## AMENDMENT TO COMMERCIAL LEASE AGREEMENT

THIS AMENDMENT is entered into between Landlord and Tenant effective as of the 20th day of April 2018 under that certain Lease Agreement originally dated January 1, 2018, related to the property commonly known as 9525 King St, Anchorage, Alaska 99515.

NOW, THEREFORE, FOR GOOD AND VALUABLE CONSIDERATION, RECEIPT OF WHICH IS ACKNOWLEDGED BY BOTH LANDLORD AND TENANT, THE PARTIES HEREBY AGREE THAT THE LEASE IS AMENDED AS FOLLOWS.

1. **Premises.** Landlord leases to King Street Ventures, Inc. Suite 1 of the premises address and leases to Alaska Mountain Trails, LLC Suite 2 and Suite 3 of the premises address. Landlord leases to both tenants those areas of the premises address shown as shared spaces on Exhibit A as long as the controlling interest of the ownership of both entities remains the same.

Except to the extent that the terms and conditions of this Lease Amendment are to the contrary, all other terms and conditions of the original Lease Agreement and any amendments thereto remain in full force and effect.

DATED effective as of the year and date above set forth.

**LANDLORD:**
**AEL Property, Inc.**

By: _____
David P Taylor

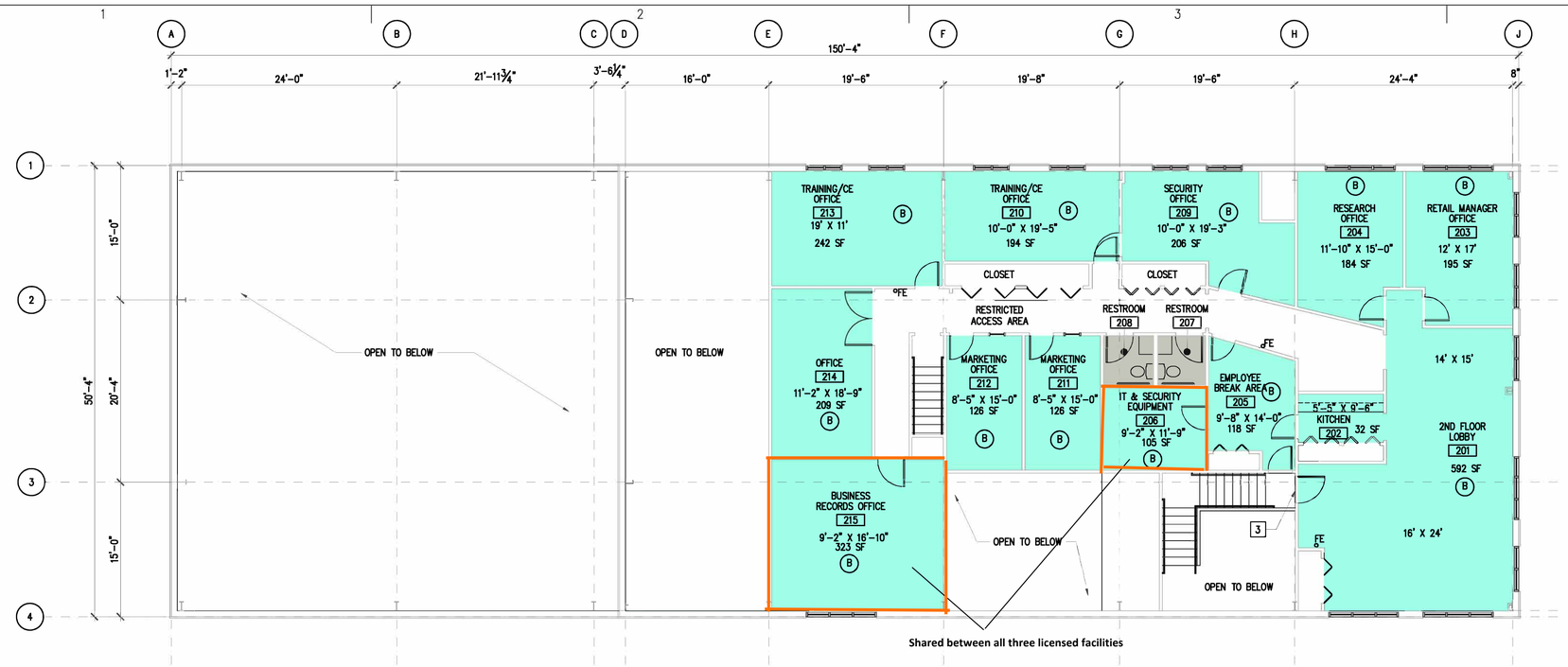
**TENANT:**
**King Street Ventures, Inc.**
**Alaska Mountain Trails, LLC**

By: _____
Catherine Moncrieff

Received by AMCO 04.24.18

# EXHIBIT A

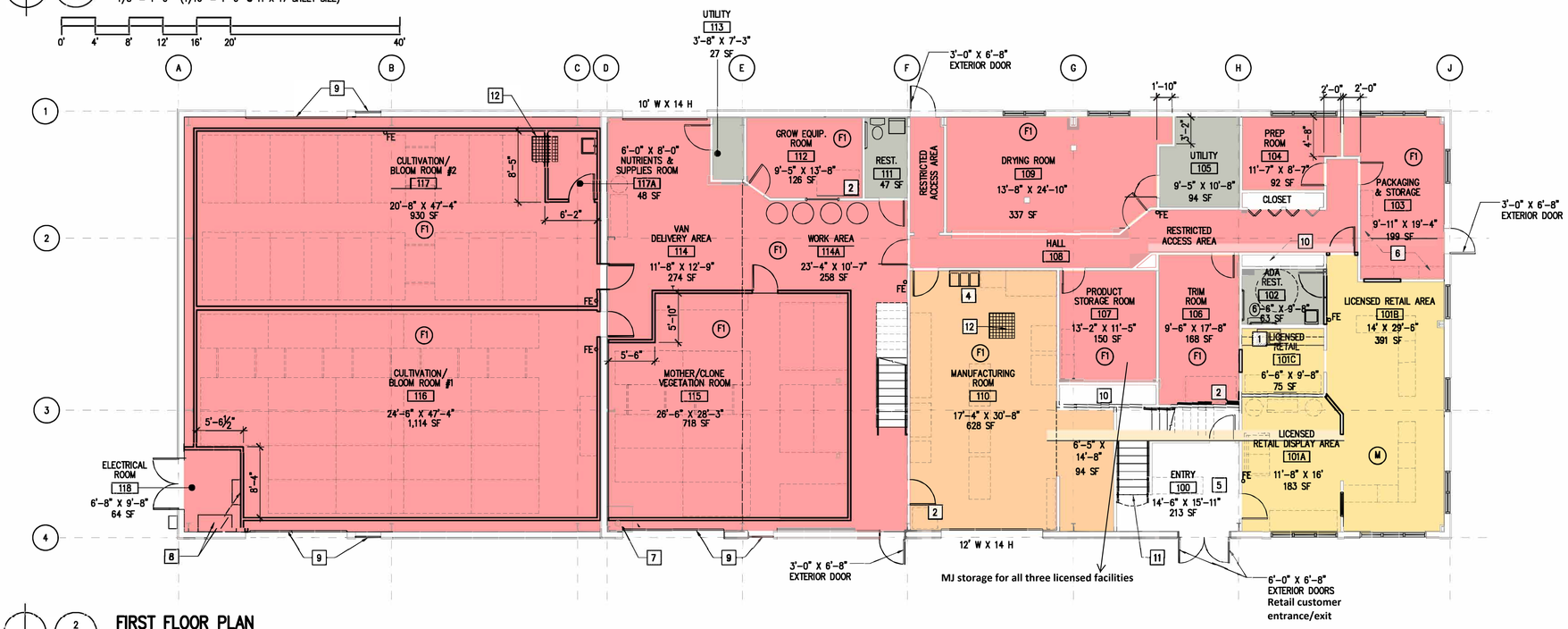
Received by AMCO 04.24.18




## SECOND FLOOR PLAN

1 A101

1/8" = 1'-0" (1/16" = 1'-0" @ 11 X 17 SHEET SIZE)




## FIRST FLOOR PLAN

2 A101

1/8" = 1'-0" (1/16" = 1'-0" @ 11 X 17 SHEET SIZE)

### LEGEND

- AREA OF WORK
- NEW PARTITION WALL
- EXISTING PARTITION WALL
- (B) OCCUPANCY GROUP PER IBC
- FE WALL MOUNTED FIRE EXTINGUISHER

### SPACE LEGEND

- RETAIL Licensed Premises
- MANUFACTURING Licensed Premises and Restricted Access Area
- CULTIVATION Licensed Premises and Restricted Access Area
- OFFICE/UTILITY/ shared spaces
- Restricted Access Area
- ACCESSORY USE – Unlicensed Shared Spaces

GENERAL NOTE:

OVERALL LENGTH AND WIDTH MEASUREMENTS LISTED FOR EACH SPACE ARE THE LONGEST UNINTERRUPTED DIMENSIONS FOR THAT ROOM. THE FLOOR AREA GIVEN FOR ROOMS WITH RECESSED, ANGLED OR INDENTED PERIMETER WALLS WILL BE DIFFERENT FROM THE PRODUCT OF THE LONGEST WIDTH AND DEPTH DIMENSIONS.

SHEET NOTES:

1. 3 COMPARTMENT SINK AT RETAIL AREA FOR WARE WASHING
2. SEALED CONTAINER FOR PRODUCT QUARANTINE
3. LOCKED DOOR WITH SECURITY CODE
4. 3 COMPARTMENT SINK
5. I.D. CHECK AREA
6. LOCKED STORAGE CABINETS
7. EXISTING WATER SERVICE
8. ELECTRICAL PANELS
9. SEALED AND LOCKED EXISTING DOOR
10. EXISTING MECHANICAL OR STRUCTURAL CHASE
11. STAIR TO SECOND FLOOR ROPED OFF
12. EXISTING DRAIN GRATE


Architects Alaska.

ARCHITECTS ALASKA
AK Corp. Authorization AECC561

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Wasilla, Alaska 99654
907.373.7503

www.architectsalaska.com


KING STREET VENTURES

# CULTIVATION & RETAIL FACILITY

ANCHORAGE, AK

| Revisions | | |
|---|---|---|
| No. | Description | Date |

| | |
|---|---|
| Drawn by SLH | Date 10/11/2017 |
| Checked DLM | Job No. 17032.01 |

Sheet Contents
CONCEPT PLANS
FIRST & SECOND FLOORS

| Category | Sheet No. |
|---|---|
| A | 101 |


DRAWING FILE: w:\2017\17032.01 tsev cultivation manufac & retail facility\dwg\17032_concept plan_a101_sh.dwg

PLOT DATE: 10/11/2017 4:38 PM

Received by AMCO 04.24.18

# COMMERCIAL LEASE AGREEMENT

AEL Property, Inc.
(an Alaska Corporation)

**LANDLORD**

And

King Street Ventures, Inc.
(an Alaska Corporation)
and
Alaska Mountain Trails, LLC.
(an Alaska Limited Liability Corporation)

**TENANT**

PREMISES: 9525 King Street, Anchorage, Alaska 99515



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# LEASE

**THIS LEASE IS** made on this 1st day of January, 2018, by and between AEL PROPERTY, INC., an Alaska corporation ("**Landlord**"), and King Street Ventures, Inc., (DBA High Flower on King) and Alaska Mountain Trails, LLC., (DBA as High Flower Farms and High Flower Creations), the former an Alaska corporation and the latter an Alaska limited liability corporation, (jointly and severally "**Tenant**").

1. PREMISES. Pursuant to the terms and conditions specified in this Lease, the Landlord leases to the Tenant and Tenant does hereby lease from Landlord those certain premises described as follows:

Lot 1 & 2, Block 3 of Kruse Industrial Subdivision, according to the official plat thereof, filed under Plat Number 73-40, records of the Anchorage Recording District, Third Judicial District, State of Alaska

which, together with the improvements thereon, shall be designated "the Premises". The Premises street address is 9525 King Street, Anchorage, Alaska 99515. Except as otherwise provided herein, Tenant accepts the Premises as-is, where-is, with all faults, and accepts responsibility for obtaining all necessary state and local approvals for Tenant's intended use. Exhibit A contains a not-to-scale map of the Premises.

2. TERM.

2.1 The term of this Lease shall commence on January 1, 2018 ("Commencement Date") and shall terminate at midnight on December 31, 2022, or such earlier date as provided herein ("Termination Date").

2.2 After the Termination Date, the tenancy shall continue on a periodic basis, provided that should either Landlord or Tenant wish to give notice to vacate or quit the Premises, such notice shall be given not less than 120 days before the date of vacation specified in the notice.

3. USE. Tenant shall use the Premises only for the commercial cultivation, manufacturing, wholesale sale, and direct consumer retail sale of marijuana and products related thereto as described in Exhibit B (the "Business"), solely in accordance with AS 17.38.070(a), (b), (c) and (d), and subject to all other applicable rules, regulations, statutes, ordinances, laws and codes promulgated thereunder, and for no other purpose whatsoever without the prior written consent of Landlord, which consent may be withheld in Landlord's sole and absolute discretion. Tenant shall be responsible for obtaining all permits and licenses necessary for the conduct of its Business at the Premises, and will conduct its Business in accordance with all applicable rules, regulations, statutes, ordinances, laws, and restrictive covenants affecting the use of the Premises for the Business. Tenant shall not create a nuisance or use the Premises for any purpose unlawful under the laws of the State of Alaska.

4. RENT AND SECURITY.



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4.1 Tenant shall pay to Landlord a monthly rent ("Base Rent") for each month during the Term of Fifty Thousand Dollars ($50,000.00) commencing January 1, 2018, subject to the following conditions:

(a) Payment of the Base Rent for the period January 1, 2018 through December 31, 2018 in the amount of Six Hundred Thousand Dollars ($600,000) shall be deferred until January 1, 2019, and;

(b) Commencing January 1, 2019 and each January 1st thereafter during the Term, the Base Rent shall increase by Three Percent (3%), and;

(c) Commencing January 1, 2019 and continuing for Twenty (20) Months, an amount of Thirty Thousand Dollars ($30,000) shall be added to the Base Rent otherwise payable each month in order for Landlord to recover the deferred rent in 4.1 (a) above until the amount of deferred rent in 4.1(a) is satisfied and paid in full.

4.2 At the request of Landlord, upon execution of this Lease or at any time during the Term, the sum of Fifty Thousand Dollars ($50,000) shall be paid to Landlord as a security/damage deposit. If Tenant shall have fully complied with all the covenants, agreements, terms and conditions of this Lease, but not otherwise, said security/damage deposit so paid shall be refunded to Tenant upon termination of this Lease, provided Tenant shall not be entitled to any interest on the security deposit.

4.3 Each monthly installment of the Base Rent shall be paid:

(a) without advance notice or demand, deduction or offset;

(b) by the first day of each month during the Term;

(c) to Landlord at an account designated from time to time by Landlord and as described in Exhibit A by wire or electronic transfer; and

4.4 If Tenant fails to fully pay the Base Rent within five (5) business days after it is due, Tenant shall also pay:

(a) a late charge equal of Five Hundred Dollars ($500), plus

(b) One Hundred Dollars ($100) per day, commencing on the sixth day after the Rent payment was due until paid.

4.5 Acceptance of such service charge(s) and/or interest payment(s) shall not be deemed consent by Landlord to late payments, nor a waiver of Landlord's right to insist upon timely payments at any time, nor a waiver of any remedies to which Landlord is otherwise entitled, as a result of the late payment(s) of rent.



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4.6 Any amounts payable by Tenant hereunder other than Base Rent shall be deemed additional rent, unless otherwise stated in this lease.

4.7 Tenant shall pay monthly as additional rent an amount equal to one-twelfth of the real property tax and property insurance for the Premises during each month of the Term. Real property taxes shall include all real estate taxes and assessments, and all other taxes relating to, or levied, assessed or imposed on the Premises, or any portion thereof, or interest therein, except to the extent the increase results from an improvement to the Premises which is not made or requested by Tenant or made as the result of Tenant's use of the Premises. An annual rent adjustment will be made commencing each August 1st during the Term to reflect any changes in the real property tax and insurance amounts. Landlord shall give Tenant written notice of said adjustment at least thirty (30) days before adjustments are implemented and additional monies are due from Tenant to Landlord.

5. POSSESSION. After execution of this Lease, Tenant may take possession of the Premises on December 1, 2017. Tenant shall only be entitled to take possession of the Premises if Tenant is actively engaged in the process of obtaining all licenses and permits required for the Business, and has made payment of the security deposit if requested by Landlord pursuant to Section 4.2. Tenant shall be allowed on the Premises for purposes of inspection and investigation prior to December 1, 2017 as approved by Landlord.

6. SURRENDER OF PREMISES; REMOVAL OF PROPERTY.

6.1 Upon the expiration of the Lease term or upon any earlier termination of this Lease, Tenant shall quit and surrender possession of the Premises to Landlord and shall, without expense to Landlord, remove or cause to be removed from the Premises all personal property and debris, except for any items that Landlord may by written authorization allow to remain. Notwithstanding the foregoing, Landlord shall not take into its possession any marijuana or marijuana product during the Term of this lease, and shall contact the State of Alaska Alcohol and Marijuana Control Office ("AMCO") prior to unsupervised entry and access to the Premises, which will be a licensed marijuana establishment. If Tenant abandons the property, or leaves, for any reason, the Premises with marijuana or marijuana product in the Premises, Landlord shall contact AMCO and require it to be removed. Tenant shall repair all damage to the Premises resulting from such removal, which repair shall include the patching and filling of holes and repair of structural damage, provided that Landlord may instead elect to repair any structural damage at Tenant's expense, provided that such cost of the repair expenses is commercially reasonable. If Tenant shall fail to comply with the provisions of this Section, Landlord may effect the removal (and dispose of the personal property without liability to Tenant, subject to the foregoing statement regarding marijuana and marijuana product) and/or make any repairs, and the cost to Landlord shall be additional rent payable by Tenant upon demand. If requested by Landlord, Tenant shall execute, acknowledge and deliver to Landlord an instrument in writing releasing and quitclaiming to Landlord all right, title and interest of Tenant in the Premises. Tenant further agrees to deliver up all keys belonging to the Premises to the Landlord, or Landlord's agents, at the expiration of this Lease.



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6.2 Tenant shall give written notice to Landlord at least thirty (30) days prior to vacating the Premises (one hundred twenty (120) days if the notice is given past the Termination Date pursuant to Section 2.2) and shall arrange to meet with Landlord for a joint inspection of the Premises prior to vacating. In the event of Tenant's failure to give such notice or arrange such joint inspection, Landlord's inspection at or after Tenant's vacating the Premises shall be conclusively deemed correct for purposes of determining Tenant's responsibility for repairs and restoration. It shall be the responsibility of Tenant, prior to vacating the Premises, to clean and repair the Premises and restore them to the condition in which they were in upon delivery of the Premises to Tenant at the Commencement Date, reasonable wear and tear excepted. Cleaning, repair and restoration shall include, but not be limited to: removal of tenants trade fixtures and tenant improvements landlord has requested tenant to remove; repair of damage caused by removal of trade fixtures and tenant improvements; removal of all trash; cleaning and repainting of walls, where necessary; cleaning and repair of carpet and flooring; cleaning and wiping down of all fixtures; maintenance and repair of all electrical, plumbing, heating and air conditioning systems maintained by Tenant; and all similar work, which shall be done at the latest practical date prior to vacation of the Premises. In the event that the cleaning, repair and restoration work is conducted past the expiration of the Lease term, then Tenant shall pay additional rent to Landlord on a pro rata daily basis at the then current Base Rent.

7. ACCEPTANCE, IMPROVEMENTS AND REPAIRS.

7.1 Tenant is familiar with the Premises and accepts it in its present condition.

7.2 Tenant shall make any changes in the Premises necessary to maintain them and/or to conform to Alaska state and local law applicable to Tenant's use of the Premises at Tenant's sole cost and expense, with the exception of Landlord's obligations in 7.4 and elsewhere in this Lease. Tenant hereby covenants and agrees, at Tenant's sole cost and expense, to keep the Premises in safe, sanitary and good repair, and further agrees to make all necessary repairs, additions, improvements or alterations of whatsoever nature to the Premises, with the exception of those items contained in Section 7.4, at Tenant's sole cost and expense.

7.3 Tenant shall be responsible for all interior and exterior repairs and maintenance, including maintenance of faucets, plumbing, painting, window repair, and ice and snow removal, provided Tenant shall not be responsible for repair or maintenance of those items which are Landlord's responsibility set forth in Section 7.4.

7.4 Landlord shall be responsible for maintenance and repair of the roof and major structural components, including the roof, walls, HVAC system and water and sewer lines external to the building. As further consideration for the payment of the Base Rent, and in addition to the deferment of granted in 4.1(a), Landlord shall work with Tenant to ensure Tenant has access to the funds required for improvement and build-out of Premises from its existing use to one that is viable for a commercial cultivation, manufacturing, wholesale sale, and direct consumer retail sale of marijuana as contemplated for the Business.

8. UTILITIES. Tenant hereby covenants and agrees to pay all charges for electricity, heat, gas, water, sewer, telephone, garbage disposal, snow removal and all future public service or



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utility charges of every kind and nature. Landlord shall have no liability whatsoever for failure of such utility services for any reason. Any temporary failure or interruption of utility services to the Premises shall not give rise to a right in Tenant to void, cancel or terminate this Lease.

9. LIABILITIES AND INDEMNIFICATION. Landlord, its officers, directors, employees and agents shall not be liable for any injury (including death) to any persons or for any damage to any property, sustained or alleged to have been sustained by Tenant or by others as a result of any condition (including failure or interruption of utility service) under the control and maintenance of the Tenant, or related in any way to Tenant's use, occupancy, control, and maintenance of the Premises, its invitees, agents, employees, contractors, licensees, customers or approved assignees or subtenants unless the condition preexisted this Lease and/or was known by Landlord. Tenant shall defend, indemnify and hold Landlord harmless from any and all damage, liability or expense (including attorney's fees and costs incurred, with or without litigation) in connection with any such claims, items of actual or alleged injury or damage or lawsuits. Specifically, Tenant hereby assumes all risk of damage to property or injury or death to persons in or about the Premises from any cause related to Tenant's use, occupancy, control, and maintenance of the Premises as provided in this Lease, and Tenant hereby waives all claims in respect thereof against Landlord except to the extent such claims arise solely out of the negligence of Landlord or Landlord's intentional act, except as to conditions which preexisted this Lease and/or were known to Landlord. The provisions of this Section 9 shall survive expiration or termination of this Lease. Landlord warrants that it has no knowledge of past, current or pending environmental problems with the Premises, including but not limited to the release of hazardous substances.

10. ORDINANCES AND STATUTES. Tenant shall keep the Premises clean and in a sanitary condition, to the satisfaction of the Department of Health, Fire Department and other authorized authorities of the Municipality wherein the Premises are located; and shall comply with each and all of the statutes and laws of the Federal government, the State of Alaska and ordinances and regulations of the Municipality of Anchorage now in force or hereafter enacted at its sole cost and expense; and shall keep the sidewalks surrounding the same free and clear of all obstruction, including snow and ice, according to the ordinances and regulations of the Municipality of Anchorage. In the event a new statute, law or ordinance is enacted by the Federal government, the State of Alaska or Municipality of Anchorage after the commencement of this Lease which requires that improvements be made to the Premises, then (i) if such improvements are required as the result of Tenant's permitted and actual use of the Premises then Tenant shall pay the cost of complying with such requirements or (ii) if such improvements are not the result of Tenant's permitted and actual use of the Premises, then Landlord shall pay the cost of complying with such requirements. In the event of a new statute, law, or change in Federal policy relating to state licensed commercial marijuana establishments that results in any shut-down enforcement action, or makes Tenant's business operations illegal under state or local laws, Tenant and Landlord shall conduct good faith negotiations to terminate this Lease.

11. BUSINESS RESTRICTIONS.

11.1 Tenant shall not use the Premises for any other purpose than that set forth in Section 3 and Exhibit B. Tenant shall conduct and carry on said Business in the Premises, continuously as its Business requires during the term of this Lease.



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11.2 Tenant has independently determined the suitability of the Premises for the purpose for which they are hereby leased and Landlord or Landlord's agent makes no representation as to the legality of the Tenant's use of the Premises.

11.3 Tenant shall not use the Premises, or any part thereof, for illegal purposes, nor under any circumstances permit gambling or the illegal sale of alcohol upon the Premises; nor permit any act to be done which will make the Premises subject to abatement by any governmental agency.

11.4 Tenant warrants that it will not use, store, dispose of or otherwise deal with any waste or hazardous substance in, on, under or about the Premises except for the use of such waste or hazardous substances customary in the ordinary course of the conduct of Tenant's business on the Premises. Tenant agrees to hold harmless, indemnify, protect and defend Landlord from any loss, liability, cost, expense or fine incurred by Landlord because of the presence of any hazardous substance on, in, under or about the Premises resulting from Tenant's use, storage, disposal or sale of such hazardous substances, whether or not expressly permitted hereunder. The hold harmless and indemnification provisions of this Section 11.4 shall survive the expiration or termination of this Lease. Landlord agrees to hold harmless and indemnify, protect and defend Tenant from any loss, liability, cost, expense or fine incurred by Tenant resulting from any hazardous substance on, in, or under the Premises, which preexisted Tenant's occupancy of the Premises and of which Landlord had prior knowledge, provided this hold harmless and indemnification provision shall not apply to hazardous substances which have migrated onto the Premises from adjacent or neighboring properties or which have been deposited on the Premises by persons other than Landlord or prior tenants of the Premises. The hold harmless and indemnification provisions of this Section 11.4 shall survive the expiration of the termination of this Lease.

12. ENVIRONMENTAL MATTERS.

12.1 Tenant warrants that Tenant and its agents, employees and licensees shall operate on the Premises in compliance with all laws regulating the environment and the use, handling, processing, storage, sale, disposal or discharge of waste or hazardous substances on or about the Premises in the ordinary course of Tenant's business. In the event that a violation of any such laws or the detection of any such violation occurs, including but not limited to the disposal or discharge of any waste or substance posing or potentially posing an environmental hazard, Tenant shall immediately notify Landlord of the occurrence and, at its own expense, promptly commence clean-up and other remedial actions, including the engagement of environmental consultants, and shall diligently conduct such actions until such violation is ended and the effects of such violation have been fully remedied as required by applicable laws and the cleanup has been completed to Landlord's satisfaction. Tenant shall remain fully liable, and shall reimburse, indemnify and hold Landlord harmless from any costs or expenses for clean-up, waste disposal, litigation, fines, penalties, including, without limitation, those costs, expenses, penalties and fines within the meaning of the Comprehensive Environmental Response, Compensation and Liability Act, 42 U.S.C. § 9601, et. seq. ("CERCLA"), and the Water, Air, Energy and Environmental Conservation Act, AS 46 et seq. arising directly out of Tenant's use and/or occupancy of the Premises during the term of this Lease, and any other governing statute, regulation, ordinance or policy, and any



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extensions thereof. The obligations of this paragraph will not extend to a violation of any such laws or the detection of any such violation, including but not limited to the disposal or discharge of any waste or substance posing or potentially posing an environmental hazard, which occurs after Tenant vacates the Premises and does not result from Tenant's activities, occupancy or use of the Premises.

12.2 Tenant's obligations under this Section 12 shall continue notwithstanding termination of this Lease for any reason whatsoever, and shall inure to the benefit of Landlord, its successors and assigns.

12.3 For purposes of this Lease, the term "environmental laws" shall be defined as any statute, regulation, ordinance or policy issued by any governmental authority, whether federal, state, district or local, that pertains to the environment or to public health, including, but not limited to CERCLA and AS 46 et seq.

12.4 The term "hazardous substance" shall mean any substance deemed hazardous under any of the following statutes or under any other statute or regulation of any governmental authority; the Comprehensive Environmental Response, Compensation and Liability Act, 42 U.S.C. § 9601 et seq.; the Resource Conservation and Recovery Act, 42 U.S.C. § 6901 et seq.; the Hazardous Material Transportation Act, 15 U.S.C. § 2601 et seq.; and AS 46 et seq.

12.5 Tenant recognizes that it has the duty to immediately notify Landlord, and to supply Landlord with copies of all correspondence from any government agency, including notices which are advisory only, upon learning that any of the following has occurred:

(a) an environmental law or regulation (whether federal, state or local in origin) affecting the Premises has been violated;

(b) a government agency (whether federal, state or local in origin) has initiated or threatened to initiate a proceeding against the Tenant for an alleged violation of an environmental law or regulation (whether federal, state or local in origin) affecting the Premises;

(c) a government agency (whether federal, state or local in origin) has imposed a fine, penalty, order or notice of violation upon the Tenant for a violation of an environmental law or regulation (whether federal, state or local in origin) affecting the premises; or

(d) a lawsuit or other civil action has been brought against the Tenant, or has been threatened by any person, persons or governmental agency, following an environmental mishap on the Premises or the alleged violation of an environmental law or regulation (whether federal, state or local in origin).

13. LIENS AND INSOLVENCY. Tenant shall keep the Premises free and clear of any liens arising out of the use and occupancy of the Premises, any work performed, materials



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furnished or obligations incurred by Tenant (including for the Improvements, with the exception of improvements agreed to be paid for by Landlord), and if any lien claims are filed, will immediately cause same to be removed and will defend, indemnify and hold Landlord harmless until they are removed, all at Tenant's expense. In the event a lien or lien claim is filed against the Premises and is not removed or released within thirty (30) days thereafter, it shall constitute an event of default under this Lease. In the event Tenant becomes insolvent, voluntarily or involuntarily bankrupt, or if a receiver, assignee or other liquidating officer is appointed for the business of the Tenant, then the Landlord may terminate this Lease at the Landlord's option.

14. ACTIVITIES, SUBLETTING & ASSIGNMENT.

14.1 Tenant shall not conduct activities on the Premises so as to increase the present rate of insurance nor, without the prior written consent of the Landlord, let or sublet the whole or any part thereof, nor make or permit to be made therein any change, addition or alterations to the Premises whatsoever (except as otherwise provided herein); nor assign this Lease or any part thereof, without the prior written consent of the Landlord. In the event of any subletting or assignment so consented to, a charge of not less than one month's rent shall be made payable by Tenant to Landlord for its services in transferring or assigning this Lease. This Lease shall not be assignable by operation of law. All such changes, additions or alterations to the Premises shall, at the option of Landlord, be deemed the property of Landlord on termination of the tenancy, and be surrendered and remain with the Premises.

14.2 If Tenant desires to sublet the Premises, Tenant shall first notify Landlord of its desire and shall submit in writing to Landlord: (i) the name and address of the proposed sublessee; (ii) the nature of any proposed subtenant's business to be carried on in the Premises; (iii) the terms and provisions of any proposed sublease; and (iv) any other information requested by Landlord and reasonably related to the sublease. Except as provided in Section 14.3, Landlord shall not unreasonably withhold its consent, and Landlord warrants that it will make all efforts to determine the suitability of the subtenant so not to unreasonably withhold its consent, provided: (1) the use of the Premises will not change; (2) at Landlord's election, insurance requirements shall be brought into conformity with Landlord's then current leasing practice; and (3) any proposed sublessee demonstrates that it is financially responsible by submission to Landlord of all reasonable information as Landlord may request concerning the proposed sublessee, including, but not limited to, a financial statement of the proposed subtenant as of a date within ninety (90) days of the request for Landlord's consent and statements of income or profit and loss of the proposed sublessee for the two-year period preceding the request for Landlord's consent.

14.3 Tenant further agrees that if at any time during the Term of this Lease more than forty-nine percent (49%) of the outstanding shares of any class of stock or membership interest, as the case may be, of Tenant's corporations shall belong to any stockholders or members other than those who own more than one-half (1/2) of the outstanding shares or membership interests of that class of stock or membership interest at the time of the execution of this Lease, or to members of such stockholders' or members' immediate family, such change in the ownership of the stock or membership interest of Tenant shall be deemed an assignment of this Lease within the meaning of this Section, requiring Landlord's consent.



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14.4 This Lease shall be assignable by Landlord without the consent of Tenant. In the event of any transfer of Landlord's interest in the Premises, other than a transfer for security purposes only, upon the assumption of this Lease by the transferee, Landlord shall be automatically relieved of its obligations and liabilities accruing from and after the date of such transfer, except for any retained security deposit or prepaid rent, and Tenant shall attorn to the transferee, except to the extent that Landlord's Assignee does not assume the liabilities and obligations under this Lease.

15. TRANSFERS CONDITIONAL. If consent is once given by Landlord to the subletting or assignment of this Lease, or any interest therein, the Landlord shall not be barred from afterwards refusing to consent to any further assignment or subletting.

16. CASUALTY REBUILDING. The damage, destruction or partial destruction of the Premises shall not release Tenant from any obligations hereunder, except as hereinafter expressly provided. In case the Premises are destroyed or damaged by fire, earthquake, flood or other casualty, then Landlord may, at Landlord's option, proceed to rebuild and restore the Premises, or such part thereof as may be damaged as aforesaid within six (6) months of such destruction or damage, provided that within sixty (60) days after such destruction or damage, Landlord shall, in writing, notify Tenant of Landlord's intention to do so. During the period of such rebuilding and restoration, the Rent shall be abated in the same ratio that the portion of the leased Premises rendered for the time being unfit for occupancy shall bear to the whole leased Premises. If the Landlord shall fail to rebuild and restore the Premises, and to notify the Tenant thereof, as aforesaid, then this Lease shall, at the expiration of the time for the giving of the notice above referred to, be deemed terminated, and all rights and liabilities by and between the parties shall thereupon cease; except for Tenant's continuing duty to defend and indemnify Landlord and to pay any delinquency prior to the time of such casualty. Tenant shall have the option to terminate this Lease if the damage or destruction to the Premises renders the facility unusable for Tenant's business activities.

17. INSPECTION FEES. Tenant or Landlord shall, as concerned during the term of this Lease, pay all fees due the Municipality, State or United States governments on account of any inspection made on the Premises by any officer of the City, District, State or Federal authority, arising from any respective duties provided in this Lease, and for all building permits and cleanup and repairs necessitated thereby.

18. RIGHT OF ACCESS. Landlord and Landlord's agents shall have the right, at all reasonable times, to enter the Premises and/or to make such inspections, alterations or repairs as may be deemed necessary, provided Landlord does not unduly interfere with Tenant's operations, but this agreement shall not be construed as a covenant on the part of the Landlord to make any alterations or repairs on the Premises. In addition, Landlord may conduct an annual inspection of the Premises and require Tenant to perform any cleaning or repair of the Premises as Landlord deems reasonably necessary to keep the Premises in good order and condition. During the last six (6) months of the term of this Lease, Tenant shall permit such inspection of the Premises at reasonable times by or on behalf of prospective tenants, and shall permit Landlord to post signs on the Premises advertising the availability of the Premises for Lease. Notwithstanding the foregoing, as required by the Alaska Marijuana Control Board regulations, during any entry by Landlord or its agents on the Premises, Landlord's agents or employees shall be over the age of twenty-one (21)



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and shall strictly comply with Tenant's Visitor Policy, produce government issued identification that is valid and not expired, wear a Visitor's Badge provided by Tenant, remain in direct eyesight of a designated agent/employee of Tenant, sign into and out of the Visitor Log-In sheet, and at no time shall have more than five (5) Landlord agents/employees to one (1) of Tenant's designated agent/employee at a time.

19. DEFAULT, TERMINATION AND REMEDIES.

19.1 If Tenant shall fail to keep and perform any of the covenants and agreements herein contained, including but not limited to timely payment of rental and the other charges, loss of state or local licenses and permits, criminal charges or the threat of criminal charges, fines or sanctions, threat of raid, seizure, forfeiture, or other threat to Landlord's Premises, or in the event of Tenant's insolvency, voluntary or involuntary bankruptcy, or if a receiver, trustee, assignee or other liquidating officer is appointed for Tenant, then the Landlord may terminate this Lease upon giving the notice required by law, and re-enter the Premises consistent with the Visitor Policy detailed above, and provide notice to AMCO regarding the same. Notwithstanding such re-entry by Landlord, the liability of Tenant for the rent provided for herein shall not be extinguished for the balance of the term of this Lease, and Tenant covenants and agrees to make good to Landlord any deficiency arising from a re-entry or re-letting of the Premises at a lesser rental than herein agreed to, and all costs incurred therein. Landlord covenants and agrees to make good faith efforts to relet the Premises so to avoid any potential deficiency. In the event that reletting of the Premises without a deficiency is not possible after Landlord has used good faith efforts to rent Premises without a deficiency, Tenant shall pay such deficiency each month.

19.2 Tenant shall have the right to terminate this Lease should Landlord fail to perform any of the covenants and agreements herein contained for which Landlord is responsible, provided Tenant gives not less than sixty (60) days written notice of such failure and Landlord fails to remedy such failure within the sixty day time period; and further provided that Tenant's right of termination shall not exist if Landlord commences implementation of the remedy during the sixty day period and the remedy shall reasonably take longer than such sixty day period to complete.

19.3 Upon termination of this Lease, pursuant to Section 19.1, Landlord may relet the Premises or any part thereof for such term or terms (which may be for a term less than or extending beyond the term) and at such rental or rentals and upon such other terms and conditions as is reasonable under the circumstances, with the right to make reasonable repairs, renovations, remodeling, redecoration, alterations, and changes to the Premises as required to relet the Premises, subject to Section 19.1, Tenant shall remain liable for any potential deficiency. In the case of any default, re-entry, and/or dispossession by summary proceedings or otherwise, all monthly base rental, adjustments thereto and additional rents shall become due thereupon and be paid up to the time of such re-entry or dispossession, together with such expenses as Landlord may incur for legal expenses, attorney's fees, brokerage and/or putting the Premises in good order or preparing the same for re-rental.

19.4 At the option of Landlord, rents received by Landlord from such re-letting shall be applied first to the payment of any indebtedness from Tenant to Landlord other than Rent due hereunder; second, to the payment of any costs and expenses of such re-letting and including,



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but not limited to, attorney's fees, advertising fees and brokerage fees, and to the payment of any reasonable repairs, renovations, remodeling, redecoration, alterations and changes in the Premises; third, to the payment of Rent due and to become due hereunder, and, if after so applying said rentals there is any deficiency in the Rent to be paid by Tenant under this Lease, Tenant shall pay any deficiency to Landlord monthly as specified herein and any payment made or suit brought to collect the amount of the deficiency for any month shall not prejudice in any way the right of Landlord to collect the deficiency for any subsequent month. Notwithstanding the Landlord's best efforts to relet the Premises, the failure or refusal of Landlord to relet the Premises or any part(s) thereof shall not release or affect Tenant's liability hereunder, nor shall Landlord be liable for failure to relet or in the event of a reletting for failure to collect the Rent thereof, and in no event shall Tenant be entitled to receive any excess of net rents.

19.5 Should Landlord at any time terminate this Lease by reason of any default, in addition to any other remedy it may have, it may recover from Tenant the amount of rental and charges equivalent to base rental, adjustments thereto and additional rent reserved in this Lease for the balance of the term, as it may have been extended in excess of the then fair market rental value of the Premises for the same period, plus all court costs and attorney's fees incurred by Landlord in the collection of same.

19.6 No waiver by the Landlord or Tenant of a breach of any covenant, agreement, stipulation or condition of this Lease shall be construed to be a waiver of any succeeding breach of the same covenant, agreement, stipulation or condition, or of a breach of any other covenant, agreement, stipulation or condition. The parties agree to pay all costs, expenses and attorney's fees and any and all legal expense incurred by the non-breaching party as a result of the breaching party's failure to perform any and all covenants of this Lease.

20. CONDEMNATION.

20.1 In the event of the complete taking of the Premises herein by condemnation or otherwise by any governmental, state or local authority, this Lease shall be deemed terminated as of the time of taking possession by said authority, and Tenant shall have no claim to nor shall it be entitled to any portion of any award for damages to the land or building, and Landlord shall bear no responsibility for any Tenant losses resulting from such condemnation. If Tenant is not in default under any provision of this Lease on said date, the Lease consideration herein receipted for, if any, shall be refunded to the Tenant, as well as rental paid for any period beyond the date of cancellation. If the Lease is continued on the remaining portion of the Premises, the rent shall be abated in proportion to the area of the Premises so condemned, taken or affected.

20.2 On such termination, all rent, taxes, assessments, insurance premiums and other sums payable by Tenant to Landlord hereunder shall be prorated as of the termination date, and in the event any rent, taxes, assessments, insurance premiums or other sums due hereunder shall have been paid to Landlord in advance, Landlord shall rebate the same for the unexpired period for which payment was made.

21. HOLDOVER. If at the expiration or termination of the Lease Tenant does not vacate the Premises and Landlord and Tenant cannot agree to a monthly Base Rent rate, then



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Tenant's continued tenancy shall be for an indefinite period of time on a month-to-month tenancy basis, which tenancy may be terminated as provided by the laws of the State of Alaska. During such tenancy, Tenant agrees to pay monthly to Landlord two hundred percent (200%) of the Rent in effect at the time of the Lease expiration or termination, unless a different rate is agreed upon, and to be bound by all of the terms, covenants and conditions as herein specified, so far as applicable.

22. DELIVERY OF POSSESSION. In the event of the inability of Landlord to deliver possession of the Premises, or complete any improvements and build-out as might be agreed between Landlord and Tenant in a timely manner, giving regard to circumstances beyond the control of Landlord delaying such improvements or build-out, or any portion thereof within one (1) month of the commencement of the term of this Lease, neither Landlord nor Landlord's agents shall be liable for any damage caused thereby, nor shall this Lease thereby become void or voidable, nor shall the term herein specified be in any way extended, but in such event, Tenant shall not be liable for any rent until such time as Landlord can deliver possession. If Landlord shall deliver possession of the Premises to Tenant prior to the Commencement Date of this Lease, and if Tenant agrees to accept same at such prior time, both Landlord and Tenant agree to be bound by all of the provisions and obligations hereunder during such prior period, and Tenant shall pay Rent to Landlord at the rate set forth herein for the first month of the Lease term, prorated for the number of days Tenant has possession of the Premises prior to the Commencement Date.

23. BINDING ON SUCCESSORS. The covenants and agreements of this Lease shall be binding and shall remain an obligation, not only upon the original Landlord and Tenant, but also upon their heirs, personal representatives, successors, assigns and purchasers. Landlord retains the right to transfer and assign its interest in this Lease and/or in and to the Premises or Improvements to any other party, in which event Landlord shall give notice of such transfer and assignment.

24. TAXES.

24.1 Subject to Section 4.7, Landlord shall pay all real property taxes, including special assessments, due with respect to the Premises.

24.2 All taxes imposed on or with respect to personal property and intangibles located on the Premises or any taxes imposed against any rent paid in leasing the Premises shall be paid by the Tenant.

24.3 Tenant shall not have responsibility for any net income tax imposed on Landlord for income that Landlord receives under this Lease.

25. INSURANCE TO BE OBTAINED BY OR PAID BY TENANT.

25.1 Tenant shall obtain at its sole cost and expense the insurance below described, issued by an insurance company or companies licensed to do business in the State of Alaska and satisfactory to Landlord:

(a) COMPREHENSIVE PUBLIC LIABILITY. Throughout the term of this Lease, Tenant shall provide and maintain in the name of Tenant,



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comprehensive public liability insurance against any and all claims and liabilities for personal injury, death or property damage occurring on or about the Premises and improvements now or hereafter placed upon the Premises. Such insurance shall at all times be in an amount of not less than ONE MILLION DOLLARS ($1,000,000.00) combined single limit for injuries or death to persons or property damage, or in such greater amount(s) as Landlord may hereafter reasonably require at two (2) year intervals. Such insurance shall contain a broad form contractual liabilities endorsement.

(b) BUILDER'S RISK INSURANCE. During construction of any improvements and during any subsequent restorations, alterations, or changes in the Premises that may be made by Tenant at a cost in excess of ONE THOUSAND DOLLARS ($1,000.00) per job, Tenant shall provide contingent liability and Builder's risk insurance in an amount reasonably satisfactory to Landlord.

(c) WORKER'S COMPENSATION INSURANCE. Throughout the term of this Lease, Tenant shall provide worker's compensation and employer's liability insurance in respect of any work or activities by employees of Tenant on or about the Premises.

25.2 The policies required under (a) and (b) of paragraph 25.1 shall name Landlord, David M. Moncrieff and David P. Taylor, and their respective successors and assigns as additional insureds and Tenant shall, prior to execution of this Lease, and at all times subsequent, provide Landlord with satisfactory certificates of such insurance, or copies of policies obtained in accordance herewith. All policies of insurance as described herein shall be written as primary policies not contributing with any coverage that Landlord may carry and shall contain an endorsement providing that such insurance may not be materially changed, amended or canceled with respect to Landlord except after thirty (30) days' prior written notice from the insurer to Landlord. Tenant's failure to provide evidence of such coverage to Landlord may, in Landlord's sole discretion, constitute a default under this Lease.

25.3 Landlord and Tenant hereby mutually release each other from liability and waive all right of recovery against each other for any loss from perils fully insured against and covered under insurance policies required of Tenant by (a) and (b) of paragraph 25.1 and under any fire insurance contracts maintained by Landlord or Tenant, including any extended coverage endorsements thereto; provided such waivers of subrogation shall be inapplicable if they would have the effect, but only to the extent that they would have the effect, of invalidating any such insurance coverage of Landlord or Tenant.

26. FIXTURES TO REMAIN OR BE REMOVED. All fixtures and Tenant improvements owned by Tenant shall become Landlord's property if said fixtures and improvements cannot be removed at the end of the Lease term or any renewal or extension thereof, without causing substantial or irreparable damage to the Premises. Tenant may remove and retain



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trade fixtures installed by Tenant so long as Tenant repairs or restores the Premises to their prior condition after such removal.

27. ATTORNEY'S FEES. If either Landlord or Tenant is required to consult an attorney or to bring an action to interpret or enforce the terms of this Lease, or declare rights hereunder, then as a part of any compromise of that dispute, the attorney's fees and costs so incurred may be included as a part of the settlement. In case of arbitration or litigation, the prevailing party in any such action, at the initial hearing or on appeal, shall be entitled to costs and reasonable attorney's fees, as fixed by the arbitrator or court, to be paid by the losing party.

28. ARBITRATION. All disputes or controversies of every kind and nature which may arise between Landlord and Tenant as to the construction, validity, interpretation, meaning, performance, breach or termination of this Lease shall be submitted to arbitration before a mutually agreed single arbitrator in Anchorage, Alaska, in accordance with the rules of the American Arbitration Association ("AAA"). If the parties cannot agree upon a single arbitrator within fifteen (15) days of the issuance of a demand to arbitrate by either party, then either party may request the AAA to appoint the arbitrator. The arbitrator's ruling shall be final and binding on the parties.

29. NOTICES. All notices, claims, requests, demands and other communications hereunder shall be in writing and shall be duly given if delivered or mailed (registered or certified mail, postage prepaid, return receipt requested or via facsimile with evidence of receipt by the sending facsimile machine) as follows:

(a) If to Landlord:

AEL Property, Inc.
Attn: Mr. David M. Moncrieff, President
105-258, 424 West Bakerview Street
Bellingham, Washington 98226
Telephone No. 503.830.5968
Facsimile No. 707.222.0175
E-Mail: dave.moncrieff@gmail.com

And to:

AEL Property, Inc.
c/o Markus B. G. Oberg
LeGros Buchanan & Paul
701 Fifth Avenue, Suite 2500
Seattle, Washington 98104-7051
Telephone No. 206.623.4990
Facsimile No. 206.467.4828
E-Mail: moberg@legros.com

(b) If to Tenant:

King Street Ventures, Inc. &
Alaskan Mountain Trails, LLC.
Attn: Catherine Moncrieff
P.O. Box 1452
Girdwood, Alaska 99587
Telephone No. 907.382.8990



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E-Mail: ak_catmon@yahoo.com

Either party may change the address to which written notices are to be sent upon giving the other party written notice of the new address.

30. RECORDING. Tenant shall not record this Lease without the prior written consent of Landlord. Tenant, upon the request of Landlord, shall execute and acknowledge a short form memorandum of this Lease for recording purposes.

31. COUNTERPARTS AND FACSIMILES. This Lease may be executed in one or more counterparts, each of which shall constitute an original and all of which shall be one and the same agreement. Landlord and Tenant agree to accept facsimile (or pdf or tif) copies of any documents which have been sent by either party to the other, or to any other party or agent to this transaction as original documents, provided that the final Lease shall be signed in duplicate original form, with each party retaining one original Lease.

32. CORPORATE AND PARTNERSHIP AUTHORITY. If Tenant is a corporation or partnership, each individual executing this Lease on behalf of Tenant represents and warrants that he (or she) is duly authorized to execute and deliver this Lease on behalf of the Tenant, and that this Lease is binding upon the corporation or partnership. Tenant shall, at Landlord's request, deliver a certified copy of its board of director's resolution, operating agreement, partnership agreement, or certificate authorizing or evidencing the undersigned's execution of this Lease.

33. AMENDMENTS. No amendment or termination of this Lease shall be effective unless in writing signed by authorized signatories of Tenant and Landlord, or by their respective successors in interest, unless otherwise provided for in this Lease. No actions, policies, oral or informal arrangements, business dealings or other course of conduct by or between the parties shall be deemed to modify this Lease in any respect.

34. PARKING. No specific parking agreement is provided in this Lease. Tenant agrees to accept the parking at the Premises as is and will make sure parking is compliant with all federal and local statutes and ordinances, if required.

35. REMODEL OF LEASED PREMISES. Other than initial remodeling and buildouts at the commencement of this Lease as agreed to between Landlord and Tenant, should Tenant elect to further remodel the Premises at a later date at its sole cost and expense, Tenant shall not do so without the written permission of Landlord. Should Landlord permit such remodel, it shall be completed in compliance with all applicable building codes, zoning codes and other applicable regulations. All Tenant's work must be permitted, and all contractors must be licensed, bonded and insured.

36. TEMPORARY EASEMENT. Tenant acknowledges that Landlord has given the Municipality of Anchorage a temporary easement for the purpose of constructing a sidewalk, and Tenant agrees to accept possession of the Premises with said easement.



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37. ENTIRE AGREEMENT. This Lease constitutes the entire agreement and is intended to constitute the entire agreement of the parties concerning the subject matter of the Lease. No covenants, agreements, representations or warranties of any kind whatsoever have been made by any party, except as specifically set forth herein.

38. SIGNAGE. Tenant shall install any approved signage at Tenant's sole expense and in compliance with all applicable State laws and regulations. Tenant may install three (3) signs on the front of the building in accordance with building standards. Tenant shall not damage or deface the Premises in installing or removing signage and shall repair any injury or damage to the Premises caused by such installation or removal.

39. SEVERABILITY. Any provision of this Lease which shall be found to be invalid, void or illegal shall in no way affect, impair or invalidate any other provision of this Lease.

40. GOVERNING LAW. This Lease shall be governed by and construed in accordance with the laws of the State of Alaska.

41. AGENCY DISCLOSURE AND BROKER'S FEES.

41.1 Landlord represents and warrants to Tenant that it has not engaged the services of any other broker, finder or other person who would be entitled to any commission or fee for the negotiation, execution or delivery of this Lease. Landlord shall indemnify and hold Tenant harmless against any loss, cost or liability incurred by Landlord as a result of any claim asserted by any such broker, finder or other person.

41.2 Tenant represents and warrants to Landlord that it has not engaged the services of any other broker, finder or other person who would be entitled to any commission or fee for the negotiation, execution or delivery of this Lease. Tenant shall indemnify and hold Landlord harmless against any loss, cost or liability incurred by Landlord as a result of any claim asserted by any such broker, finder or other person.

42. RENEWAL OPTION.

42.1 Renewal Option. Subject to the terms and conditions of this Paragraph 42, Tenant shall have the right to extend the term of the Lease at the expiration of the Lease, as extended herein, for three (3) additional periods of two (2) years for each extension term, commencing January 1, 2022 and terminating December 31, 2028 (collectively referred to as the "Renewal Terms"), upon the same terms and conditions in effect under the Lease immediately prior to the Renewal Term (the "Renewal Option"); provided, however, that the rental rate shall be adjusted by the percentage change in the Consumer Price Index, All Items, 1982-84+100 for all Urban Consumers (CPI-U), for Anchorage, Alaska produced by the U.S. Department of Labor, Bureau of Labor Statisitics, from October 1, 2018 to October 1, 2022. In no case shall the Rental Rate for the Renewal Term be less than the monthly rent paid in the last month of the then current term of the Lease. Tenant may exercise a Renewal Option by delivering to Landlord written notice of its election to do so no later than one hundred eighty (180) days prior to the expiration of the Lease ("Tenant's Renewal Option Notice"). Said exercise, at Landlord's election, shall be null and



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void if a default on the part of Tenant has occurred and is continuing beyond any and all applicable notice and cure periods at the time of the exercise of such option or in the event Tenant is in default as of the date the Renewal Term commences beyond any and all applicable notice and cure periods. Tenant shall have the right to exercise the Renewal Option granted herein only with respect to the entire premises and for only the entire Renewal Term. If Tenant shall fail to exercise the Renewal Option as provided above, said Renewal Option shall terminate, and shall be null and void and of no further force or effect. After the Prevailing Market Rent has been determined, Landlord and Tenant shall execute an amendment to the Lease evidencing the extension of the Term and the new rental rate.

**IN WITNESS WHEREOF**, the parties have hereunto set their hands and seals the day and year first above written.

LANDLORD:

AEL PROPERTY, INC.

By: _____
David P. Taylor
Vice President

TENANT:

KING STREET VENTURES, INC.
ALASKA MOUNTAIN TRAILS, LLC.

By: _____
Catherine Moncrieff
President/Managing Member



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State of _____)
) ss.
County of _____)

On this ___ day of _____, 2017, before me, the undersigned Notary Public in and for the State of _____, duly commissioned and sworn, personally appeared David P. Taylor, to me known to be the Vice President of AEL Property, Inc., the Alaska corporation that executed the foregoing instrument, acknowledged said instrument to be the free and voluntary act of said corporation, for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute said instrument for the uses and purposes set forth therein.

WITNESS my hand and official seal hereto affixed the day and year in this acknowledgment above written.

_____
Notary Public in and for
Residing at_____
My commission expires _____

STATE OF Alaska)
) ss.
County of Anchorage)

On this 1st day of November, 2017, before me, the undersigned Notary Public in and for the State of Alaska, duly commissioned and sworn, personally appeared Catherine Moncrieff, to me known to be the Shareholder/member of King Street Ventures, Inc., and Alaska Mountain Trails, LLC., the Alaskan companies that executed the foregoing instrument, and acknowledged said instrument to be the free and voluntary act of said companies, for the uses and purposes therein mentioned, and on oath stated that he/she is competent to execute said instrument for the uses and purposes set forth therein.

WITNESS my hand and official seal hereto affixed the day and year in this acknowledgment above written.

CHRISTINA THIBODEAUX
Notary Public
State of Alaska
My Commission Expires Mar 31, 2021

Christina Thibodeaux
Notary Public in and for the State of Alaska
My commission expires March 31, 2021



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City of Calgary )
)
Province of Alberta )

On this ___ day of _____, 2017, before me, the undersigned Notary Public in and for the Province of Alberta, duly commissioned and sworn, personally appeared David P. Taylor, to me known to be the Vice President of AEL Property, Inc., the Alaska corporation that executed the foregoing instrument, acknowledged said instrument to be the free and voluntary act of said corporation, for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute said instrument for the uses and purposes set forth therein.

WITNESS my hand and official seal hereto affixed the day and year in this acknowledgment above written.

Notary Public in and for the Province of Alberta
Residing in the City of Calgary
My commission expires

WEI YANG
A Commissioner for Oaths and Notaries in and for the Province of Alberta
My Commission expires April 23, 2020
Appointee Number 0740899



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EXHIBIT B

Description of Tenant's Business and permitted use of Premises:

1) The commercial cultivation, manufacturing, wholesale and direct consumer sale, of cannabis products, and,

2) The provision of advice and counsel on the various cannabis products offered for sale, and,

3) The retail sale of devices, supplies, and other products and materials related to or incidental to cannabis products,

provided the Tenants are at all times in possession of all required licenses and permits.



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