REAL ESTATE LEASE

This Lease Agreement (this Lease) dated December 01, 2017, by and between Daniel Brower (Landlord) and Chongkee Farms LLC (tenant). The parties agree as follows:

PREMESES; Landlord in consideration of the lease payments provided in this Lease, leases to Chongkee Farms LLC the existing garage and vacant land for expansion located at 691 Brewster St., Fairbanks, AK 99712.

TERM; The lease will begin on July 01, 2018 within 60 days of the issuance of an AMCO license to Chongkee Farms LLC whichever is later and will terminate on December 31, 2018.

LEASE PAYMENTS; Tenant will pay to Landlord monthly installments of Five Hundred $500.00) a month for the duration of the Lease starting July 01, 2018 or at a later date as defined above. Payable in advance on the first day of each month. Landlord grants Tenant the option to renew this lease on an annual basis beginning January 01, 2019. Lease payments shall be made to the Landlord at 691 Brewster St., Fairbanks, AK 99712 which address may change from time to time by the Landlord. Tenant shall notify its intent to renew the lease for an additional three year term at the rental rate of One Thousand Dollars ($1,000) per month 30 days prior to the expiration of the initial term.

SECURITY DEPOSIT; Tenant shall pay a deposit to Landlord, in trust, a security deposit of Five Hundred Dollars ($500.00) as security for the performance by Lessee of the terms under this Agreement and for any damages caused by Tenant or Tenant's agents. Tenant is not limited to the security deposit amount and Tenant remains liable for any balance. Tenant shall not apply or deduct any portion of the security deposit at any time in lieu of payment of rent. If Tenant breaches any terms or conditions of this agreement, Lessee shall forfeit any deposit.

POSSESSION; Tenant shall be entitled to possession on the first day of the term of this Lease and shall yield possession to Landlord on the last day of the term of this Lease unless otherwise agreed upon by both parties in writing. At the expiration of the term, Tenant shall remove it's goods and effects and peaceably yield up the Premises to Landlord in as good a condition as when delivered to Tenant, ordinary wear and tear excepted.

USE OF PREMISES; Tenant may use Premises only for commercial marijuana cultivation. The Premises may be used for any other purpose only with prior written consent of the Landlord, which shall not be reasonably withheld. Tenant shall notify Landlord of any anticipated extended absence from the Premises not later than the first day of the extended absence.

Received by AMCO 6/24/18

REMODELING OR STRUCTURAL IMPROVEMENTS; Tenant shall have the obligation to conduct any construction or remodeling (at the Tenants expense) that may be required to use the Premises as specified above. Tenant may also construct such fixtures on the Premises (at Tenants expense) that appropriately facilitate its use for such purpose. Such construction shall be undertaken and such fixtures may be erected only with prior written consent of the Landlord which shall not be unreasonably withheld. Tenant shall not install awnings or advertisements on any part of the Premises without Landlords prior written consent. At the end of the Lease term, Tenant shall be entitled to remove (or at the request of the Landlord shall remove) such fixtures and shall restore the Premises to substantially the same condition of the Premises at the commencement of this Lease.

COMPLIANCE WITH REGULATIONS; Tenant shall promptly comply with all laws, ordinances, requirement and regulations of State, Borough municipal and other authorities and the fire insurance underwriters. Tenant shall remain in compliance with the Alaska Marijuana Control Board of regulations. Landlord shall not take control of the premise or marijuana product in the event Tenant abandons the property, Landlord agrees to immediately contact AMCO and local law enforcement and obtain guidance on how to handle any marijuana or marijuana product left on premises.

ARBITRATION; Any controversy or claim relating to this contract, including the construction or application of the contract, will be settled by binding arbitration under the rules of the American Arbitration Association, and any judgement granted by the arbitrator(s) may be enforced in any court of proper jurisdiction.

NOTICE; Notices under this Lease shall not be deemed valid unless given or served in writing and forwarded by mail, postage prepaid, addressed as follows:

LANDLORD:

Daniel Brower
691 Brewster St.
Fairbanks, AK 99712

TENANT:

Chongkee Farms LLC
691 Brewster St.
Fairbanks, AK 99712

Such addresses may be changed from time to time by either party by providing notice as set forth above. Notices mailed in accordance with the above provisions shall be deemed received on the third day after posting.

Received by AMCO 6/24/18

GOVERNING LAW; This Lease shall be construed in accordance with the laws of the State of Alaska.

ENTIRE AGREEMENT/AMENDMENT; This Lease Agreement contains the entire agreement of the parties and there are no other promises, conditions, understandings or other agreements, whether oral or written, relating to the subject matter of the Lease. This Lease may be modified or amended in writing, if the writing is signed by the party obligated under the amendment.

SEVERABILITY; If any portion of this Lease shall be held to be invalid or unenforceable for any reason, the remaining provisions shall continue to be valid and enforceable. If a court finds that any provision of this Lease is invalid or unenforceable, but that by limiting such provisions, it would become valid and enforceable, then such provision shall be deemed to be written, construed, and enforced as so limited.

WAVER; The failure of either party to enforce any provisions of this Lease shall be binding upon and inure to the benefit of both parties and their respective legal representatives, successors and assigns.

LANDLORD:

Daniel Brower

Daniel Brower

TENANT:

Daniel Brower

Chongkee Farms LLC
Daniel Brower

Received by AMCO 6/24/18