LEASE AGREEMENT

This lease is entered into this 1st day of May, 2018 between

Baked Alaska LLC
Hereafter referred to as "Lessee"
And
S. Corp
Hereafter referred to as "Lessor".

The parties agree to the terms of the lease as set forth below:

Lessor agrees to rent the warehouse located at 2745 Hanson Road Unit B, Fairbanks, Alaska 99709, for a term of **FIVE** years. **Lease will commence May 1, 2018 and expire on May 1, 2023.**

Rent in the amount of $2,500 per month is due on or before the first of each month. Rent is considered late if received or postmarked later than the 5th of the month. A $25 late fee will be charged for late rents.

Lessee is responsible for electric bill. Lessor will provide copy of GVEA bill to Lessee.
Lessee is responsible for water bill. Lessor will proved copy of Water Wagon bill to Lessee.

Lessee is aware that the unit is equipped with functioning smoke detectors and acknowledges that they are responsible to maintain the smoke detectors.

Lessee is not authorized to sublet the unit. Lessee is advised to obtain renters insurance for their personal and property and the property of Baked Alaska LLC as lessor and/or lessor's insurance company is not responsible for damage or loss of property. Upon giving 24 hours notice the lessor is authorized to enter the unit.

Lessor acknowledges that the unit will be used for a marijuana establishment. The Lessor agrees that he may not take possession or remove marijuana from the premises and AMCO will be contacted in the event the Lessor needs to take possession of the property.

Audrey Ranstead 907-460-1903 bagelsandbrew@outlook.com 5-24-18
Lessee, Baked Alaska LLC Phone Email Date
Signer, Audrey Ranstead

907-322-0229 smrtgen@me.com 5-24-18
Lessee, Baked Alaska LLC Phone Email Date
Signer, Steve Hallsten

Lessor, S. Corp Dated 5-24-18
1062 Dolphin Way
Fairbanks, AK 99709

Received by AMCO 5/25/18