Alcohol & Marijuana Control Office
550 W 7th Avenue, Suite 1600
Anchorage, AK 99501
marijuana.licensing@alaska.gov
https://www.commerce.alaska.gov/web/amco
Phone: 907.269.0350

Alaska Marijuana Control Board

Cover Sheet for Marijuana Establishment Applications

What is this form?

This cover sheet **must** be completed and submitted any time a document, payment, or other marijuana establishment application item is emailed, mailed, or hand-delivered to AMCO's main office.

Section 1 – Establishment Information

Enter information for the business seeking to be licensed, as identified on the license application.

Licensee:	Natures Releaf, LLC	**License Number:**	10589		
License Type:	Retail Marijuana Store				
Doing Business As:	NATURES RELEAF LLC				
Physical Address:	503 7th. Avenue				
City:	Fairbanks	**State:**	AK	**Zip Code:**	99701
Designated Licensee:	Barbara Paschall				
Email Address:	paschallb@hotmail.com				

Section 2 – Attached Items

List all documents, payments, and other items that are being submitted along with this page.

Attached Items:	1. Affidavit of Publication, 2. Proof of Legal ownership of Building (property Summary), 3. Diagram- Natures ReLeaf,LLC Security Camera placement

OFFICE USE ONLY					
Received Date:		Payment Submitted Y/N:		Transaction #:	

LEASE AGREEMENT

This Agreement made the __1__ day of __June__, 20 17__,by Barbara Paschall (hereinafter "MANAGEMENT"), which is authorized to manage the described PREMISES on behalf of the owner, and __Natures ReLeaf,LLC__, (hereinafter "RESIDENT"). For and in consideration of the mutual covenants herein, MANAGEMENT does rent/lease to RESIDENT, for commercial use, Premises will be used for a Marijuana Retail Store. Those PREMISES described as: 503 7th. Avenue Fairbanks, Alaska 99701 (hereinafter "PREMISES"), under the following terms and conditions.
Barbara Paschall ("management") rents 503 7th. Ave to the undersigned Tenant Natures ReLeaf,LLC a marijuana retail store owned by Barbara Paschall beginning June 1,2017 The rent is $ 1300 and is payable on the first of each month beginning June 1, 2017 If Tenant is not moving in on the 1st, the rent for the fractional month is $ N/A The last full month of occupancy shall be June , 2020.

(1) Rent is due on the first day of each month, unless otherwise agreed in writing by the parties. If rent is not paid when due, a 7 day eviction notice may be given by Landlord.
Rent must be paid in cash
(Initial and date) BP 6/1/2017

(2) A $50.00 late fee will be charged if rent is paid on or after the sixth of the month.

(3) Landlord and Tenant specifically agree that "rent" includes uniform periodic rent, the $50.00 late charge and any unpaid portion of the deposit.

(4) N/A

(5) RESIDENT agrees to pay for electricity and to provide MANAGEMENT with receipt showing that electricity has been put into RESIDENT'S name prior to occupancy of the PREMISES. Should RESIDENT fail to have billing transferred on the electricity, the RESIDENT shall be considered in default of the Agreement/Lease.
(Initial and date) BP 6/1/2017

(6) RESIDENT pays for GARBAGE COLLECTION
(Initial and date)

The cost for garbage collection is $40.00 per month. Payment for garbage collection is due on or before the 5th of each month
BP 6/1/2017
(Initial and date)

(7) Either the Landlord or the Tenant may terminate this tenancy, for any reason, by written notice given to the other 30 days before the first of the month. This is the required notice under this Rental Agreement and Alaska law. For example, if you wish to vacate your apartment on March 1, then you must give written notice on or before January 29. To vacate on April 1, you must give written notice on or before March 1, etc.

(8) No Tenant may assign his right to occupy this rental unit under this Rental Agreement. No Tenant may sub-lease this unit to any person for any period.

(9) Tenant has received a copy of the Rules and Regulations. Breach of the Rules and Regulations is a breach of this Agreement. Tenant has read the Rules and Regulations and

agrees to abide by said rules, which are Incorporated herein by reference, including all changes to said rules which are delivered in writing; changes in the rules will be effective on the first rental due date more than 30 days after the date on which written notice of the change is to Tenant.

(10) A deposit of $_1300_____ has been received. Tenant agrees that Landlord may retain the deposit to the extent of unpaid accrued rent (including late charges) or abnormal or abusive wear and tear or damage to the Premises or contents.

(11) If Tenant gives less than the required 30 day written notice of intent to terminate tenancy, rent continues to be charged and must be paid on the first of the month under this Rental Agreement. The deposit cannot be applied to accruing rent.

(12) If accrued rent (including late charges) and damages for tenant's non-compliance with AS 34.03.120 exceed the amount of deposit, Tenant shall pay the balance within 30 days after billing therefore; Landlord retains the right to sue for the remaining rent and all damages resulting from Tenant's breach of this Rental Agreement, rules and regulations and/or the law.

(13) Barbara Paschall is authorized to manage this property; resident will be notified in writing if this management arrangement changes. Property is owned by Barbara Paschall

(14) All personal property left on the premises including marijuana and marijuana Infused products will not be seized by the landlord/management of the property until after contacting the Alaska Marijuana Control office for further Instruction of disposal.

(15) RESIDENT shall make no electrical connection to any outlet other than those located in his unit or to his assigned car heater plug-in, and shall, in no way, modify the electrical system.

(16) Keys and Locks. RESIDENT is not permitted to change the locks or add locks without prior written consent of MANAGEMENT. RESIDENT is responsible for all keys issued and must return all keys and copies made by RESIDENT to MANAGEMENT at move out. If RESIDENT keeps keys after move out, rent will continue to be charged until keys are returned to MANAGEMENT.

Keys issued:
Apartment _2___ Dead bolt

(17) MANAGEMENT will charge $25.00 per key for replacing a key lost by RESIDENT. If loss of the key requires rekeying a lock, RESIDENT shall pay for all labor and materials needed for rekeying or replacing the lock.

(18) RESIDENT shall pay a $20.00 service fee in the event landlord/manager is asked to unlock doors because RESIDENT has locked himself out and/or lost his keys.

(19) Use of Premises: The Premises shall be used solely as a Marijuana Retail Store by RESIDENT- Barbara Paschall and those persons authorized by MANAGEMENT, as listed in Paragraph 32 of the Agreement.

(20) RESIDENT agrees not to use Premises or permit Premises to be used for unlawful purposes. A violation of, state, city or borough law is a violation of this Rental Agreement.

(21) RESIDENT shall permit no extraordinary combustible material to be kept on the Premises and shall use every precaution to prevent fire, and shall permit nothing to be done that might increase the premium rates of insurance. No washing machines, clothes dryers or other major appliances of any type shall be permitted in the dwelling unit, unless MANAGEMENT specifies

that such unit is equipped with facilities for hook up of such appliances. No noise or nuisance permitted to disturb other RESIDENTS.

(22) There is hereby incorporated by reference in this Rental Agreement/Lease a (A) Premises Condition Statement, setting out the condition of the premises, including fixtures but excluding reference to any of the other contents of the premises, and, (B) a Contents Inventory itemizing or describing all of the furnishings and other contents of the premises and specifying the condition of each of them. In the Premises Condition Statement and Contents Inventory, the parties shall describe the premises and its contents at the commencement of the term of the period of the occupancy covered by the Rental Agreement. When signed by the parties, the Premises Condition Statement and Contents Inventory completed under this subsection become part of the Rental Agreement/Lease.

(23) RESIDENT shall notify MANAGEMENT immediately of any repairs necessary and MANAGEMENT shall have access to the Premises at any reasonable time for maintenance, repair or to provide or to protect the property.

(24) A tenant may not unreasonably withhold consent to MANAGEMENT or duly authorized agent, employee or representative of MANAGEMENT to enter dwelling unit in order to inspect the Premises, make necessary or agreed to services, or exhibit the dwelling until to prospective or actual purchasers, mortgagors, tenants, workmen or contractors. Upon providing twenty-four (24) hours notice, MANAGEMENT may enter the Premises. MANAGEMENT MAY ENTER THE DWELLING WITHOUT THE CONSENT OF THE TENANT IN THE CASE OF ANY EMERGENCY. In the event of the absence of the tenant in excess of seven (7) days, the MANAGEMENT may enter the Premises at times reasonably necessary for the purposes outlined herein. If RESIDENT refuses to allow lawful access, MANAGEMENT may obtain injunctive relief or may terminate this Agreement and in either case recover damages.

(25) The tenant shall notify MANAGEMENT of any extended absence from the Premises in excess of seven (7) days. MANAGEMENT may inspect Premises to determine whether it has been abandoned. If rent is in default and RESIDENT has been absent in excess of seven (7) days, MANAGEMENT may declare the Premises abandoned.

(26) RESIDENT shall use only that parking space designated for his use by MANAGEMENT. RESIDENT SHALL see to it that his guests use only parking spaces designated as guest parking. If guests park in any other spaces than those provided for guest parking, RESIDENT agrees to pay all towing and storage charges for removal of said guest vehicle.

(27) RESIDENT's guests shall not be permitted to stay more than seven days without express written consent of the MANAGEMENT. A guest is any person who is not listed on this Agreement. Guests must comply with this Agreement and any Rules and Regulations. RESIDENT is responsible for any and all actions of his guests.

(28) Resident can display signs promoting the Marijuana retail stores business name and hours of operation.

(29) Parking spaces are for tenant or customer operable motor vehicles only, not for storage of other personal items.

(30) The RESIDENT acknowledges that he/she has been given an executed copy of this AGREEMENT.

(31) MANAGEMENT and RESIDENT agree that MANAGEMENT may strictly enforce this Rental Agreement even if previous enforcement of its rights and remedies has been waived.

(32) Only the undersigned are RESIDENTS and may occupy the Premises, other persons to be on the premises are employees and customers of the business: Natures ReLeaf, LLC

Natures ReLeaf, LLC
Barbara Paschall (owner)

If two or more RESIDENTS sign this Rental Agreement, they are signing jointly and severally.

(33) RESIDENT is responsible for obtaining insurance on its own contents. MANAGEMENT does not carry contents insurance on RESIDENT'S personal property.

(34) Small pets are permitted by MANAGEMENT approval only and require an additional deposit.
RESIDENT must check off what pets will be on the Premises.

CAT ☐

DOG ☐

N/A

Dated this 1 day of June, 2017.

Tenant: Natures ReLeaf, LLC and Barbara Paschall (owner) Tenant: _____
Property Address: 503 7th Avenue, Fairbanks, ALASKA 99701

By: Barbara Paschall
Owner

The lease agreement for the property located at 503 7th. Avenue Fairbanks, Alaska 99701 will be between Natures ReLeaf,LLC and Barbara Paschall. The property will be used as a Marijuana Retail Store named Natures ReLeaf,LLC

In the event that the lease is breached or abandoned in any way causing the tenant to move out then the Management/Owner will not dispose of any Marijuana or Marijuana infused product left behind on the premises without first contacting the Alaska Marijuana control office to get permission and guidance from them on disposal of the items.

Management/Owner

Barbara Paschall

Barbara Paschall

Property Summary

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PAN
0038202

PROPERTY PHYSICAL DESCRIPTION
LOT 19A BLOCK 92 FAIRBANKS TOWNSITE

NEIGHBORHOOD
0110 Townsite

BUSINESS

PROPERTY CLASS
Residential

MILLAGE GROUP
0005 TOWNSITE

MOST RECENT MILLAGE RATE
17.0690

STATUS
TAXABLE

FIRE SERVICE AREA
CITY OF FAIRBANKS

ADDITIONAL
Building Data
Area Property

LAND AREA
Parcel
1 3778 Square Feet

OWNER

NAME	INTEREST
PASCHALL, KELLY T	OWNERSHIP

ADDRESS

SITUS ADDRESS
503 SEVENTH AVE

Documents

The FNSB provides a link to view the recorded document at the State of Alaska Rec through the instrument #. The FNSB has no control over the contents posted on any sites and these sites may have separate terms of use and privacy policies. The inc web link does not imply endorsement by the FNSB of the site, its content, advertiser

DESCRIPTION	RECORD DATE	BOOK	PAGE	INSTRUMENT
Representatives Deed	10/16/2014			2014-015326-0
Warranty Deed	5/12/2000	1588	757	
Warranty Deed	9/16/1996	920	338	
Deed of Trust	9/12/1996	920	341	
Deed of Trust	5/7/1996	920	327	
Warranty Deed	4/26/1985	422	329	1985-009453-0

Assessment History

For questions regarding assessments, contact the FNSB Department of Asses 907-459-1428.

YEAR	LAND	STRUCTURES ETC.	FULL VALUE TOTAL	EXEMPTIONS TOTAL
2016	$30,224	$38,522	$68,746	$0
2015	$30,224	$38,522	$68,746	$0
2014	$30,224	$38,522	$68,746	$0
2013	$30,224	$44,942	$75,166	$0
2012	$30,224	$52,151	$82,375	$0

Pay Property Taxes by credit card

Tax History (Updated: 07/11/16 04:30 AM AST)

If taxes are delinquent the interest calculation date is: 9/1/2016. All prior year (
payments must be made with guaranteed funds.

For payments made after the due dates, please call the FNSB Division of Treasury a
907-459-1441 for the correct amount.

YEAR	TAX LEVIED	STATE EXEMPTED	FEES	TOTAL DUE	TOTAL PAID
2016	$1,173.42	$0.00	$0.00	$1,173.42	$0.00
2015	$1,187.72	$0.00	$0.00	$1,187.72	$1,187.72
2014	$1,162.14	$0.00	$36.94	$1,199.08	$1,199.08
2013	$1,272.70	$0.00	$71.86	$1,344.56	$1,344.56
2012	$1,396.26	$0.00	$0.00	$1,396.26	$1,396.26