LEASE AGREEMENT

This lease is entered into this 19th day of July, 2017 between

Ryan Hallsten and Charles Hnilicka III dba R.C.H. Cultivation
Hereafter referred to as "Lessee"
And
S. Corp
Hereafter referred to as "Lessor".

The parties agree to the terms of the lease as set forth below:

Lessor agrees to rent the warehouse located at 2745 Hanson Road Unit A, Alaska 99709, for a term of 1 YEAR. **Lease will commence August 1, 2017 and expire on July 31, 2018.**

Rent in the amount of $500.00 per month is due on or before the first of each month. Rent is considered late if received or postmarked later than the 5th of the month. A $25 late fee will be charged for late rents. Rent can be mailed or direct deposited.

Lessee is responsible for electric bill. Lessor will provide copy of GVEA bill to Lessee.
Lessee is responsible for water bill. Lessor will proved copy of Water Wagon bill to Lessee.

Lessee is aware that the unit is equipped with functioning smoke detectors and acknowledges that they are responsible to maintain the smoke detectors.

Lessee is not authorized to sublet the unit. Lessee is advised to obtain renters insurance for his personal property as lessor and/or lessor's insurance company is not responsible for damage or loss of property. Upon giving 24 hours notice the lessor is authorized to enter the unit.

Lessor acknowledges that the unit will be used for a marijuana establishment. Lessor agrees that he may not take possession or remove marijuana from the premises. Violating this agreement will initiate the contact of and enforcement by the AMCO.

	9073475411	CRHNILICKA@GMAIL.COM	7/20/17
Lessee, Charles Hnilicka III	Phone	Email	Date
	9073885311	ryan.hallsten@gmail.com	7/20/17
Lessee, Ryan Hallsten	Phone	Email	Date
		7-19-17	
Lessor, S. Corp		Dated	

1062 Dolphin Way
Fbks, AK 99709

RECEIVED
JUL 26 2017
ALCOHOL MARIJUANA CONTROL OFFICE
STATE OF ALASKA