COMMERCIAL LEASE

This Lease is made between **CGH Holdings, LLC** ("Lessor"), and **Northern Frontier Consulting, LLC** ("Lessee/Tenant"). Tenant hereby offers to lease from Lessor the real property located in the City of Fairbanks, State of Alaska, at the address of **1725 Richardson Highway Suite #106 & 108, North Pole, Alaska, 99705** (the "Real Property"), as illustrated on the attached diagram (see attachment A), upon the following terms and conditions. (This document shall hereafter be referred to as the "Lease").

1. **Term and Rent.** Lessor leases to Lessee the above Real Property for a term of five years, Commencing February 17, 2017 and terminating on February 17, 2022, at the annual rent of twelve dollars ($12.00), payable in equal installments in advance on the first day of each month for that month's rent, during the term of the Lease, or as a prepaid lump sum payment of sixty dollars ($60.00)

2. **Security Deposit.** No security deposit is required.

3. **Option to Purchase.** The Lessor and Tenant agree that in the event the Real Property is offered for sale the Tenant shall have a purchase option with "Right of First Refusal". Upon receipt of a valid Sales and Purchase Agreement, the Lessor agrees the tenant shall have five (5) business days to exercise this option and accept or reject the right to match the purchase price, terms and conditions of the Sales and Purchase Agreement.

4. **Access.** The tenant shall have twenty four (24) hours a day, seven (7) days a week access to the Real Property described in Exhibit A. Tenant has the "right of way" (Shared access areas are highlighted in green in Exhibit B) to travel across the Lessor's property to access and utilize the Real Property. Also shared access to restroom facilities on premises.

5. **Use.** Tenant shall use and occupy the Real Property for the commercial purpose of cannabis production, retail, processing, handling, storage and shipping. Other uses are allowed with prior written consent of the Lessor.

6. **Improvements.** All capital improvements made by the tenant shall remain with the property at termination of the lease. However, trade fixtures belonging to tenants will be removed prior to release; these include fans, cultivation lights, cultivation equipment.

7. **Care and Maintenance of Real Property.** The Lessor shall be responsible for maintenance and repair of the Real Property. Tenant shall assist the Lessor in maintaining the Real Property in good and safe condition.

8. **Alterations.** Tenant shall not, without first obtaining the consent of Lessor, make any alternations, additions, or improvements, in, to or about the Real Property,

9. **Ordinances and Statutes.** Tenant shall comply with all statutes, ordinances, regulations, covenants, conditions and requirements of all municipal and state authorities now in force, or which may hereafter be in force, pertaining to the Real Property, occasioned by or affecting the use thereof by Tenant.

10. **Utilities and Services**. Tenant shall be responsible for all power. Lessor shall be responsible for providing water and garbage services for the Real Property.

11. **Assignment and Subletting.** Tenant shall be allowed to assign this Lease or sublet any portion of the Real Property with prior written consent of the Lessor.

12. **Entry and Inspection**. Tenant shall permit Lessor or Lessor's agents (and/or Lessor's lenders and/or their agents and representatives) to enter upon the Real Property at reasonable times and upon 48 hour notice, for the purpose of inspecting the same, and will permit Lessor at any time within ninety (90) days prior to the expiration of this Lease, to place upon the Real Property any usual "To Let" or "For Lease" signs, and permit persons desiring to lease the same to inspect the Real Property thereafter.

13. **Arbitration**. Any controversy or claim relating to this contract, including the construction or application of this contract, will be settled by binding arbitration under the rules of the American Arbitration Association, and any judgement granted by the arbitrator(s) may be enforced in any court of proper jurisdiction.

14. **Indemnification of Lessor**. Lessor shall not be liable for any damage or injury to Tenant, or any other person, or to any property, occurring on the Real Property or any part thereof, and Tenant agrees to indemnify and hold Lessor harmless from any claims for damages, no matter how caused, except for those caused by the sole negligence or sole unlawful conduct of Lessor.

15. **Destruction of Real Property.** In the event of a partial destruction of the Real Property during the term hereof, from any cause, Lessor shall forthwith repair the same, provided that such repairs can be made within sixty (60) days under existing governmental laws and regulations; but, such partial destruction shall not terminate this Lease, except that Tenant shall be entitled to a proportionate reduction of rent while such repairs are being made, based upon the extent to which the making of such repairs shall interfere with the business of Tenant on the Real Property. If such repairs cannot be made within said sixty (60) days, Lessor, in Lessor's sole discretion and option, may make the repairs within a reasonable time, this Lease continuing in effect with the rent proportionately abated as

provided in the preceding sentence, and in the event that Lessor shall not elect to make such repairs, which cannot be made within sixty (60) days, this Lease may be terminated at the option of either party. In the event that the building in which the Real Property may be situated is destroyed to an extent of not less than one-third of the replacement costs thereof, Lessor may elect to terminate this Lease whether the Real Property be injured or not. A total destruction of the building in which the Real Property may be situated shall terminate this Lease.

16. **Lessor's Remedies on Default.** If the Tenant defaults in the performance of any of the other covenants or conditions hereof, Lessor may give Tenant notice of such default and if Tenant does not cure any such default within *60 d*ays, after the giving of such notice or if such other default is of such nature that it cannot be completely cured within such period, if Tenant does not commence such curing within 60 days and thereafter proceed with reasonable diligence and good faith to cure such default, then Lessor may terminate this Lease and all rights of Lessee under this Lease by such written notice. If it so terminates on the date specified in such notice the term of this Lease shall terminate, and Tenant shall then quit and surrender the Real Property to Lessor. If this Lease shall have been so terminated by Lessor, Lessor may at any time thereafter resume possession of the Real Property by any lawful means and remove Tenant or other occupants and their effects. No failure to enforce any term shall be deemed a waiver.

    No act of Lessor shall be construed as terminating this Lease except written notice given by Lessor to Tenant advising Tenant that Lessor elects to terminate the Lease. In the event Lessor elects to terminate this Lease, Lessor may recover from Tenant.

17. **Insurance**. The Lessor share maintain casualty insurance for the Real Property. The Tenant will maintain liability insurance in a total aggregate sum of at least $1,000,000.00.

18. **Waiver**. No failure of Lessor to enforce any term hereof shall be deemed to be a waiver.

19. **Heirs, Assigns, Successors.** This Lease is binding upon and inures to the benefit of the heirs, assigns and successors in interest.

20. **Notices.** Any notice which either party may or is required to give, shall be given by personal delivery or mailing the same to Tenant at the Real Property (or at the address indicated below), or Lessor at the address specified below, or at such other places as may be designated by the parties from time to time.

21. **Time of Essence.** Time is of the essence in the performance of this Agreement.

22. **Entire Agreement**. The foregoing constitutes the entire agreement between the parties and may be modified only by a writing signed by both parties. The following Exhibits, if

any, have been made a part of this Lease before the parties' execution hereof: Exhibits A and B.

Signed this 20 day of February, 2017.

LESSOR:	TENANT:
By: _____	By: _____
James Chermbly	Lawrence Bentz (member)
(Print Name and Title) Owner CGH Holdings LLC	(Print Name and Title)
By: _____	By: _____
_____	_____
(Print Name and Title)	(Print Name and Title)
_____	_____
_____	_____
Address	Address

Exhibit 'A'

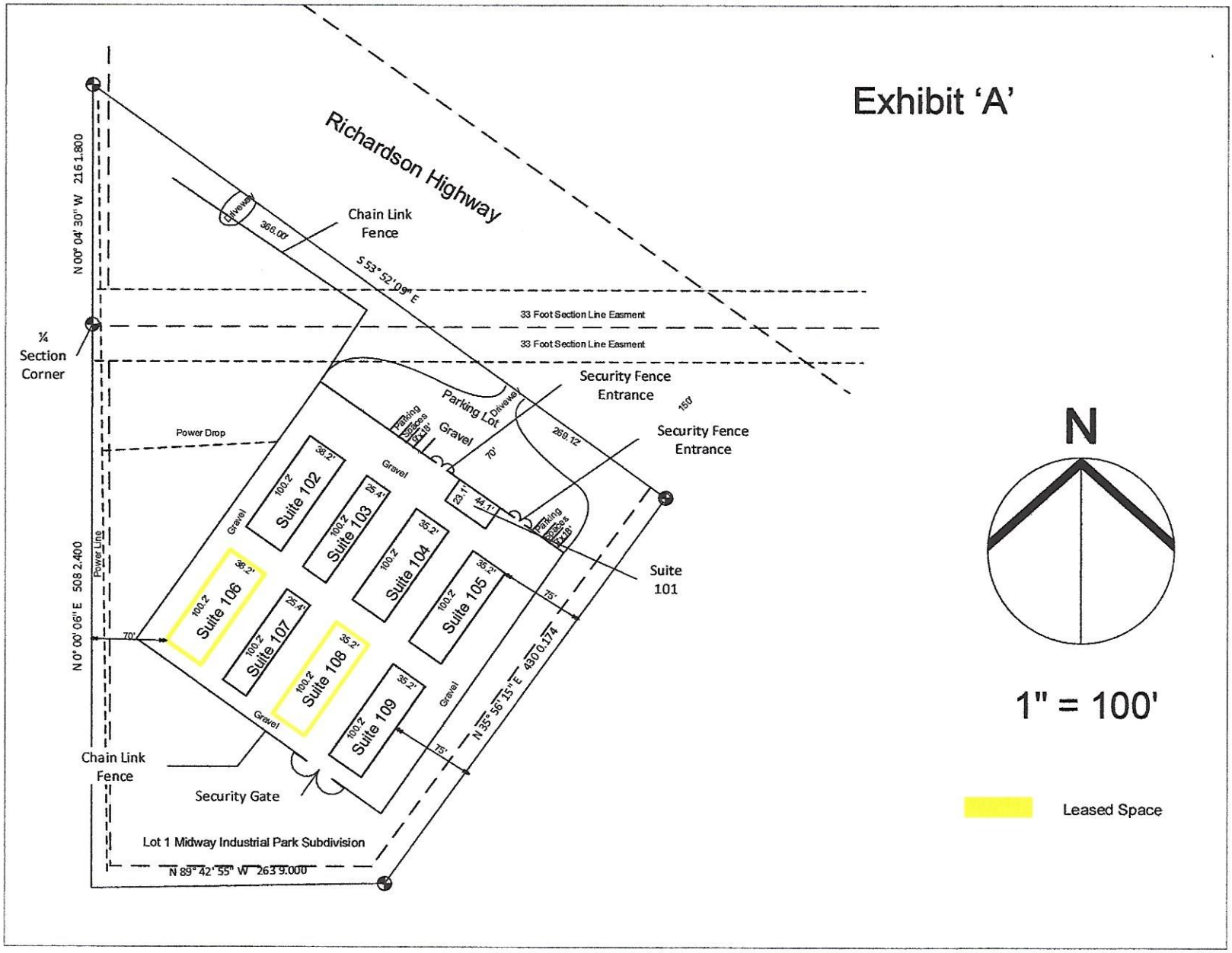
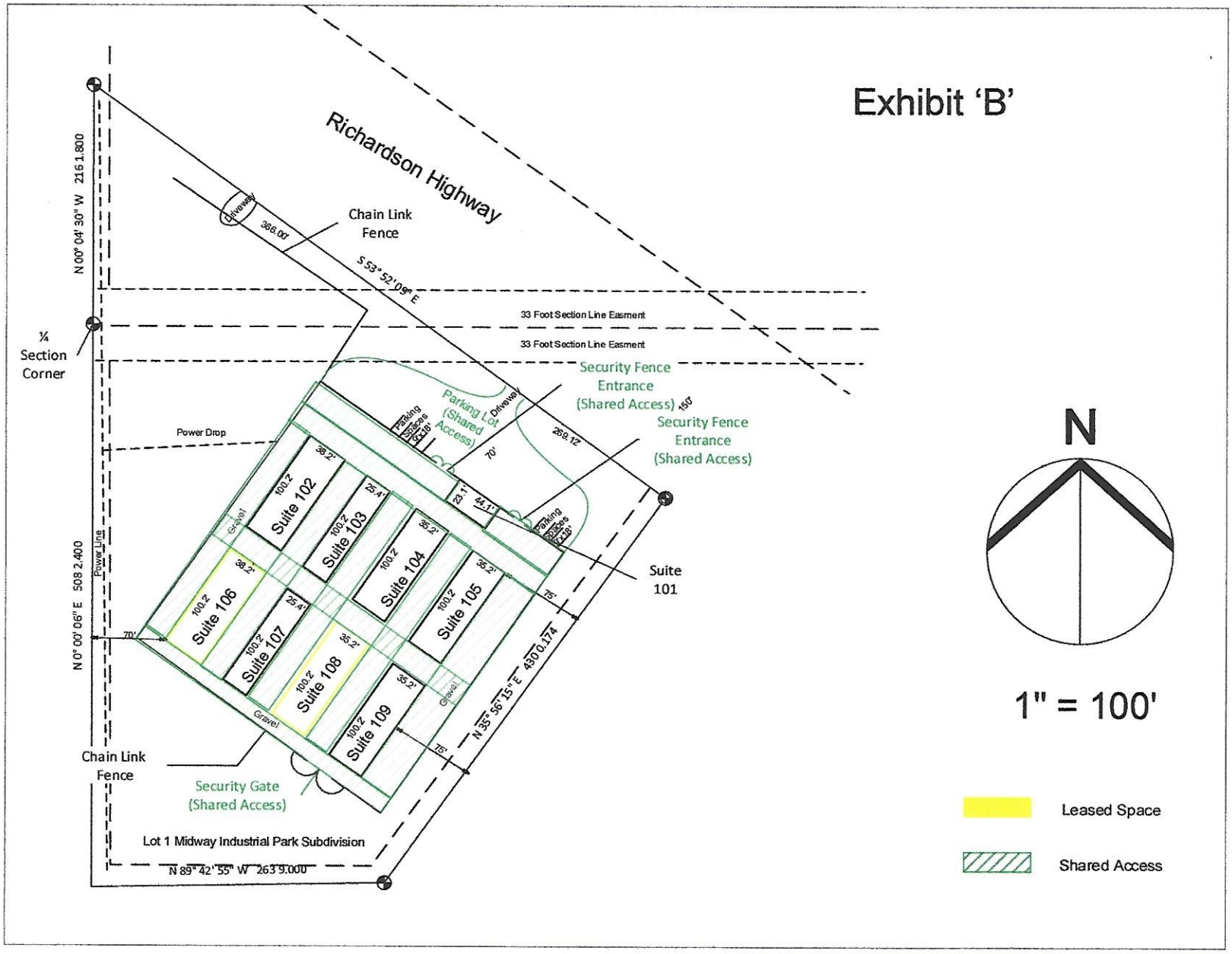

Richardson Highway
Chain Link Fence
Driveway
366.00'
S 53° 52' 09" E
N 00° 04' 30" W 2161.800
33 Foot Section Line Easment
33 Foot Section Line Easment
¼ Section Corner
Security Fence Entrance
Security Fence Entrance
Parking Lot
Driveway
Parking Spaces 10x19'
Gravel
Power Drop
Power Line
N 0° 00' 06" E 5082.400
Suite 101
Suite 102
Suite 103
Suite 104
Suite 105
Suite 106
Suite 107
Suite 108
Suite 109
N 35° 56' 15" E 4300.174
Chain Link Fence
Security Gate
Lot 1 Midway Industrial Park Subdivision
N 89° 42' 55" W 2639.000
N
1" = 100'
Leased Space

Exhibit 'B'


Richardson Highway
Chain Link Fence
Driveway
368.00'
S 53° 52' 09" E
N 00° 04' 30" W 2161.800
33 Foot Section Line Easment
33 Foot Section Line Easment
¼ Section Corner
Security Fence Entrance (Shared Access)
150'
Security Fence Entrance (Shared Access)
Parking Lot (Shared Access)
Driveway
Parking Spaces 10x18'
Parking Spaces 10x18'
269.12'
70'
Power Drop
Power Line
N 0° 00' 06" E 5082.400
Suite 101
Suite 102
Suite 103
Suite 104
Suite 105
Suite 106
Suite 107
Suite 108
Suite 109
100.2'
38.2'
25.4'
35.2'
23.1'
44.1'
75'
70'
Gravel
N 35° 56' 15" E 4300.174
Chain Link Fence
Security Gate (Shared Access)
Lot 1 Midway Industrial Park Subdivision
N 89° 42' 55" W 2639.000
N
1" = 100'
Leased Space
Shared Access

Written Permission

This is my written permission for "Northern Frontier Consulting" to sublease to "Frontier Grow Labs" to establish a cannabis cultivation business at 1725 Richardson Highway suite 106 & 108, Fairbanks, AK 99705. "Frontier Grow Labs" may not sublease any portion of the premises without written permission from "CGH Holdings LLC".

BY: JC 20 Feb. 2017

James Chumbley owner CGH Holdings LLC

COMMERCIAL LEASE

This Lease is made between **Northern Frontier Consulting, LLC** ("Lessor"), and **Frontier Grow Labs, LLC** ("Lessee/Tenant"). Tenant hereby offers to lease from Lessor the real property located in the City of Fairbanks, State of Alaska, at the address of **1725 Richardson Highway Suite 106 & 108, North Pole, Alaska, 99705** (the "Real Property"), as illustrated on the attached diagram (see attachment A), upon the following terms and conditions. (This document shall hereafter be referred to as the "Lease").

1. **Term and Rent.** Lessor leases to Lessee the above Real Property for a term of five years, Commencing February 15, 2017 and terminating on February 15, 2022, at the annual rent of Eighty four thousand six hundred forty eight dollars ($84,648), payable in equal installments in advance on the first day of each month for that month's rent, Payments will be deferred until October 1, 2017, during the term of the Lease, or as a prepaid lump sum payment of Four hundred twenty three thousand and two hundred forty dollars ($423,240).

2. **Security Deposit**. No security deposit is required.

3. **Access**. The tenant shall have twenty four (24) hours a day, seven (7) days a week access to the Real Property described in Exhibit A. Tenant has the "right of way" (from point "A" to point "B" described on Exhibit B) to travel across the Lessor's property to access and utilize the Real Property.

4. **Use.** Tenant shall use and occupy the Real Property for the commercial purpose of cannabis production, processing, handling, storage and shipping. Other uses are allowed with prior written consent of the Lessor.

5. **Improvements**. All capital improvements made by the tenant shall remain with the property at termination of the lease. However, trade fixtures belonging to tenants will be removed prior to release; These include fans, cultivation lights, cultivation equipment.

6. **Care and Maintenance of Real Property**. The Lessor shall be responsible for maintenance and repair of the Real Property. Tenant shall assist the Lessor in maintaining the Real Property in good and safe condition.

7. **Alterations.** Tenant shall not, without first obtaining the consent of Lessor, make any alternations, additions, or improvements, in, to or about the Real Property,

8. **Ordinances and Statutes.** Tenant shall comply with all statutes, ordinances, regulations, covenants, conditions and requirements of all municipal and state authorities now in force,

or which may hereafter be in force, pertaining to the Real Property, occasioned by or affecting the use thereof by Tenant.

9. **Utilities and Services**. Tenant shall be responsible for all power. Lessor shall be responsible for providing water and garbage services for the Real Property.

10. **Entry and Inspection**. Tenant shall permit Lessor or Lessor's agents (and/or Lessor's lenders and/or their agents and representatives) to enter upon the Real Property at reasonable times and upon 48 hour notice, for the purpose of inspecting the same, and will permit Lessor at any time within ninety (90) days prior to the expiration of this Lease, to place upon the Real Property any usual "To Let" or "For Lease" signs, and permit persons desiring to lease the same to inspect the Real Property thereafter.

11. **Arbitration**. Any controversy or claim relating to this contract, including the construction or application of this contract, will be settled by binding arbitration under the rules of the American Arbitration Association, and any judgement granted by the arbitrator(s) may be enforced in any court of proper jurisdiction.

12. **Indemnification of Lessor**. Lessor shall not be liable for any damage or injury to Tenant, or any other person, or to any property, occurring on the Real Property or any part thereof, and Tenant agrees to indemnify and hold Lessor harmless from any claims for damages, no matter how caused, except for those caused by the sole negligence or sole unlawful conduct of Lessor.

13. **Destruction of Real Property.** In the event of a partial destruction of the Real Property during the term hereof, from any cause, Lessor shall forthwith repair the same, provided that such repairs can be made within sixty (60) days under existing governmental laws and regulations; but, such partial destruction shall not terminate this Lease, except that Tenant shall be entitled to a proportionate reduction of rent while such repairs are being made, based upon the extent to which the making of such repairs shall interfere with the business of Tenant on the Real Property. If such repairs cannot be made within said sixty (60) days, Lessor, in Lessor's sole discretion and option, may make the repairs within a reasonable time, this Lease continuing in effect with the rent proportionately abated as provided in the preceding sentence, and in the event that Lessor shall not elect to make such repairs, which cannot be made within sixty (60) days, this Lease may be terminated at the option of either party. In the event that the building in which the Real Property may be situated is destroyed to an extent of not less than one-third of the replacement costs thereof, Lessor may elect to terminate this Lease whether the Real Property be injured or not. A total destruction of the building in which the Real Property may be situated shall terminate this Lease.

14. **Lessor's Remedies on Default.** If the Tenant defaults in the performance of any of the other covenants or conditions hereof, Lessor may give Tenant notice of such default and if Tenant does not cure any such default within *60 d*ays, after the giving of such notice or if such other default is of such nature that it cannot be completely cured within such period, if Tenant does not commence such curing within 60 days and thereafter proceed with reasonable diligence and good faith to cure such default, then Lessor may terminate this Lease and all rights of Lessee under this Lease by such written notice. If it so terminates on the date specified in such notice the term of this Lease shall terminate, and Tenant shall then quit and surrender the Real Property to Lessor. If this Lease shall have been so terminated by Lessor, Lessor may at any time thereafter resume possession of the Real Property by any lawful means and remove Tenant or other occupants and their effects. No failure to enforce any term shall be deemed a waiver.

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19. **Time of Essence.** Time is of the essence in the performance of this Agreement.

20. **Entire Agreement.** The foregoing constitutes the entire agreement between the parties and may be modified only by a writing signed by both parties. The following Exhibits, if any, have been made a part of this Lease before the parties' execution hereof: Exhibits A and B.

Signed this _____ day of February, 2017.

Signed this 21st day of February, 2017.

LESSOR:

"Norther Frontier Consulting"

By: _____

Justin Hocklander "Member"

(Print Name and Title)

By: _____

_____

(Print Name and Title)

_____

_____

Address

TENANT:

Frontier Grow Labs, LLC

By: _____

Lawrence Bento - owner

(Print Name and Title)

By: _____

_____

(Print Name and Title)

_____

_____

Address