COMMERCIAL LEASE AGREEMENT

DESCRIPTION: This is a Commercial Lease agreement ("Lease") Between Ethann and Donald Oldham (Landlord) and Denali Dispensaries, LLC (Tenant), for the property located at 225 E. 5th Ave., Anchorage, 99501 (Property), as described below and subject to the following terms.

PROPERTY BEING LEASED: The entire property.

TERM: This Lease commences August 25, 2016 and ends August 31, 2017. Up until retail permit from the State of Alaska to sell 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 $2600 per month. The obligation is to pay rent begins September 1, 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 or to the landlord Ethann Oldham and deposited at Wells Fargo Account #329-354-0872.

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. The use of the kitchen by Tenant will require a UL-300 compliant suppression system which is serviced annually by a professional contactor, have the hood ducts cleaned semi-annually by a professional contactor, and clean the grease filters weekly. Tenant will provide to a landlord

a current license for operation of the kitchen by the municipality of Anchorage when and if it becomes operational. Kitchen may

be removed to add additional space if approved by Ethann Oldham (Landlord).

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. ECO (Initial)_____

OCCUPANCY: To be set by the Anchorage Fire Department.

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

PARKING: Tenants and their guests may use the parking spaces behind the building, as well as on-street parking in front of the building, on E. 5th Ave.

SUBLEASING: Is permitted. Tenant may allow other clubs, groups or persons to use the Property from time to time, provided that Tenant is responsible for the actions of such other users, and that such other users do not engage in any illegal activity and do not otherwise violate any part of this Lease.

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.

PROPERTY TAXES: Tenant is aware that Real Property taxes are not paid up to date. Tenant has agreed to pay up to $12,000

towards 2014 Municipality of Anchorage Property Taxes upon the signing of this Lease and at Lease renewal will pay 2015 delinquent Municipality of Anchorage Property taxes. Any future Lease renewal after that point will include one year of property taxes with respect to personal property on the premises. These tax payments are non-refundable and are not a credit toward any purchase of the building. Tenant is responsible for any personal property taxes with respect to personal property on the premises.

INSURANCE: Landlord warrants that he maintains property insurance and comprehensive general liability on the entire building (interior and exterior) located at 225 E. 5th Ave., including that portion leased by Tenant, and that such insurance covers Tenant and Tenant's guests. Tenant will separately provide and pay for liability policy naming Donald and Ethann Oldham as additional insured with liability limits of at least $2,000,000/$1,000,000, fire legal liability limits of at least $100,000 applicable to their events, guests, and other visitors.

Signs: The Parties agree that Tenant may remove/retain at their expense the current "KODIAK" sign and replace with their own business sign.

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:

Ethann C. Oldham 2/17/17

Landlord Signature **Date**

Ethann C. Oldham
221 Nan Nook Road
Mexico Beach, FL. 32456
akeco@mtaonline.net
907-242-0337

Landlord Printed Name, Address, Phone Number & Email

Bradley Bartlett Representing Denali Dispensaries, LLC

Tenant Signature **Date**

Brady Bartlett Mar 6 2017

Bradley Bartlett
P.O Box 670253
Chugiak AK 99567
bartlett@MTAONLINE.NET
907 862-2376