LEASE AGREEMENT

THIS AGREEMENT made this 1st day of October, 2017 between Aircraft Marketing & Leasing LLC, whose address is 4376 Dartmouth #11, Fairbanks, AK, 99709, hereinafter referred to as LANDLORD, and Denali Gold LLC whose address is 4376 Dartmouth Drive #11, Fairbanks, AK 99709, hereinafter referred to as TENANT.

WITNESSETH:

That LANDLORD does hereby demise and let unto TENANT the following described premises, to wit:

Hanger located 1092 Dolphin Way, Fairbanks, AK 99709. Composed of 3,575 Sq. ft.

Inclusive as per the following detail:

Landlord has access to facility and bathroom
Landlord is responsible for furnace, water, sewer

Tenant has access to main hangar, garage space, and furnace room..
Tenant pays electricity

Any repairs must be mutually agreed upon by landlord and tenant prior to any repairs being done – with the exception of an emergency or freeze up.

TERMS:

To have and to hold the same, with all appurtenances unto TENANT for the term 3 years beginning on **October 1, 2017** and ending on September 30th, 2020 at and according to the following rental rate schedule:

10/1/2017 – 9/30/20 $1,000.00 Per Month

Rents are due and payable on the 1st day of each month and every month and deposited without demand, during said term to:

Aircraft Marketing & Leasing LLC
C/O Mt Mckinley Bank

Acct# _____

Payments for any partial months occupancy shall be prorated based upon a thirty (30) day month.

OPTIONS TO RENEW:

There exist two one (1) year options to Renew.

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October 1st, 2020 - September 30th, 2021 $2,000.00 Per Month

October 1st, 2021 - September 30th, 2022 $2,250.00 Per Month

LATE FEE

Rent not received at the address of the LANDLORD above within five (5) days of the due date shall bear a fifty dollar ($50) late fee and shall accrue interest thereafter at the rate of ten percent (10%) per annum. LANDLORD retains the right to repossess the unit from TENANT if the TENANT is more than 30 days late with a rental payment and/or late fees associated with rental payments. TENANT agrees to give up the unit to LANDLORD at the LANDLORD's request, if the TENANT is in default of this agreement.

FIRST & LAST MONTHS RENT

With the execution of this agreement TENANT has tendered the first and last months' rent, totaling $500.00. The TENANT has previously given a deposit of $-0-, which will be applied to this amount.

USE OF PREMISES

Use of the property shall be limited to standard marijuana cultivation facility indoors.

TENANT shall comply with all the sanitary laws, ordinances, rules and orders of appropriate governmental authorities affecting the cleanliness, occupancy and preservation of the premises during the term of this lease.

QUIET ENJOYMENT

LANDLORD covenants that on paying the rent and performing the covenants herein contained, TENANT shall peacefully and quietly have, hold and enjoy the premises. LANDLORD guarantees access to property free of congestion for the term of the lease.

CONDITION OF PREMISES

TENANT stipulates that it has examined the demised premises, including the grounds and all buildings and improvements, and the TENANT accepts the premises in an "AS IS" condition. Any tenant improvements agreed upon between TENANT and LANDLORD are listed on Exhibit A, attached to the back of this lease. This lease contains no tenant improvements agreed upon by LANDLORD and TENANT.

RIGHT TO ENTER

LANDLORD shall have the right, at all reasonable times, with reasonable notice if possible, to enter the premises to inspect the same and to make such repairs and alterations, as the LANDLORD shall see fit. The landlord/lessor will not remove from the premises or take possession of marijuana or marijuana product and AMCO enforcement will be contacted immediately.

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SIGNAGE

TENANT shall not display or erect any lettering, sign advertisement awning or other projection in or on the leased property or in or on the building of which it forms a part, without prior written consent of LANDLORD, which consent will not unreasonably be withheld. Should consent for signage be given, TENANT is responsible for the cost and must make sure the signage matches the current signage used throughout the property.

UTILITIES AND SERVICES

TENANT does hereby covenant and agree with LANDLORD that TENANT will be fully responsible and apply for the utility and services checked below under the column TENANT, in TENANT's own name at the time TENANT takes possession of the unit.

The LANDLORD does hereby covenant and agree with TENANT that it will be fully responsible for the utility and services checked below under the column LANDLORD

UTILITY & SERVICES	TENANT	LANDLORD
Heat/Fuel	X	Landlord will top fuel tank off at start of lease and tank must be filled at lease end
Furnace Maintenance		X
Air Conditioning*	N/A	N/A
Interior Maintenance	X	
Water & Sewer		X
Electricity	X	
Phone/Communications	X	
Janitorial	X	
Store Front Glass	N/A	N/A
Signage	X	
Parking Head bolts	N/A	N/A
Snow Removal of Sidewalks**	X	
Snow Removal of Parking Areas	X	
Waste Disposal/Dumpster	X	
Overhead Doors		X

** Snow removal is the tenant's responsibility in its entirety.

Any maintenance requests that are the tenant's responsibility can be done by the landlord at the Landlords normal billing rate, which is currently $80.00 per hour.

SURRENDER

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TENANT agrees to surrender the premises at the termination of the tenancy in the same condition as when received by the TENANT, reasonable wear and tear thereof excluded.

PARKING

Tenant shall have the space.

SUBLETTING AND ASSIGNMENT

TENANT shall not sublet or assign its lease without the prior written consent of LANDLORD, which consent and shall not be unreasonable withheld or delayed.

TAXES

TENANT shall pay sales taxes, income taxes, payroll taxes, duties and charges placed by any government or regulatory agency upon the premises or upon the fixtures, inventory and other personal property of TENANT, or any other levies on the premises associated with TENANT's use of the premises. LANDLORD shall pay all other taxes and assessments as they become due, including property taxes.

INDEMNIFICATION

TENANT agrees to indemnify, hold harmless and defend LANDLORD and its agents from any and all liability to any person or persons for damages, claims, suits, liabilities, costs and expenses arising from TENANT's occupancy and use of the premises, including without limitation the use of all property, inventory and equipment of TENANT, and/or arising from acts by the TENANT, its agents, servants, employees, customers and contractors.

INSURANCE

TENANT shall obtain and keep in force during the term of this agreement a policy or policies of insurance covering personal injury and property damage, in the minimum amount of One Million Dollars ($1,000,000) per accident or loss and One Million Dollars ($1,000,000) per person. The LANDLORD shall be named as an additional insured under each of those policies of insurance and copies of the insurance shall be delivered to the LANDLORD. LANDLORD warrants the premises are insured as of the date of this lease and that LANDLORD will keep the policies of insurance in effect throughout the term of this lease. TENANT acknowledges that the contents of the premises are not insured and the TENANT has the risk of loss for personal property on the premises. TENANT must supply LANDLORD with proof of insurance within 30 days of execution of lease.

KEYS

Tenant will be supplied keys at the signing of lease; any additional keys will be $50.00 per key.

NON-LIABILITY OF LANDLORD

LANDLORD shall not be responsible or liable to TENANT for any loss or damage that may be occasioned by or through either the acts or omissions of persons occupying adjoining premises, persons occupying any part of the building adjacent to or connected with the premises, or tenants in any other

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part of the building on the demised premises, if any. Nothing herein shall preclude TENANT from bringing any action necessary to obtain damages from either the occupants or tenants of adjoining or connected buildings if damages are caused by their acts.

PERMANENT IMPROVEMENTS

The TENANT shall not construct or install permanent improvements without the prior written consent of LANDLORD.

SUBORDINATION

This lease is subordinate to any and all deeds of trust given by the LANDLORD that encumber or may encumber the premises.

HOLDOVERS

All conditions and covenants of the lease shall remain in full force and effect during any extension hereof. Any holding over, after the expiration date of this lease or any extension or renewal thereof, shall be construed to be a tenancy from month to month. LANDLORD retains the right to change the monthly rental rate with a 20 day written noticed, considered delivered when deposited into the US Mail.

RIGHT TO SHOW PREMISES

TENANT agrees that prior to the date of termination of this lease as provided for herein, upon 24 hours notice to TENANT, LANDLORD or his agent may show the premises to any party which the LANDLORD may deem appropriate.

NOTICES

Notices as provided for in this agreement shall be in writing and be considered delivered when placed in the US Mail with the addresses specified herein or at such place as the parties may designate and with prepaid postage.

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COMPLETE AGREEMENT

This agreement sets out the entire agreement between the parties and no modifications may be made to it except in writing signed by both parties.

CONTACT INFORMATION

Aircraft Marketing & Leasing, LLC
Dan Gilbertson
907-978-1221

Denali Gold LLC
Marguerita Gilbertson
907-590-9160

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals the day and year written below.

Aircraft Marketing & Leasing, LLC

Dan Gilbertson

10-2-17
DATE

Denali Gold LLC

Marguerita Gilbertson

10-2-17
DATE

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