**TURN KEY AGRICULTURAL WAREHOUSE LEASE**

Between

**Charles Edward Workman**
as Landlord

and

**AlasKind LLC**
as Tenant

Dated

10/6/2017

Commercial Lease Agreement
This Commercial Lease Agreement ("Lease") is made and effective 3/02/2018, by and between Charles Edward Workman (Landlord) and AlasKind LLC ("Tenant").

Landlord is the owner of land and improvements commonly known and numbered as 278 East Bias Drive (Address)

Landlord desires to lease the Leased Premises to Tenant, and Tenant desires to lease the Leased Premises from Landlord for the term, and upon the covenants, conditions and provisions herein set forth.

THEREFORE, in consideration of the mutual promises herein, contained and other good and valuable consideration, it is agreed:

1. Effective Date:
Landlord hereby leases the Leased Premises to Tenant, and Tenant hereby leases the same from Landlord, for an "Initial Term" beginning on the **"Commencement Date"**. The "**Commencement Date**" shall be the date on which all of the following events ("**Commencement Date Conditions**") have occurred:
(1) Landlord has completed the designed building. Including, but not limited to the basic finished structure, septic system, fresh & wastewater holding facilities, driveways, parking, fencing, cooling, air handling and lighting.
(2)All required licenses and permits have been attained by Work Man LLC and AlasKind LLC

Upon completion of the Commencement Date Conditions, Landlord shall deliver a notice to Tenant memorializing Landlord's delivery of the Tenant Space to Tenant and confirming the Commencement Date. Landlord agrees to use commercially reasonable efforts to cause the Commencement Date to occur by ***November 1, 2019*** (the "**Target Commencement Date**").

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2. Term

Approximately 48 months (commencing on the Commencement date and expiring forty-eight (48) full calendar months thereafter (Lease End)), subject to extension or earlier termination as set forth in this Lease.

3. Base Rent

$1000 per month for the period commencing with the Commencement Date through the end of the sixth (6th) month of the Term.

$4000 per month for months 7-24 of the Term.

4. Sublease and Assignment

Tenant shall not sublease all or any part of the Leased Premises, or assign this Lease in whole or in part without Landlord's effective written consent.

5. Utilities

Tenant shall pay all charges for sewer, gas, electricity, telephone and other services and utilities used by Tenant on the Leased Premises during the term of this Lease unless otherwise expressly agreed in writing by Landlord.

6. Leased Premises Rules

Tenant will comply with the rules of the Leased Premises adopted and altered by Landlord from time to time and will cause all of its agents, employees, invitees and visitors to do so; all changes to such rules will be sent by Landlord to Tenant in writing.

7. Default

Landlord/Lessor may not remove from the premises or take possession of marijuana or marijuana products, and AMCO enforcement will be contacted.

IN WITNESS WHEREOF, the parties have executed this Lease on 3/02/2018.

Charles Edward Workman

Charles Edward Workman

278 Bias Drive, Landlord

Aaron Joseph Heath

Aaron Heath

AlasKind LLC, Owner

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