LEASE AGREEMENT

WHEREAS, on this 9th day of Sept, 2016, the Lessor. Whose name and address is:

Patricia Patterson
1009 Crow Court
Kenai, Alaska 99611

And the Lessee, named (s) and address is:

High Bush Buds
36312 Irons Ave, Suite 2
Soldotna, Alaska 99669

Section 1.01 DESCRIPTION OF Property

Address commonly known as 36312 Irons Ave, Suite 2
Soldotna, AK 99669

Section 2.01 LENGTH OF TERM

And the following terms which each has read and fully understands as follows, and shall be referenced to as the "Lease":
Lease to be month to month beginning on October 1, 2016.

1) Duration. The term of this agreement shall be month to month, except that either party may terminate the agreement upon substantial breach of this agreement and prior written notice to the other party ten (10) days to cure the defect to avoid the termination.

2) Amount. The monthly Lease amount shall be $150.00 Dollars, which includes the rental of Suite 2 which is approximately 392 square feet, and signage rental, all utilities, building and parking lot maintenance. Rent must be tendered on or prior to the 1st day of each month. A late charge of $10.00 will be charged if the payment is not delivered to Lessor by the 5th day of the month.

3) Security Deposit. There will be no security deposit required at the date of execution of this Lease Agreement.

4) All applicable Alaskan law not specifically preempted herein is made a part of this agreement to the extent that such law would give a reasonable effect upon the agreement. Landlord is aware and agrees that the property will be used for a State of Alaska marijuana retail store establishment.

WHEREFORE, the parties bind themselves hereto by their signatures below and agree to all terms herein above written, on this 1st October, 2016.

Patricia Patterson

High Bush Buds, INC.
President, Patricia Patterson