COMMERCIAL LEASE AGREEMENT
Eagle Bay Inn LLC
1321 Sawmill Creek Road Suite C
Sitka Alaska 99835

This Lease is made this 1st day of May, 2016 by and between Eagle Bay Inn LLC and Mike Daly, Northern Lights Indoor Gardens LLC. In consideration for the mutual promises and covenants contained herein, and for other good and valuable consideration, the parties hereby agree as follows:

Eagle Bay Inn LLC leases to Mike Daly, Northern Lights Indoor Gardens LLC rents from the Landlord the following described premises: O & P Bays. Eagle Bay Inn LLC understands that this is going to be a marijuana growing business distributions and retail store.

The term of the Lease shall be for 3-year commencing 5/01/2016 and ending 5/01/20119.

Mike Daly, Northern Lights Indoor Gardens LLC shall pay to Eagle Bay Inn LLC as rent $22,500.00 per year in equal monthly installments of $1,875.00 payable in advance in 30 days.

Mike Daly, Northern Lights Indoor Gardens LLC shall use and occupy the premises only as a business; this is subject at all times to the approval of Eagle Bay Inn LLC.

Mike Daly, Northern Lights Indoor Gardens LLC shall not make any alterations, additions or improvements to the premises without the prior written consent of Eagle Bay Inn LLC. Eagle Bay Inn LLC, does not furnish the utilities or amenities for the benefit of Mike Daly, Northern Lights. Mike Daly, Northern Lights Indoor Gardens LLC, at his own expense shall furnish all utilities.

Mike Daly, Northern Lights Indoor Gardens LLC shall purchase at his own expense public liability insurance in the amount of one million dollars as well as fire and hazard insurance in the amount of one million dollars, or have it in the business insurance policy, for the premises and shall provide satisfactory evidence thereof to the Landlord and shall continue same in force and effect throughout the Lease term hereof.

Mike Daly, Northern Lights Indoor Gardens LLC, shall not permit or commit waste to the premises. Mike Daly, Northern Lights Indoor Gardens LLC is responsible for snow and ice removal at the back and front of the business entrances. Snow removal of the parking lot is provided and during heavy snow, tenant will comply with all parking and removing vehicles as needed.

Mike Daly, Northern Lights Indoor Gardens LLC shall comply with all rules, regulations, ordinances codes and laws of all Eagle Bay Inn LLC members. The members are: Dan Kelly and JoAnn Daly.

Mike Daly, Northern Lights Indoor Gardens LLC shall not permit or engage in any activity that will affect an increase in the rate of insurance for the Building in which the premises is now

contained nor shall Mike Daly, Northern Lights Indoor Gardens LLC permit or commit any nuisance thereon.

Mike Daly, Northern Lights Indoor Gardens LLC shall not sublet or assign the premises nor allow any other person or business to use or occupy the premises without the prior written consent of Eagle Bay Inn LLC.
At the end of the term of this Lease, Mike Daly, Northern Lights Indoor Gardens LLC shall surrender and deliver up the premises in the same condition (subject to any additions, alterations or improvements, if any) as presently exists, reasonable wear and tear excluded.

Upon default in any term or condition of this Lease, Eagle Bay Inn LLC shall have the right to undertake any or all other remedies permitted by Law.

This Lease shall be binding upon, and insure to the benefit of, the parties, their heirs, successors, and assigns. Eagle Bay Inn LLC agrees to give Mike Daly, Northern Lights Indoor Gardens LLC first option when renewing his lease on March 1, 2016.

Signed this ___1st____ day of _____May_____ (Month) ____2016____ (Year).

Tenant

Mike Daly

Northern Lights Indoors Gardens LLC

Eagle Bay Inn LLC

Vicki Brown

Manager

Eagle Bay Inn LLC

1321 Sawmill Creek Road

Sitka, Alaska 99835

December 2, 2013

To Whom It May Concern

Vicki Brown is hereby authorized and empowered by Eagle Bay Inn LLC to pursue any and all litigation which concerns Eagle Bay Inn and Sawmill Creek Business Center.

Thank you,

Jo Ann Daly

Jo Ann Daly

Managing Member

504-434-8154