General Lease Of Dwelling

This lease, made this 18th day of MARCH, 2017 at Palmer, Alaska between Bruce Derstine doing business as Pioneer Peak Enterprises, Lessor, and Prestige Worldwide Management, LLC DBA KushTopia, Lessee.

Marijuana Supplement:

The Landlord also referred to as Lessor acknowledges that Prestige Worldwide Management will operate a licensed marijuana establishment. The Landlord also acknowledges that the landlord will not take possession or remove marijuana from the premises and AMCO enforcement will be contacted.

Premises Diagram Explanation:

The property at 1044 S. Old Glenn Hwy Palmer, AK 99645 has multiple buildings on the property. The lease was written to encompass the 1,200 sqft duplex, which will be utilized as an office for Prestige Worldwide Management, LLC. The office will not be utilized for marijuana operations and the office is not a part of the licensed premises, though it is situated on the property.

The Licensed Premises also where cultivation activities will take place and where all marijuana will be grown, packaged, and stored is situated further back on the property (See Licensed Premises and Facility Diagram). The Licensed Premises is required to be set back from the front, side, and rear lot lines per the Matanuska Susitna Borough and the office would not qualify for any marijuana related activities.

IN THE WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS:

LESSEE:

Phillip A Izon II

Signature

Printed Name: Phillip Izon II Member of Prestige Worldwide Management, LLC

Address: 8010 E 32nd Ave Anchorage, AK 99504

Phone: 907-229-9978

LESSOR:

Bruce Derstine

Signature (owner)

Printed Name: Bruce Derstine

Address: 1044 South Old Glenn Highway Palmer, AK

Phone: 907-745-3904 or 355-3904

The parties agree as follows:

1. LEASE: Lessee will pay the rent directly to Lessor local Bruce Derstine, or, bank in Wells Fargo. Appropriate deposit slips will be provided to Lessee. The lease payment is due in advance. Upon signing this agreement, the first month rent ($1,275.00) is due. A security deposit of $1,500.00 is also due in advance. Lessee will provide the Lessor with 30 days notice of any intention to quit premises, and Lessor will provide the Lessee with 30 days notice if Lessor decides to terminate the tenancy. Lessor warrants habitability of the premise. If repairs need to be made, Lessee shall notify Lessor immediately. Any notices regarding rent, security deposits, management of the premises or repairs shall be made to the Lessor at Palmer, Alaska, phone numbers: 907-745-3904 or 907-355-3904.

2. ALTERATION, INSTALLATION and REMOVAL of FURNISHINGS: Lessee shall not make any alterations to the premises without prior written consent of the Lessor. Furnishings constructed or installed in the premises remain the property of the Lessee and will be removed by the Lessee upon termination of this lease or any time prior to termination; the cost of repairing any damage or disfigurement to walls, floor, or ceiling caused by such removal shall be borne by the Lessee. Any furnishings not removed by

the Lessee within 30 days after the termination of this lease shall be deemed abandoned by Lessee and shall become the property of the Lessor. PP

3. FIRE and OTHER CASUALTY: In the event the premises are destroyed or damaged by fire, flood, or other casualty in whole or in substantial part, it shall be the option of the Lessors to repair or rebuild. If the damaged is caused by the Lessee, they are responsible financially, so renters insurance is recommended! Locating other housing during such time is the responsibility of the Lessee. If, in the opinion of the Lessors it is not practicable to repair or rebuild, Lessors may at their option terminate this lease by written notice served upon Lessee within 30 days after such damage occurs. PP
If the Lessee wishes to terminate the lease agreement, they shall notify the Lessor immediately and the lease agreement terminates upon notice. Lessors shall obtain insurance covering fire and other insurance covering damages to the structure, but is not responsible for the insurance on Lessee's personal property. Lessee is responsible for insurance on Lessee's personal property. Lessor's shall not be liable for any damage or injury to Lessee or another person, or to any property other than the structure, occurring on the premises, or any part thereof, or in common areas thereof, unless damage is the proximate result of negligence by the owner or his agent. Lessee agrees to hold the Lessors harmless from any claims for damages, no matter how caused except for injury or damages for which the Lessors are legally responsible. PP

4. RIGHT of ENTRY: Lessors or their authorized agent shall have the right to enter the premises at reasonable times for the purpose of performing their obligations; but Lessor agrees insofar as reasonable not to interfere with the use and enjoyment of the Lessee of the premises. 24 Hour notice will be given on most circumstances for entry. PP

5. ASSIGNMENT and SUBLETTING: Any subletting will require a completed Sublet Form supplied by the Lessor. Lessee shall not assign this lease without prior written consent of the Lessor; consent is at the option of the Lessor. Lessee affirms these premises as a single family residential dwelling. Commercial enterprise (i.e. retail, wholesale, daycare, etc.) originating or being conducted from this single family residential dwelling is not permitted without prior written consent of the Lessor; consent is at the option of the Lessor. PP

6. SERVICES and UTILITIES: Lessee, at 50/50 expense, shall provide the following services and utilities: electricity, garbage disposal, telephone, TV. Lessor shall not be liable for any interruption or failure of said services. PP

7. CONTENTS: Lessor owned contents in the premises include, but not limited to the following: one refrigerator, one stove, one dishwasher. Lessee will not remove any contents from said premises without Lessors written permission. PP

8. PETS: PETS ALLOWED (including, but not limited to, dog, cat, fish, bird, horses, etc.) A REASONABLE NUMBER WILL ONLY BE ALLOWED. PP

9. TENANT DUTIES: Do conduct them selves in a manner that does not unreasonably disturb their neighbors' peaceful enjoyment of the premises. If tenants do not uphold conduct conditions, the Lessor can evict them. Smoking is NOT permitted inside the residence. PP

10. DEFAULT by LESSEE: Should Lessee default by violating any covenants of this lease, and if such default or violation shall not have been corrected by Lessee within twenty days of receipt of a written notice from Lessor specifying the default, Lessor may terminate and cancel this lease. In case of default in paying lease, the Lessor shall allow the Lessee ten days from receipt of a Notice of default to correct the default. If the Lessee does not do so, the rental agreement is terminated and the Lessee shall vacate the premises ten days from receipt of the Notice of default. PP

11. RENEWAL: Payment and receipt of the monthly lease shall constitute renewal for the next monthly term. PP

12. SURRENDER of PREMISES: At any termination of this lease, Lessee shall surrender the premises to the Lessor in substantially the same condition and in as good order as upon the date of commencement of this lease, subject to normal wear. PP

13. NOTICES: Notices shall be given in writing only and shall be sent certified or registered letter and addressed to the party for whom attended at such party's address listed on the last page of this contract, or at such other

address as the party may have substituted by proper notice to the other.

14. MODIFICATION of LEASE: The terms, covenants, and conditions hereof may not be changed orally, but only by an agreement in writing signed by the party against who enforcement of the change or modification is sought.

15. PERIODS of NON-OCCUPANCY: In the event the Lessee intends to leave the premises unoccupied for a period of more than 5 days of each year, it shall be the Lessee's responsibility to provide verbal or written notice of such intention to the Lessor. In the event such notice is not provided, Lessee shall be liable for any damages caused by non-occupancy, including but not limited to damages from freeze-up, vandalism, theft, or overflow.

IN THE WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS:

LESSEE:	LESSOR:
signature	signature (owner)
printed name: Phillip Izon II	printed name: Bruce Derstine
address: 8010 E. 32nd Ave. Anchorage, AK 99504	address: 1044 South Old Glenn Highway, Palmer, Alaska 99645
Phone: 907-229-9978	phone: 907-745-3904 or 355-3904