DDM ENTERPRISES LLC

36130 Pine Street, Soldotna, Alaska 99669

Mailing Address: DDM Enterprises LLC, 36142 Pine St., Soldotna, AK 99669

COMMERCIAL LEASE AGREEMENT

THIS IS A LEGALLY BINDING DOCUMENT. READ CAREFULLY!

Date: **03/12/2016**

DDM Enterprises LLC, dba. DDM Enterprises LLC, and

CROY'S Enterprises LLC, Tenant(s) agree as follows:

1. PROPERTY: Landlord leases to Tenant and Tenant hires from landlord the "Premises" described as 36130 Pine Street, Soldotna, Alaska 99669
2. TERM: The term of this agreement shall commence on 03/12/2016 to 03/12/2021.
3. USE: Landlord knowingly acknowledges that Croy's Enterprises LLC is a business catering to the Cannabis Industry, accepting and allowing that type of business activity within this lease agreement.
4. RENT: Tenant agrees to pay a lease based upon a 50/50 margin basis. (Tenant agrees to pay Landlord 50% of Croy's Enterprises LLC Gross receipts). Sales tax is included. Tenant agrees to pay agreed lease percentage, on or before, the first of every month. If any installment of lease due from the Tenant is not received by Landlord on or before the Fourth day of the month, Tenant shall pay to Landlord and additional sum of $ 50.00 as a late charge which shall be deemed additional rent.
5. PAYMENT: The lease shall be paid at 36142 Pine Street, Soldotna, Alaska 99669 office.
6. UTILITIES: Landlord agrees to pay for: All Utilities and Insuring the Building against loss or damages. Tenant agrees to provide insurance for "Slips, trips, and falls", as well any and all product liability, and other, as needed.
7. REMODEL, MAINTENANCE, and UPKEEP: Landlord will execute and provide all remodels to existing building, parking areas and grounds.
8. RULES AND REGULATIONS: Tenant agrees to comply with all reasonable rules or regulations which are at any time posted on the premises or delivered to Tenant, and be liable for any fines or charges levied due to violation(s)
9. ENTRY: Upon not less than 24 hours' notice, Tenant shall make the premises available during normal business hours to Landlord, authorized agent or representative, for the purpose of entering to make necessary or agreed repairs, decorations, alterations, or improvements or supply necessary or agreed services. In an emergency, Landlord,

MAR 23 '16 PM12:45

authorized agent, or representative may enter the premises, at any time, without prior permission from Tenant.

10. ASSIGNMENT & SUBLETTING: Tenant shall not let or sublet all or any part of the premises nor assign this agreement or any interest in it, unless prior written permission and agreement between Landlord and Tenant.
11. TERMINATIONS: Landlord may serve necessary notices to vacate for non-payment of lease, and/or breach of this lease agreement, and for any complaints received by Landlord of Tenants conduct in or upon the premises.
12. ATTORNEYS FEES: In the event that the Landlord must take any action or proceedings arising out of this agreement, Landlord shall be entitled to reasonable attorney's fees and costs.
13. NOTICE: Any notice to Landlord may be served upon Landlord at 36142 Pine Street, Soldotna, AK office.
14. ENTIRE CONTRACT: Time is of the essence. All prior agreements between the parties are incorporated in this agreement which constitutes the entire contract. Its terms are intended by the parties as a final expression of their agreement with respect to such terms as are included herein and may not be contradicted by evidence of any prior agreement or contemporaneous oral agreement. NOTE: This Lease agreement may be modified ONLY by amicable agreement between Landlord and Tenant.
15. SMOKING OR OTHERWISE INJESTING OF MARIJUANA, MARIJUANA PRODUCTS, and/or TOBACCO PRODUCTS IS STRICTLY PROHIBITED WITHIN THE PREMISES AND ALSO WITHIN 25 FEET OF BUILDING. Please help keep all entrances, sidewalks and parking area(s) clear and clean of excess trash.
16. CONFLICT OF INTEREST: Landlord is licensed to lease Real Estate in the State of Alaska.
17. RETURNED CHECK: Tenant will be charged $ 25.00 for any check returned for any reason other than bank error. If a returned check causes late payment of lease, the late fee will also be assessed.
18. KEYS: All keys issued to Tenant must be returned to Landlord at termination of occupancy.
19. NARCOTICS CONTROL: You can help!!! This is your business. We will always do our part to maintain the property as a respectable place to conduct your legitimate business activities. Be alert. If you notice what appears to be illegal drug activity let Landlord know or contact local law enforcement immediately.
20. LOITERING: Because of the nature of the business activity (Marijuana Establishment(s)), No one under the age of 21 is allowed within the premises and Loitering within the business is strictly prohibited!!!

MGR 21 '16 PM02:46

ACKNOWLEDGEMENT: The undersigned have read the foregoing pages prior to execution and acknowledge receipt of copy and agrees to execute the lease or rental agreement above.

Landlord: V G Date: 03/12/2016

Tenant: Jason M. Hans Date: 3/12/16

note: Croy's Enterprises LLC is the tenant.

APR 13 '16 AM11:02