# SUB-LEASE AGREEMENT

WHEREAS, on this 1st day of May, 2016, the Sub-Lessor. Whose name and address is.

Mr. TT Property
2115 E. Vision View Dr.
Wasilla, AK 99654

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

BAM Alaska, LLC
3105 Minnesota Drive, Lower Level
Anchorage, AK
99503

Section 1.01 DESCRIPTION OF Premises

**For the Premises located at 3105 Minnesota Drive, Anchorage, Lower Level, AK 99503**
**The Lower Level of the B3 property and building herein after referred to as the "Premises".**

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 "Sub-Lease":
Sub-Lease to be month to month beginning on May 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 Sub-Lease amount shall be $1250.00 Dollars, which must be tendered on or prior to the 1st day of each month. A late charge of $100.00 will be charged if the payment is not delivered to Sub-Lessor by the 5th day of the month. If the Sub-Lease payment does not arrive by the 10th day of the month, an additional late charge of $100.00 will be charged. Additionally, Sub Lessor shall give Sub-Lessee written notice of the past due rental payment and after Fifteen Additional and in addition, the Sub-Lessor, at Sub-Lessor's option, may give notice of breach as above stated, and Lessee agrees to vacate the Premises if the breach is not remedied within Ten (10) days after notice of breach.

3) Security Deposit. There will be no security deposit required at the date of execution of this Sub-Lease Agreement.
4) Utilities. The Sub-Lessee shall pay all utilities.

5) General conditions. (a) The property will be used as a commercial activity; (b) All of the Premises will be kept clean, safe, and in good repair by the Sub-Lessee, normal wear and tear excepted, provided that the Sub-Lessee will notify the Sub-Lessor immediately of any other type of repair needed to keep the Premises safe and decent; (d) Sub-Lessor is responsible for the maintenance and repair of any breakage to structure or equipment belonging to the Premises so long as such breakage was not due to negligent or intentional damage to the Premises by the Sub-Lessee, in which case, the Sub-Lessee shall bear such responsibility; (e) Alterations to the structure are allowed and no notice requirement is required. As long as the integrity of the structure is not compromised and the condition is at least as good as when the Sub-Lessee signed the Sub-Lease.

6) 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

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

| | |
|---|---|
| Sub- Lessor Mr. TT Property, LLC<br>Managing Member | Sub-Lessee BAM Alaska, LLC<br>Managing Member |

# LEASE AGREEMENT

WHEREAS, on this 1st day of MAY, the Lessor. Whose name and address is.

Mark S. Wheaton
57801 KENAI SPUR HWY
KENAI, AK. 99611
907-575-9069

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

Mr. TT Property
2115 E. Vision View Dr.
Wasilla, AK 99654

Section 1.01 DESCRIPTION OF Premises

**For the Premises located at 3105 Minnesota Drive, Anchorage, AK 99503 Upper and lower B3 property and building herein after referred to as the "Premises".**

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 MAY 1st, 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 $2300.00 Dollars, which must be tendered on or prior to the 1st day of each month. A late charge of $100.00ill be charged if the payment is not delivered to Lessor by the 5th day of the month. If the Lease payment does not arrive by the 10th day of the month, an additional late charge of $100.00 will be charged. Additionally, Lessor shall give Lessee written notice of the past due rental payment and after Fifteen Additional and in addition, the Lessor, at Lessor's option, may give notice of breach as above stated, and Lessee agrees to vacate the Premises if the breach is not remedied within Ten (10) days after notice of breach.

3) Security Deposit. There will be no security deposit required at the date of execution of this Lease Agreement.
4) Utilities. The Lessee shall pay all utilities.

5) General conditions. (a) The property will be used as a commercial activity. (b) The Premises may not be sublet without written consent of the Lessor, with the exception of the Subleasing by Lessee to a business entity that Lessee is at least Fifty (50) percent owner; (c) All of the Premises will be kept clean, safe, and in good repair by the Lessee, normal wear and tear excepted, provided that the Lessee will notify the Lessor immediately of any other type of repair needed to keep the Premises safe and decent; (d) Lessor is responsible for the maintenance and repair of any breakage to structure or equipment belonging to the Premises so long as such breakage was not due to negligent or intentional damage to the Premises by the Lessee, in which case, the Lessee shall bear such responsibility; (e) Alterations to the structure are allowed and no notice requirement is required. As long as the integrity of the structure is not compromised and the condition is at least as good as when the Lessee signed the Lease.

6) 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

7) Landlord is aware and agrees that Tenant may use this property for a state licensed marijuana establishment.

WHEREFORE, the parties bind themselves hereto by their signatures below and agree to all terms herein above written.

Lessor

Lessee, Dated 5-1-16

Mike Dillard
Sole Managing
member of
Mr. TT Property, LLC

N/A
Lessee (Spouse or other tenant)
Dated

Leesee (Spouse or other tenant)
Dated

Date
8-3-16

* Mike Dillard