Commercial Lease Agreement

This Lease agreement is made on this 11 day of March (Month), 2018 (Year) by and between

Justin Bacher (hereinafter "Landlord")

AND

Justin Bacher and Charles Campbell (hereinafter "Tenant").

In consideration for the shared promises and agreements contained herein, and for other good and valuable consideration, the parties hereby agree as follows:

1. The Landlord leases to the Tenant, and the Tenant rents from the Landlord the following stated grounds: 2611 S. Desiree Circle Attached Garage

2. The tenure of the Lease shall be for 11th of March 2018 beginning 11th of March 2018 and ending 11th of March 2020

3. The Tenant shall pay to Landlord as rent $ 24,000.00 per year in equal monthly installments of $ 2000.00 payable in advance Monthly (Time Period).

4. This Lease is subject to all present or prospect mortgages affecting the property.

5. Tenant shall use and inhabit the building only as a Limited Marijuana Cultivation Facility (Tenant Rental Status) subject at all times to the approval of the Landlord.

6. The Tenant shall not make any amendments, additions or improvements to the building without the prior written permission of the Landlord.

7. The property-owner, at his own cost, shall equip the following utilities or facilities for the benefit of the occupant: Electric, Gas

8. The leaseholder, at his own cost, shall provide the following: Monthly rent, electric bill, gas bill payments

9. The leaseholder shall purchase at his own cost public liability insurance in the amount of $ 300,000 as well as fire and exposure insurance in the amount of $ 300,000 for the property and shall provide satisfactory proof thereof to the property-owner and shall continue same in force and effect throughout the Lease period hereof.

10. The leaseholder shall not let or commit waste to the property.

11. The leaseholder shall meet the terms, policies, order codes and laws of all governmental establishments having authority over the property.

12. The Tenant shall not allow or engage in any activity that will affect an increase in the rate of insurance for the Building in which the property is not contained nor shall the leaseholder allow or commit any annoyance thereon.

Received by AMCO 4/19/18

I Justin Bacher acknowledge that the premises will be used as a marijuana establishment.

- Landlord/lessor may not take possession or remove marijuana from premises, and AMCO will be contacted.

Signature Landlord/lessor _____ Date 3/11/2018

Signature Tenant _____ Date 3/11/2018

Notary Public
BRITTANY STEINHAUS
State of Alaska
My Commission Expires June 1, 2021

Notary Public in and for the state of Alaska _____

My commission expires June 1, 2021

Subscribed and sworn to before me this 11 day of March, 2018.

Received by AMCO 4/19/18