LAND LEASE AGREEMENT WITH OPTION TO PURCHASE

THIS LEASE (the "Lease") dated this 29th day of

June, 2017 BETWEEN:

Josh Hills

(the "Landlord")

- AND-

Alaskan Pharms llc.

(the "Tenant")

(individually the "Party" and collectively the "Parties")

IN CONSIDERATION OF the Landlord leasing certain premises to the Tenant and other valuable consideration, the receipt and sufficiency of which consideration is hereby acknowledged, the Parties agree as follows:

Leased Property

1. The Landlord agrees to rent to the Tenant the 55.520295, -133.113346 latitude & longitude, municipally described as #Lot 8 Block 7, Bayview Drive, Naukati, Alaska 99950 (the "Property"),

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Term

2. The term of the Lease commences at 12:00 noon on June 29, 2017 and ends at 12:00 noon on June 29, 2019.

3. Notwithstanding that the term of this Lease commences on June 29, 2017, the Tenant is entitled to possession of the Property at 12:00 noon on June 29, 2017.

Rent

4. Subject to the provisions of this Lease, the rent for the Property is $300.00 per month (the "Rent") for the first year June 29, 2017 - June 29, 2018.

5. Subject to the provisions of this Lease, the rent for the Property is $1000.00 per month (the "Rent") for the second year June 29, 2018 - June 29, 2019.

6. The Tenant will pay the Rent on or before the Third of each and every month of the term of this Lease to the Landlord at PO Box NKI 11, Naukati, Alaska 99950 or at such other place as the Landlord may later designate by cash.

Inspections

7. At all reasonable times during the term of this Lease and any renewal of this Lease, the Landlord and its agents with proper notice may enter onto the Property to make inspections. Landlord does not have free access to Restricted Areas on the property. (See "Additional Clauses Section Regarding Landlord Entry.)

Insurance

8. The Tenant is hereby advised and understands that the personal property of the Tenant is not insured by the Landlord for either damage or loss, and the Landlord assumes no liability for any such loss.

9. The Tenant is responsible for insuring the Property for damage or loss to the structure, mechanical or improvements to the building of the Property for the benefit of the Parties. Such insurance should include such risks as fire, theft, vandalism, flood and disaster.

10. The Tenant is responsible for insuring the Property for liability insurance for the benefit of the Parties.

Attorney Fees

11. In the event that any action is filed in relation to this Lease, the unsuccessful Party in the action will

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pay to the successful Party, in addition to all the sums that either Party may be called on to pay, a reasonable sum for the successful Party's attorney fees.

Governing Law

12. This Lease will be construed in accordance with and exclusively governed by the laws of the State of Alaska.

Severability

13. If there is a conflict between any provision of this Lease and the Act, the Act will prevail and such provisions of the Lease will be amended or deleted as necessary in order to comply with the Act. Further, any provisions that are required by the Act are incorporated into this Lease.

14. The invalidity or unenforceability of any provisions of this Lease will not affect the validity or enforceability of any other provision of this Lease. Such other provisions remain in full force and effect.

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Amendment of Lease

15. This Lease may only be amended or modified by a written document executed by the Parties.

Additional Clauses

16. If property is ever abandoned by tenant, landlord agrees not to take possession of any left property until after such time Alaska state AMCO is notified and has taken any and all licensed product from the site.

20. _If the tenant installs a septic system on the property they agree to divert the runoff away from the landlords property.

21. Clearing, grubbing, lot improvement and building must be pre approved.

Damage to Property

22. If the Property should be damaged other than by the Tenant's negligence or willful act or that of the Tenant's employee, family, agent, or visitor and the Landlord decides not to rebuild or repair the Property, the Landlord may end this Lease by giving appropriate notice.

Care and Use of Property

23. The Tenant will promptly notify the Landlord of any damage, or of any situation that may significantly interfere with the normal use of the Property.

24. The Parties will comply with standards of health, sanitation, fire, housing and safety as required by law.

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25. If the Tenant is absent from the Property and the Property is unoccupied for a period of 4 consecutive days or longer, the Tenant will arrange for regular inspection by a competent person. The Landlord will be notified in advance as to the name, address and phone number of the person doing the inspections.

26. At the expiration of the term of this Lease, the Tenant will quit and surrender the Property in as good a state and condition as they were at the commencement of this Lease, reasonable use and wear and tear excepted.

Rules and Regulations

27. The Tenant will obey all rules and regulations of the Landlord regarding the Property.

Address for Notice

28. For any matter relating to this tenancy, the Tenant may be contacted at the Property or through the phone number below:

    a. Name: Alaskan Pharms llc.

    b. Phone: 9076294226.

    c. Email: alaskahome633@yahoo.com.

29. For any matter relating to this tenancy, whether during or after this tenancy has been terminated, the Landlord's address for notice is:

    a. Name: Josh Hills.

    b. Address: Po Box NKI 420, Naukati, Alaska 99950.

    The contact information for the Landlord is:

    c. Phone: 9074010664.

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Option to Purchase

30. Provided the Tenant is not currently in default in the performance of any term of this Lease, the Tenant will have the option to purchase (the "Option") the Property for $ 55,000 (the "Purchase Price").

31. This Option may only be exercised at any time prior to its expiration at midnight on June 29, 2019. Upon expiration of the Option, the Landlord will be released from all obligations to sell the Property to the Tenant. If the Tenant does not exercise the Option prior to its expiration, all rents and other charges paid under this Lease will be retained by the Landlord, and neither Party will have any further rights or claims against each other concerning the Option.

32. The Option will be exercised by mailing or delivering written notice to the Landlord prior to the expiration of this Option. Notice, if mailed will be by certified mail, postage prepaid, to the Landlord at Po Box NKI 420, Naukati, Alaska 99950 and will be deemed to have been given on the date shown on the postmark of the envelope in which such notice is mailed.

33. The Tenant may not assign any rights under this Option separately from all of the Tenant's other rights under this Lease. No assignment may be made without the Landlord's prior written consent.

34. The Landlord warrants to the Tenant that the Landlord is the legal owner of the Property and has the legal right to sell the Property under the terms and conditions of this Lease.

35. If the Option is exercised, the following provisions will be applicable:

    a. The Tenant will take title to the Property subject to any:

        i. real estate taxes not yet due at the time of closing; and

        ii. covenants, conditions, restrictions, reservations, rights, rights of way and easements then on record, if any.

    b. Unless otherwise extended by other terms of this Lease, closing will be held within the latter of 30 days from the exercise of the Option or removal of any exceptions to the title by the Landlord.

    c. Rents, real estate taxes and other expenses of the Property will be prorated as of the date of the closing date. Security deposits, advance rentals or considerations involving future lease credits will be credited to the Tenant.

    d. The Parties acknowledge that the availability of financing and purchase costs cannot be ascertained with certainty. The Parties agree that these items will not be conditions of performance of this Lease and the Parties agree they have not relied upon any other representations or warranties by brokers, sellers or any other parties which are not set out in this

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Lease.

e. No later than 15 days from the exercise of the Option to purchase, the Landlord will provide the Tenant the following documents (the "Seller Disclosure"):

   i. a property condition disclosure, signed and dated by the Landlord;

   ii. a commitment for the policy of title insurance; and

   iii. written notice of any claims and/or conditions known to the Landlord relating to environmental problems or building or zoning code violations.

f. The Tenant has 15 days from the date of receipt of the Seller Disclosure to examine the title to the Property and to report, in writing, any valid objections. Any exceptions to the title which would be disclosed by examination of the records will be deemed to have been accepted unless reported in writing within 15 days. If the Tenant objects to any exceptions to the title, the Landlord will use all due diligence to remove such exceptions at the Landlord's own expense within 60 days. But if such exceptions cannot be removed within the 60 days allowed, all rights and obligations under this Option may, at the election of the Tenant, terminate and end unless the Tenant elects to purchase the Property subject to such exceptions.

g. Upon the completion of the Closing, all rights and obligations under the Lease (other than the Option) will cease to exist and the Parties will have no further rights or claims against each other concerning the Lease.

General Provisions

36. All monetary amounts stated or referred to in this Lease are based in the United States dollar.

37. Any waiver by the Landlord of any failure by the Tenant to perform or observe the provisions of this Lease will not operate as a waiver of the Landlord's rights under this Lease in respect of any subsequent defaults, breaches or non-performance and will not defeat or affect in any way the Landlord's rights in respect of any subsequent default or breach.

38. This Lease will extend to and be binding upon and inure to the benefit of the respective heirs, executors, administrators, successors and assigns, as the case may be, of each Party. All covenants are to be construed as conditions of this Lease.

39. All sums payable by the Tenant to the Landlord pursuant to any provision of this Lease will be deemed to be additional rent and will be recovered by the Landlord as rental arrears.

40. Where there is more than one Tenant executing this Lease, all Tenants are jointly and severally liable for each other's acts, omissions and liabilities pursuant to this Lease.

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41. Locks may not be added or changed without the prior written agreement of both Parties, or unless the changes are made in compliance with the Act.

42. The Tenant will be charged an additional amount of $25.00 for each N.S.F. check or checks returned by the Tenant's financial institution.

43. Headings are inserted for the convenience of the Parties only and are not to be considered when interpreting this Lease. Words in the singular mean and include the plural and vice versa. Words in the masculine mean and include the feminine and vice versa.

44. This Lease may be executed in counterparts. Facsimile signatures are binding and are considered to be original signatures.

45. This Lease constitutes the entire agreement between the Parties.

46. During the last 30 days of this Lease, the Landlord or the Landlord's agents will have the privilege of displaying the usual 'For Sale' or 'For Rent' or 'Vacancy' signs on the Property.

47. Time is of the essence in this Lease.

IN WITNESS WHEREOF Alaskan Pharms llc. and Josh Hills have duly affixed their signatures on this 29th of June, 2017.

Josh Hills

Per: _____ (Seal)

HEIDI L. YOUNG NOTARY PUBLIC STATE OF ALASKA

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The Tenant acknowledges receiving a duplicate copy of this Lease signed by the Tenant and the Landlord on the 29th day of JUNE, 2017.

Alaskan Pharms llc.

Per: Reginal Wright (Seal)

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HEIDI L. YOUNG
NOTARY
PUBLIC
STATE OF ALASKA

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