document executed by the Parties.

## Assignment and Subletting

20. The Tenant will not assign this Lease, or sublet or grant any concession or license to use the Property or any part of the Property. Any assignment, subletting, concession, or license, whether by operation of law or otherwise, will be void and will, at Landlord's option, terminate this Lease.

## Damage to Property

21. If the Property should be damaged other than by the Tenant's negligence or willful act or that of the Tenant's employee, family, agent, or visitor and the Landlord decides not to rebuild or repair the Property, the Landlord may end this Lease by giving appropriate notice.

## Care and Use of Property

22. The Tenant will promptly notify the Landlord of any damage, or of any situation that may significantly interfere with the normal use of the Property or to any furnishings supplied by the Landlord.

23. The Tenant will not engage in any illegal trade or activity on or about the Property.

24. The Parties will comply with standards of health, sanitation, fire, housing and safety as required by law.

25. The Parties will use reasonable efforts to maintain the Property in such a condition as to prevent the accumulation of moisture and the growth of mold. The Tenant will promptly notify the Landlord in writing of any moisture accumulation that occurs or of any visible evidence of mold discovered by the Tenant. The Landlord will promptly respond to any such written notices from the Tenant.

26. If the Tenant is absent from the Property and the Property is unoccupied for a period of 4 consecutive days or longer, the Tenant will arrange for regular inspection by a competent person. The Landlord will be notified in advance as to the name, address and phone number of the person doing the inspections.

27. At the expiration of the term of this Lease, the Tenant will quit and surrender the Property in as good a state and condition as they were at the commencement of this Lease, reasonable use and wear and tear excepted.

## Rules and Regulations

28. The Tenant will obey all rules and regulations of the Landlord regarding the Property.

## Lead Warning

29. Housing built before 1978 may contain lead based paint. Lead from paint, paint chips, and dust can pose health hazards if not taken care of properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, lessors must disclose the presence of known lead-based paint hazards in the dwelling. **Lessees must also receive a federally approved pamphlet on lead poisoning prevention.**

## Address for Notice

30. For any matter relating to this tenancy, the Tenant may be contacted at the Property or through the phone number below:

    a. Name: Birchie Walter and Tammy Walter.

    b. Phone: ~~907-202-1193~~. 907-251-1421 TW BB

31. For any matter relating to this tenancy, whether during or after this tenancy has been terminated, the Landlord's address for notice is:

    a. Name: Steve Baskin.

    b. Address: 670 Winch Road, Fairbanks, Alaska 99712.

    The contact information for the Landlord is:

    c. Phone: 907-978-3568 BSW TW BB.

## General Provisions

32. All monetary amounts stated or referred to in this Lease are based in the United States dollar.

33. Any waiver by the Landlord of any failure by the Tenant to perform or observe the provisions of this Lease will not operate as a waiver of the Landlord's rights under this Lease in respect of any subsequent defaults, breaches or non-performance and will not defeat or affect in any way the Landlord's rights in respect of any subsequent default or breach.

34. This Lease will extend to and be binding upon and inure to the benefit of the respective heirs, executors, administrators, successors and assigns, as the case may be, of each Party. All covenants are to be construed as conditions of this Lease.

35. All sums payable by the Tenant to the Landlord pursuant to any provision of this Lease will be deemed to be additional rent and will be recovered by the Landlord as rental arrears.

36. Where there is more than one Tenant executing this Lease, all Tenants are jointly and severally liable for each other's acts, omissions and liabilities pursuant to this Lease.

37. Locks may not be added or changed without the prior written agreement of both Parties, or unless the changes are made in compliance with the Act.

38. The Tenant will be charged an additional amount of $25.00 for each N.S.F. check or checks returned by

the Tenant's financial institution.

39. Headings are inserted for the convenience of the Parties only and are not to be considered when interpreting this Lease. Words in the singular mean and include the plural and vice versa. Words in the masculine mean and include the feminine and vice versa.

40. This Lease may be executed in counterparts. Facsimile signatures are binding and are considered to be original signatures.

41. This Lease constitutes the entire agreement between the Parties.

42. During the last 30 days of this Lease, the Landlord or the Landlord's agents will have the privilege of displaying the usual 'For Sale' or 'For Rent' or 'Vacancy' signs on the Property.

43. Time is of the essence in this Lease.

IN WITNESS WHEREOF Birchie Walter and Tammy Walter and Steve Baskin have duly affixed their signatures on this 28th day of July, 2016.

Tenant: Birchie Walter

Landlord: Steve Baskin

Tenant: Tammy Walter

BJW TW SB

Tenant: Steve Baskin

The Tenant acknowledges receiving a duplicate copy of this Lease signed by the Tenant and the Landlord on the 28th day of July, 2016.

Tenant: Birchie Walter

Tenant: Tammy Walter

BJW

Tenant: Steve Baskin TW

SB

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