LEASE AGREEMENT

WHEREAS, on this 1st day of July, 2017, the Lessor, whose name and address is:

White Rock Holdings, LLC
355 Carlanna Lake Road
Ketchikan, AK 99901

and the Lessee, whose name and address is:

Last Frontier Joint Operations, LLC
5911 South Tongass Highway
Ketchikan, AK 99901

both agree to a lease of the premises more particularly described as:

the following portion of the building located at 7180 Revilla Road, Ste 100/101 Ketchikan, AK 99901:
The entire ground floor excluding the mechanical room as shown on the Attachment 2 which totals 6,000 square feet.

Parking as shared with other tenant. Parking on the west side of the ground floor shall be exclusive parking for Last Frontier Joint Operations as shown on Attachment 1 and totals approximately 5,200 square feet.

and to the following terms which each has read and fully understands:

1) DURATION. The term of this agreement shall last until December 31, 2019, except that either party may terminate the agreement upon substantial breach of this agreement and prior written notice to the other at the above address. The notice shall contain a clause grating the other party ten days to cure the defect to avoid termination.

2) USE. The property will be used for a marijuana cultivation and processing facility. The Lessor acknowledges the premises will be used for a marijuana establishment, and that the landlord/lessor may not remove or take possession of marijuana, and AMCO enforcement will be contacted.

3) AMOUNT. The lease amount shall be $2.00/s.f. for the interior space for a total of $12,000 and no/100 ($12,000.00) plus applicable sales tax.

4) SECURITY DEPOSIT. None

5) UTILITIES. The Lessee shall pay the following items: water, sewer, garbage, telephone, and electricity.

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6) GENERAL CONDITIONS. a) the maximum number of occupants shall be 15; b) the premises may not be sublet without clear consent of the Lessor; c) all of the premises will be kept clean, safe, and in good repair by the Lessee, normal wear and tear expected, PROVIDED that the Lessee will notify the Lessor immediately of any other type of repair needed to keep premises safe and decent; d) Lessor is responsible for the maintenance and repair of any breakage to the structure or equipment belonging to the premises so long as such breakage was not due to negligent or intentional damage to the premises by the Lessee, in which case, the Lessee shall bear such responsibility; e) no alterations or remodel may be done without written approval of the Lessor, and any such improvements becomes a part of the premises; f) all Alaskan Law not specifically preempted herein is made a part of this agreement to the extent that such law would have a reasonable effect upon the agreement.

WHEREFORE, the parties bind themselves hereto by their signatures hereunder and agree to all terms hereinabove written:

White Rock Holdings, LLC Lessor	Last Frontier Joint Operations, LLC Lessee

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