Lease Agreement

This Residential Lease Agreement is made between the Landlord P3 PROPERTY AND LOGISTIC LLC

and the Tenant ZENZIC GARDENS LLC on this date 8/1/2017.

The Landlord hereby agrees to rent the Premises to the Tenant and Tenant hereby agrees to rent the Premises from the Landlord.

The Premises is described as follows: Street Address:

10100 E GILBERT CT, PALMER, AK. 99645

Premises Description: 40' x 8' OUTSIDE BUILDING / GREEN HOUSE

1.TERM: The Lease term shall be as follows (choose one):

[ ] Fixed term lease beginning on 8/1/2017 and ending on 8/1/2027 for a total period of 120 months.

[ ] Month to month lease beginning on 8/1/2017.

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2. RENT: The Tenant agrees to pay the Landlord an amount of $ 500 per month as rent on or before the 1st day of each month. If rent due is not paid on of before the 5th day of the month, Tenant agrees to pay a late charge of $ 50 plus an additional late charge of $ 50 per day until the rent is paid in full.

3. SECURITY DEPOSIT: The Tenant shall deposit an amount of $ 500 to be held by the Landlord as security deposit. This deposit shall be refunded to the Tenant upon termination of this Lease after deducting for any of the following: default of rent payment, loss or damage to the Premises or its furnishings, any required cleaning of the Premises and for any other reason allowed by law.

4. USE OF PREMISES: The Premises shall be occupied only by the Tenant and the following occupants:

NO OTHER TENANT

The Tenant shall use the Premises for residential purposes only and may not use it for any other purpose with the written consent of the Landlord. The Tenant may not sublet this Premises or assign this Lease to any other persons without the written consent of the Landlord.

5. CONDITION OF PREMISES: The Tenant is to give the Landlord a written notice of defects in the Premises within 30 days of taking possession. If no such notice is given, the Tenant accepts that the Premises, its furnishing and appliances are in good order and condition.

6. UTILITIES AND SERVICES: The Landlord agrees to pay for the following services if it is checked below:

[X] Electricity

[X] Water

[X] Gas

[ ] Propane

[X] Waste Disposal

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[X] Internet

[ ] Cable TV

[ ] Others: _____ The Tenant agrees to pay for all other utility charges and fees for the Premises during the term of the Lease.

7. PETS: No pets, dogs, cats or animals of any kind shall be allowed in the Premises without the written consent of the Landlord. If such consent is given, the terms of pet ownership is to be stated in a pet addendum attached to this residential lease agreement.

8. RIGHT TO ENTER: The Landlord shall have the right to enter the Premises at reasonable hours to inspect the Premises, make repairs or to show it to prospective purchasers, tenants or agents. The Landlord shall inform the Tenant of his/her intention to enter the Premises at least 48 hours in advance. In the case of emergency or abandonment, the Landlord may enter the Premises at any time without notice. THE LANDLORD MUST BE ESCORTED AS A VISITOR BY TENANT FOR ANY NOT ACCESS TO RESTRICTED AREAS

9. REPAIRS AND MAINTENANCE: The Tenant agrees to take good care of the Premises and promptly notify the Landlord of any defects or damages to the Premises in writing. After receiving the written notice, the Landlord shall make any necessary repairs to the Premises within a reasonable time. Tenant shall be responsible for any repair costs incurred due to abuse or negligent acts by the Tenant, his/her occupants, guests or pets.

10. ALTERATIONS: The Tenant agrees not to make any alterations, additions, improvements or painting to the Premises, nor to change or add locks, fixtures or wiring without the written consent of the Landlord. If such consent is given, all such alterations shall be made at the expense of the Tenant and shall become the property of the Landlord.

11. GARDENS AND LAWNS The Tenant is to maintain the grounds and gardens of the Premises in good condition at his own expense. This includes but is not limited to keeping the existing gardens of the Premises weed free and well watered.

12. DAMAGE OR DESTRUCTION: If the Premises is rendered inhabitable by an act of God or other casualty, this Lease shall terminate and rent payments shall be prorated as of such date.

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13. ABANDONMENT OF PERSONAL PROPERTY: Any personal property of whatever kind left outside the Premises or in the Premises by the Tenant upon his/her abandonment (whether or not at termination of this Lease) shall be deemed abandoned, and the Landlord shall have the right and option to take possession of the personal property and sell, destroy or dispose it.

14. DEFAULT: The Tenant will be in default of this residential lease agreement if he/she

1. fails to pay the full rent when due or

2. fails to fulfill any term or condition of this Lease and such default continues for 30 days after the Landlord has given notice of it to the Tenant or

3. abandons the Apartment or

4. makes any mispresentation in his/her rental application or

5. remains in the Premises upon termination of this Lease without the Landlord's written consent If the Tenant is in default, the Landlord shall have the right to terminate this residential lease agreement by giving the Tenant a 3 day notice in writing.

15. VALIDITY: If any term of this Lease is held to be invalid, it shall not affect the validity of any other term in the Lease.

16. ADDITIONAL TERMS AND CONDITIONS:
THE BUILDING IS RECOGNIZED AS A RESTRICTED AREA, ANY AND ALL ACCESS TO THE PROPERTY MUST BE APPROVED AND ESCORTED BY THE TENANT ONLY, THE LANDLORD RECOGNIZES THIS IS A MARIJUANA LIMITED CULTIVATION FACILITY AND MUST ADHERE TO ALL REQUIRED LAWS BOTH LOCAL AND STATE AND FEDERAL SHOULD THEY APPLY.

Landlord Name: P3 PROPERTY AND LOGISTIC

Landlord Signature: _____ Date: 9/1/2017

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Landlord Address: PO BOX 3637, PALMER, AK. 99645

Tenant Name: ZENZIC GARDENS LLC

Tenant Signature: Sara Thompson Date: 8/1/2017

Tenant Address: PO BOX 875711, WASILLA, AK. 99687

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AMENDMENT TO LEASE AGREEMENT

For valuable consideration, receipt of which is hereby acknowledged,

P3PROPERTY AND LOGISTIC LLC, "Landlord" and ZENZIC GARDENS LLC,

_____, _____, _____,

"Tenant", parties to the Rental Agreement made for premises known located at

10100 E GILBERT CT, PALMER, AK. 99645 and dated

on AUGUST 1st, 2017 agree to modify and amend said Lease

Agreement in the following way(s):

Item 1:

In the case of the landlord/lessor seizing the property they may not take possession of Marijuana or Marijuana products and will contact AMCO for guidance.

All other terms and covenants of the original Rental Agreement shall remain in full force and effect.

Signed on this DECEMBER 28th, 2017.

P3 PROPERTY AND LOGISTIC LLC

Landlord

ZENZIC GARDENS LLC

Tenant