**THIS LEASE AGREEMENT** (hereinafter referred to as the "Agreement") made and entered into this 1ST day of September, 2017, by and between Jason Adams (hereinafter referred to as "Landlord") and Winter Greens LLC (hereinafter referred to as "Tenant").

**WITNESSETH:**

**WHEREAS,** Landlord is the fee owner of certain real property being, lying and situated in Haines, Alaska, such real property having a street address of 75 Beach Road (hereinafter referred to as the "Premises").

**WHEREAS,** Landlord desires to lease the Premises to Tenant upon the terms and conditions as contained herein; and

**WHEREAS,** Tenant desires to lease the Premises from Landlord on the terms and conditions as contained herein;

**NOW, THEREFORE,** for and in consideration of the covenants and obligations contained herein and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto hereby agree as follows:

1. **TERM.** Landlord leases to Tenant and Tenant leases from Landlord the above described Premises together with any and all appurtenances thereto, for a term of Two Years [specify number of months or years], such term beginning on 9-1-2017, and ending at 11:59 PM on 9-1-2019.

1. **RENT.** The total rent for the term hereof is the sum of Eight Hundred Thousand DOLLARS ($800,000) payable on the 1ST day of each month of the term, in equal installments of Eight Hundred DOLLARS ($1600.00) first and last installments to be paid upon the due execution of this Agreement, the second installment to be paid on 9-1-2017. All such payments shall be made to Landlord at Landlord's address as set forth in the preamble to this Agreement on or before the due date and without demand.

1. **DAMAGE DEPOSIT.** Upon the due execution of this Agreement, Tenant shall deposit with Landlord the sum of One Thousand DOLLARS ($1000.00) receipt of which is hereby acknowledged by Landlord, as security for any damage caused to the Premises during the term hereof. Such deposit shall be returned to Tenant, without interest, and less any set off for damages to the Premises upon the termination of this Agreement.

1. **USE OF PREMISES.** The Premises shall be used and occupied by Tenant consisting of Winter Greens LLC (A Marijuana Retail Store)

***DEFAULT. If landlord determines that tenant is in default of this agreement, landlord shall provide tenant with the appropriate written notice and tenant shall have ten days to cure the default unless otherwise excepted. Landlord agrees not to take possession of or remove marijuana products from the premises and AMCO enforcement will be contacted.***

Received by AMCO 4.16.18

RECEIVED
OCT 30 2017
ALCOHOL MARIJUANA CONTROL OFFICE
STATE OF ALASKA

**As to Landlord this** 1 **day of** Sept., **20** 17.

LANDLORD:

Sign: Jason C Adams Print: Jason C. Adams Date: 9-1-17

**As to Tenant, this** 1 **day of** September, **20** 17.

TENANT ("Tenant"):

Sign: William Adams Print: William Adams Date: 9-1-17