1145 Vicki Lane Commercial Lease Agreement

1. PARTIES

This Agreement is entered into between: **Peak Season, LLC. (Tenant)**

and **Michael Allen** (Owner).

2. PROPERTY ADDRESS

1145 Vicki Lane, North Pole, Ak. 99705

3. LIMITS ON USE AND OCCUPANCY

Without Owners prior written permission, no other persons or entity may occupy the property or structures on the property. This repurposed mobile home structure on the property is leased for the expressed purpose of marijuana cultivation. No other activities may take place within the facility.

4. TERM OF LEASE

Peak Season, LLC. agrees to lease this dwelling month to month beginning on November 1st, 2017 and ongoing until either party wishes to terminate the agreement.

5. PAYMENT OF RENT

Tenant will pay to Owner a monthly rent of $2500.00, payable in advance on the 5th day of each month. Rent will be paid to the Owner at Alaska USA Federal Credit Union. Tenant and Owner agree that all rights of Tenant and all duties and obligations of Owner in this lease are conditioned on rent being paid on time. Tenant's right of possession, and use of the premises, and all of Owner's obligations are expressly conditioned on prompt payment of rent.

Alaska USA Bank Account number 275725.

6. PENALTIES

If Tenant fails to pay the rent in full before the end of the day it is due, a late charge of $25.00 may be imposed.

AMCO required clause: If the tenant defaults on the rental agreement or abandons the premises and the landlord reacquires the premises the landlord will immediately contact AMCO enforcement for guidance. The landlord will not seize any marijuana or marijuana product.

7. DEPOSIT

The damage deposit on this dwelling is $1000.00. It is refundable if Tenant leaves the dwelling reasonably clean and undamaged as determined by discretion of the Owner and in agreement with the Tenant upon moving out. Reasonably clean is defined as thoroughly cleaning the dwelling and leaving it in the same condition as when the Tenant executed this residential lease agreement. Owner may deduct charges for any costs incurred as a result of Tenant's negligence and damage to the property, and/or failure to clean the dwelling leased by Tenant. Furthermore, all rents must be paid through the last day of the initial lease term or any extension thereof. Tenant may not apply any part of the deposit to rent. In addition, Tenant must give written and signed notice to Owner at least 30 days prior of intent to vacate the premises. Failure to do so may result in forfeiture of deposit.

8. ASSIGNMENT AND SUBLETTING

Tenant will not sublet any part of this dwelling or assign this Lease Agreement without the prior written consent of Owner.

9. UTILITIES

Tenant agrees to pay and be responsible for the electricity. Tenancy is contingent upon proof that the electricity has been placed in tenants name at GVEA.

10. MAINTENANCE OF DWELLING AND PROPERTY

Tenant expressly agrees to all of the following maintenance responsibilities without exception:

1. Tenant agrees to maintain the premises in a clean and orderly fashion and agrees to report promptly any and all repairs.
2. To accept the dwelling "as is," having already inspected the dwelling.
3. To keep yards and garbage areas clean. All garbage to be kept in the back yard until trash day.
4. To not paint, wallpaper, or otherwise redecorate without first getting Owner's written permission.
5. To park their motor vehicles in assigned space and to keep that space clean of oil drippings, grease and trash.
6. To not repair their motor vehicle on the premises if such repairs will take longer than one week.
7. To not keep any liquid-filled furniture in this dwelling.
8. To pay for repairs of all damage which they or their visitors have caused.
9. To pay for damage or repairs resulting from improper disposal of any item in drains or toilets, including diapers, tissue paper, grease, oil, or any other item not intended for such disposal.
10. To pay for any windows/screens broken/damaged in their dwelling while they live there.
11. To not allow pets on the premises, including the inside and outside yard area of Tenant' dwelling without prior written consent of Owner.
12. To not install antennae, satellite dishes, or any other attachments to the dwelling, including but not limited to the roof.
13. Owner shall have no duty to furnish smoke detectors or additional locks, except as required by law. When smoke detectors are furnished, Owner shall test same and provide initial batteries as required by law at the time of lease commencement; thereafter, Tenant shall pay for, test, and replace smoke detector batteries as needed.
14. To not smoke or allow any guests to smoke within the dwelling.
15. To keep sidewalk free of snow and ice buildup and to mow the lawn once a week in cooperation with the tenants in 1406.
16. To not store garbage on the front area of the house.
17. To not place adhesive tapes or hangers of any kind on the walls or ceiling. Small nails and picture hanging pins are OK. Use discretion.

11. ENTRY AND INSPECTIONS

Owner or other persons engaged to do so by Owner may enter the Premises during reasonable times for reasonable purposes, including, but not limited to, inspections, repairs and maintenance, extermination, safety or fire inspections, and showing Premises to prospective purchasers or Tenant.

12. RIGHT TO QUIET ENJOYMENT

Tenant is entitled to quiet enjoyment of the premises. Tenant and their guests will not use the premises or adjacent areas in such a way as to violate any law or ordinance, including laws prohibiting the use, possession or sale of illegal drugs or create a nuisance by annoying, disturbing, inconveniencing or interfering with the quiet enjoyment of any other Tenant or nearby resident including the playing of loud music and broadcast programs.

13. LOCKS

Tenant has inspected the locks and agree they are in good working order and sufficient for the protection of his person and property. Tenant shall not make lock changes or additions without Owner's prior written permission.

14. POSSESSION

A. Tenant obligations:

If, after signing this Agreement, Tenant fails to take possession of the dwelling, Tenant shall still be responsible for paying the monthly rent until the Owner can obtain other Tenant. At which time the security deposit will be returned to the Tenant.

B. Owner's obligations:

If Owner is unable to deliver possession of the dwelling to Tenant for any reason not within Owner's control, including, but not limited to, partial or complete destruction of the premises, Tenant will have the right to terminate this Agreement upon proper notice as required by law. In such event, Owner's liability to Tenant will be limited to the return of any and all deposits and rents previously paid by Tenant to Owner.

15. LEAD-BASED PAINT DISCLOSURE

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 or leasing dwellings built prior to 1978, landlords must disclose the presence of known lead-based paint and lead-based paint hazards in the dwelling. Tenant must also receive a federally approved pamphlet on lead poisoning prevention.

Tenant' initials here acknowledges that Owner has made the required disclosure regarding lead-based paint.
Tenant' initials _____

Owner's initials here acknowledge no known presence of lead-based paint.
Owner's initials _____

16. TERMINATION OF TENANCY

The failure of Tenant or Tenant's guests to comply with any term of this Agreement, or the misrepresentation of any material fact, is grounds for termination of the tenancy, with appropriate notice to Tenant and procedures as required by law.

17. ENTIRE AGREEMENT

This written agreement contains the entire agreement of the parties. No oral agreement or representations have been made. Tenant hereby acknowledge that they have read this Agreement, understand it, agree to it, and have been given a copy.

18. DEFAULT
Failure to comply with one or more of the substantive or procedural terms herein shall constitute a default of the entire Agreement. In case of a default, Owner shall have the immediate right to possession by means of self-help or legal process. Furthermore, violation of any part of this Agreement or nonpayment of rent when due shall be cause for eviction under applicable code sections. The prevailing party shall recover reasonable legal service fees as applicable.

19. VALIDITY OF EACH PART
If any portion of this Agreement is held to be invalid, its invalidity will not affect the validity or enforceability of any other provision of this Agreement.

20. INDEMNIFICATION
Owner shall not be liable to Tenant, Tenant' guests, or other occupants or persons on the Premises for personal injury, property damage or other losses to such persons or their property caused by other persons, theft, burglary, assault, other crimes, fire, water, wind, rain, smoke, or any other causes. Tenant agree to indemnify and hold Owner free and harmless from any and all liability for injury to or death of any person, or for damage to property arising from the use and occupancy of the Premises by Tenant or from the act or omission of any person or persons, including Tenant, in or about the leased Premises with the express or implied consent of Tenant. Owner recommends that Tenant secure insurance for Tenant' own account to protect Tenant from the hazards of such losses as are described above.

10/3/17 — Date
M. Allen — Signature - Owner or Owner's Agent
Owner — Title

Michael J. Allen
Printed Name of Peak Season, LLC. Owner.

1145 Vicki Lane
Street Address

North Pole AK 99705
City, State & Zip

347-7108
Phone

10/3/17 — Date
M. Allen — Signature - Agent or Owner for Peak Season, LLC.
347-7108 — Phone

Michael J. Allen
Printed Name of Peak Season, LLC. Owner.

End of Lease

Property Summary

Proof of Possession / Ownership

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PAN
0304981

PROPERTY PHYSICAL DESCRIPTION
~~LOT 2 BLOCK 4~~ MERRY 2ND ADDN

NEIGHBORHOOD
2004 Bradway-Clear Creek

BUSINESS

PROPERTY CLASS
Residential

MILLAGE GROUP
0965 Aztec Service Area

MOST RECENT MILLAGE RATE
16.8840

STATUS
TAXABLE

FIRE SERVICE AREA
NORTH STAR FIRE S A

ADDITIONAL INFORMATION
Building Details
View Property Location

LAND AREA
Parcel
1 48022 Square Feet

OWNER

NAME	INTEREST
ALLEN, MICHAEL J	OWNERSHIP

ADDRESS

SITUS ADDRESS
1145 VICKI LN

Documents

Documents are current as of 12-31-2016

The FNSB provides a link to view the recorded document at the State of Alaska Recorders Office through the instrument #. Current registered documents **not** showing may be seen at the State of Alaska Recorders Office Search page. The FNSB has no control over the contents posted on any external web sites and these sites may have separate terms of use and privacy policies. The inclusion of this web link does not imply endorsement by the FNSB of the site, its content, advertisers or sponsors.

DESCRIPTION	RECORD DATE	BOOK	PAGE	INSTRUMENT #
Quitclaim Deed	1/5/2004			2004-000088-0
Quitclaim Deed	1/5/2004			2004-000087-0
Quitclaim Deed	7/23/1999	1152	329	
Ordinance	2/26/1981			

Assessment History

For questions regarding assessments, contact the FNSB Department of Assessing at 907-459-1428.

YEAR	LAND	STRUCTURES ETC.	FULL VALUE TOTAL	EXEMPTIONS TOTAL	TAXABLE
2017	$12,006	$47,448	$59,454	$0	$59,454
2016	$12,006	$48,019	$60,025	$0	$60,025
2015	$12,006	$48,212	$60,218	$0	$60,218
2014	$12,006	$24,630	$36,636	$0	$36,636
2013	$12,006	$23,319	$35,325	$0	$35,325
2012	$12,006	$18,621	$30,627	$6,125	$24,502

Pay Property Taxes by credit card

Tax History (Updated: 06/29/17 03:50 AM AST)

Balance due figures are only valid until 07/01/2017

If taxes are delinquent the interest calculation date is: 9/1/2017. All prior year delinquent payments must be made with guaranteed funds.

For payments made after the due dates, please call the FNSB Division of Treasury and Budget at 907-459-1441 for the correct amount.

YEAR	TAX LEVIED	STATE EXEMPTED	FEES	TOTAL DUE	TOTAL PAID	NET DUE
2017	$1,003.82	$0.00	$0.00	$1,003.82	$0.00	$1,003.82
2016	$981.70	$0.00	$27.22	$1,008.92	$1,008.92	$0.00
2015	$992.38	$0.00	$67.23	$1,059.61	$1,059.61	$0.00
2014	$589.12	$0.00	$0.00	$589.12	$589.12	$0.00
2013	$557.02	$0.00	$0.00	$557.02	$557.02	$0.00