COMMERCIAL LEASE AGREEMENT

DESCRIPTION: This is a Commercial Lease agreement ("Lease") Between B&E Construction (Landlord) and Denali Dispensaries, LLC (Tenant), for the property located at 4603 Pittman Rd, Wasilla, AK, 99623 (Property), as described below and subject to the following terms.

PROPERTY BEING LEASED: The current building on the lot and 100 feet around the building.

TERM: This Lease commences November 1st, 2016 and ends November 1st, 2017. Up until Cultivation permit from the State of Alaska to grow cannabis is granted, Tenant is considered to be month to month. The parties agree that the Tenant and Landlord must agree to renew the lease for a period of no longer than 12 months at a time by giving Landlords 60 day's written notice prior to Lease end.

RENT: Rent is $3500 per month. The obligation is to pay rent begins December 1st, 2016. Rent is to be paid by the 1st day of each calendar month. If paid after the 5th day, there is a $150 late fee. Rent will be paid by cash to the landlord.

SECURITY DEPOSIT: None.

Keys: Landlord will provide Tenant with 2 sets of keys. Tenant to provide Landlord with a new key anytime locks are changed.

USE: Landlord will provide Tenant with 2 sets of keys. Tenant to provide Landlord with a new key anytime locks are changed. Tenant agrees that it will not engage in or allow any illegal activates in or on the Property. This facility will be used to grow marijuana and may be used for marijuana manufacturing.

LANDLORD ACCESS: Landlord shall have the right to enter the Property to perform needed repairs or to inspect the Property, with 48 hours' notice to Tenant. Such notice is not required in case of emergency. The landlord at no time is allowed to take Marijuana or Marijuana Products and must contact the State of Alaska-AMCO. _____(Initial)

OCCUPANCY: To be set by the Mat-Su borough Fire Department.

UTILITES AND SERVICES: All utilities are the responsibility of the Tenant.

PARKING: Tenants and their guests may park around the building. Designated spots for employees and guests will be made.

REPAIRS, MAINTENANCE AND CLEANING: Tenant agrees that all repairs, maintenance and cleaning inside and out are the responsibility of the Tenant as well as any code violation repairs.

ALTERATIONS AND IMPROVEMENTS: Tenant, at Tenant's expense, may remodel, redecorate, and make additions, improvements and replacements to the Property as Tenant

wishes. Tenant shall have the right to place and install personal property, fixtures, equipment and other temporary installations in and upon the Property, and fasten the same to the premises. All such personal property, equipment, machinery, trade fixtures and temporary installations shall remain Tenant's property free and clear of any claim by Landlord, and may be removed by Tenant will become the property of Landlord at such time that Tenant no longer legally or physically occupies the Property.

QUIET POSSESSION: Landlord covenants and warrants that upon performance by Tenant of its obligations, Landlord will keep and maintain Tenant in exclusive, quiet, peaceable and undisturbed and uninterrupted possession of the Property during the term of this Lease.

LIENS, DEBTS, CONTRACT, LAWSUITS AND OTHER ENCUMBRANCES: Landlord warrants that there are no liens, debts, contracts, lawsuits or other encumbrances (collectively, "Encumbrance") of any kind which will limit, affect or impair Tenant's access to and use of the Property under this Lease. Landlord further warrants that if any such Encumbrance limits, affects or impairs Tenant's access to and use of the Property during the period that Tenant occupies and/or uses the Property, that Landlord shall fully protect and indemnify Tenant against such Encumbrance, and shall further fully protect and indemnify Tenant against all attorneys' fees, costs, and expenses growing out of or incurred by reason or on account of any such Encumbrance.

GOVEERNING LAW: This Agreement shall be governed, construed and interpreted by, through and under the Laws of the State of Alaska.

IN WITNESS WHEROF, the parties have executed this Lease as of the day and year written below:

March 14, 2017

Landlord Signature **Date**

John E Emmi

John Emmi representing B&E construction

21636 settlers dr 3c Chugiak, Ak 99567

(907) 229-7135 akjohnemmi@gmail.com

Landlord Printed Name, Address, Phone Number & Email

Bradly Bartlett Mar 14 2017

Tenant Signature **Date**

Bradley Bartlett

Bradley Bartlett representing Denali Dispensaries, LLC

P.O box 670253 chugiak, AK 99567

907-862-2376

brad@denalidispensaries.com

Tenant Printed Name, Company, Address, Phone Number & Email