Residential Lease Agreement - Short Form

Lease Agreement, made between Troy Foley and Stephanie Foley (Landlord) and Troy Foley, Sole Proprietor of Foley's Irish Green (Tenant).

For good consideration it is agreed between the parties as follows:

Landlord hereby leases and rents to Tenant the fully detached garage located on the northwest corner of 3530 South Phenix Avenue for the purposes of licensed marijuana cultivation, described as follows:

1. This Lease shall be in effect for a term of 5 years, commencing onMay 31st, 2017 and terminating on 2022.
2. Tenant shall pay Landlord the annual rent of $12 during said term, in monthly payments of $1, each, payable monthly in advance.
3. Tenant further agrees that:
    - Upon the expiration of the lease or upon the landlord taking control of the property, the Alaskan Alcohol and Marijuana Control Board office and obtain guidance on handling any marijuana left on the premises.
    - It shall not assign or sub-let or allow any other person to occupy the leased premises without Landlord's prior written consent.
    - It shall not make any material or structural alterations to the leased premises without Landlord's prior consent.
    - It shall comply with all building, zoning and health codes and other applicable laws for said leased premises.
4. This Lease shall be binding upon and inure to the benefit of the parties, their successors, assigns and personal representatives.

Additional Lease terms: None

Signed and sealed this 31 day of May, 2017.

TROY JAMES FOLEY

STEPHANIE ANNE FOLEY

Landlords

TROY JAMES FOLEY

Tenant

CC

A L A S K A

2012-006499-0

Recording Dist: 311 - Palmer
4/3/2012 11:30 AM Pages: 1 of 2

MAY 10 2012

File for Record at Request of:
First American Title Insurance Company

AFTER RECORDING MAIL TO:

Name: **Troy J. Foley and Stephanie A. Foley**
Address: 523 Togiak Circle #B
Anchorage, Ak. 99503

File No.: **0281-1832518 (PJG)**

STATUTORY WARRANTY DEED

THE GRANTOR, **Lyle L. Davis and Terri Davis, husband and wife**, whose mailing address is **233 N. Val Vista #704, Mesa, AZ 85213**, for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION**, in hand paid, conveys and warrants to **Troy J. Foley and Stephanie A. Foley, husband and wife**, residing at **3530 S. Phenix Avenue, Wasilla, Alaska 99623**, the following described real estate, situated in the **Palmer** Recording District, **Third** Judicial District, State of **Alaska:**

Lot 17, Block 1, HOLLANRIDGE, according to the official plat thereof, filed under Plat Number 2004-20, Records of the Palmer Recording District, Third Judicial District, State of Alaska.

SUBJECT TO reservations, exceptions, easements, covenants, conditions and restrictions of record, if any.

Dated: 4-2-, 2012.

Lyle L. Davis

Terri Davis by Amy Hablutzel as Attorney In Fact

MATANUSKA-SUSITNA BOROUGH

Real Property Detail for Account: 2477B01L017

RECEIVED MAY 10 2017 ALCOHOL MARIJUANA CONTROL STATE OF

Site Information

Account Number	2477B01L017	Subdivision	HOLLANRIDGE
Parcel ID	13375	City	None
TRS	S17N02W23	Map HO16	Tax Map
Abbreviated Description (Not for Conveyance)	HOLLANRIDGE BLOCK 1 LOT 17		
Site Address	3530 S PHENIX AVE		

Ownership

Owners	FOLEY TROY J & STEPHANIE	Buyers	
Primary Owner's Address	PO BOX 877928 WASILLA AK 99687-7928	Primary Buyer's Address	

Appraisal Information / Assessment

Year	Land Appraised	Bldg. Appraised	Total Appraised	Year	Land Assessed	Bldg. Assessed	Total Assessed*
2017	$32,000.00	$187,400.00	$219,400.00	2017	$0.00	$1,400.00	$1,400.00
2016	$30,000.00	$189,700.00	$219,700.00	2016	$0.00	$1,700.00	$1,700.00
2015	$30,000.00	$181,600.00	$211,600.00	2015	$0.00	$0.00	$0.00

Building Information

Structure 1 of 2

Business	None	Residential Units	1
Use	Residential Building	Condition	Standard
Design	Two Story	Basement	None
Construction Type	Frame	Year Built	1984
Grade	04.5	Foundation	Concrete Block
Building Appraisal	$175800	Well	Well 1 - Drilled Well
Septic	Septic - 1 - Septic Tank		

Structure 2 of 2

Business	None	Residential Units	0
Use	Residential Garage	Condition	Standard
Design	Other	Basement	None
Construction Type	Frame	Year Built	1992
Grade	None	Foundation	Concrete Block
Building Appraisal	$11600	Well	
Septic			

Building Item Details

Building Number	Description	Area	Percent Complete
1	Gas Heat	1	100
1	Garage (10.3) Area - 11M	504	100
1	First Story	998	100
1	Second Story	720	100
2	Garage (10.2) - 11G	480	100

Tax/Billing Information

Year	Certified	Zone	Mill	Tax Billed
2017	No	0030	Not Yet Set	Tax Not Yet Billed
2016	Yes	0030	15.579	$26.48
2015	Yes	0030	15.411	$0.00

Recorded Documents

Date	Type	Recording Info (offsite link to DNR)
4/30/2012	WARRANTY DEED (ALL TYPES)	Palmer 2012-006499-0
9/30/2011	WARRANTY DEED (ALL TYPES)	Palmer 2011-019035-0
10/1/2010	QUITCLAIM DEED (ALL TYPE)	Palmer 2010-019458-0

Tax Account Status †

Status	Tax Balance	Farm	Disabled Veteran	Senior	Optional	Total	LID Exists
Current	$0.00	$0.00	$150,000.00	$0.00	$68,000.00	$218,000.00	No

Land and Miscellaneous

Gross Acreage	Taxable Acreage	Assembly District	Precinct	Fire Service Area	Road Service Area
0.93	0.93	Assembly District 005	08-145	130 Central Mat-Su	017 Knik RSA

* Total Assessed is net of exemptions and deferments.rest, penalties, and other charges posted after Last Update Date are not reflected in balances.

† If account is in foreclosure, payment must be in certified funds.

Last Updated: 5/6/2017 4:00:07 AM