LEASE AGREEMENT

This Lease Agreement shall evidence the complete terms and conditions under which the parties whose signatures appear below have agreed. Landlord/Lessor/Agent, Worel LLC, shall be referred to as "OWNER" and TENANT/LICENSEE(s)/Lessee/Licensee, Daliwoda Investments Inc dba Daliwoda Investments #1, shall be referred to as "TENANT/LICENSEE." As consideration for this agreement, OWNER agrees to rent/lease to TENANT/LICENSEE for use of Marijuana Cultivation Facility, the premises located at 807 Landing Rd in the city of North Pole, AK 99705.

***Worel LLC acknowledges that this premises will be used as a marijuana establishment.
***Worel LLC acknowledges that they can not take possession or remove marijuana from the premises and must contact AMCO. AMCO phone: 907-269-0350, address: 550 W. 7th Ave., Anchorage, AK 99501.

1. TERMS: LANDLORD agrees TENANT/LICENSEE have possession of the property June 1, 2017 to clean premises and prepare premise for business venture. TENANT/LICENSEE agrees to pay $ 1,000 per month on the 1st day of each month. This agreement shall commence on January 1, 2018 and continue on a month-to-month tenancy until either party shall terminate this agreement by giving a written notice of intention to terminate at least 30 days prior to the date of termination.

2. PAYMENTS: Rent and/or other charges are to be paid at such place or method designated by the owner as follows in person. All payments are to be made by check or money order and cash shall be acceptable. All payments are to be made payable to Worel LLC.

3. SECURITY DEPOSITS: The total of the above deposits shall secure compliance with the terms and conditions of this agreement and shall be refunded to TENANT/LICENSEE within 30 days after the premises have been completely vacated less any amount necessary to pay OWNER; a) any unpaid rent, b) cleaning costs, c) key replacement costs, d) cost for repair of damages to premises and/or common areas above ordinary wear and tear, and e) any other amount legally allowable under the terms of this agreement. A written accounting of said charges shall be presented to TENANT/LICENSEE within 3 days of move-out. If deposits do not cover such costs and damages, the TENANT/LICENSEE shall immediately pay said additional costs for damages to OWNER.

4. LATE CHARGE: A late fee of $ 25.00, shall be added and due for any payment of rent made after the 5th of the month. Any dishonored check shall be treated as unpaid rent, and subject to an additional fee of $ 40.00.

5. UTILITIES: TENANT/LICENSEE agrees to pay all utilities and/or services based upon occupancy of the premises.

6. OCCUPANTS: NO OTHERS shall occupy the premises.

7. PETS: No animal, fowl, fish, reptile, and/or pet of any kind shall be kept on or about the premises.

8. NOISE: TENANT/LICENSEE agrees not to cause or allow any noise or activity on the premises which might disturb the peace and quiet of the neighborhood after regular business hours. Said noise and/or activity shall be a breach of this agreement.

9. CONDITION OF PREMISES: TENANT/LICENSEE acknowledges that he has examined the premises and agrees to accepting the conditions of said premises.

10. ALTERATIONS: TENANT/LICENSEE shall have authorization to build to suit business needs on interior of building.

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11: PROPERTY MAINTENANCE: TENANT shall deposit all garbage and waste in a clean and sanitary manner into the proper receptacles and keep the garbage area neat and clean. TENANT agrees to follow all state and local regulations for proper disposal of waste.

12. TERMINATION: Either party may terminate agreement by giving to the other a 30-day written notice of intention to terminate.

13. INSURANCE: TENANT acknowledges that OWNERS insurance does not cover personal property damage caused by fire, theft, rain, war, acts of God, acts of others, and/or any other causes, nor shall OWNER be held liable for such losses. TENANT is hereby advised to obtain his own insurance policy to cover any personal losses.

14. ASSIGNMENT: TENANT agrees not to transfer, assign or sublet the premises or any part thereof.

15. PARTIAL INVALIDITY: Nothing contained in this Agreement shall be construed as waiving any of the OWNER'S or TENANT'S rights under the law. If any part of this Agreement shall be in conflict with the law, that part shall be void to the extent that it is in conflict, but shall not invalidate this Agreement nor shall it affect the validity or enforceability of any other provision of this Agreement.

16. ATTORNEY FEES: If any legal action or proceedings be brought by either party of this Agreement, the prevailing party shall be reimbursed for all reasonable attorney's fees and costs in addition to other damages awarded.

17. NOTICES: All notices to TENANT shall be served at TENANT'S premises and all notices to OWNER shall be served at Worel, LLC 4042 Teal Ave., Fairbanks, AK 99709.

18. ENTIRE AGREEMENT: This Agreement constitutes the entire Agreement between OWNER and TENANT. No oral agreements have been entered into, and all modifications or notices shall be in writing to be valid.

19. RECEIPT OF AGREEMENT: The undersigned TENANTS have read and understand this Agreement and hereby acknowledge receipt of a copy of this Rental Agreement.

TENANT'S Signature _____

Date June 1, 2017

OWNER'S or Agent Signature _____

Date June 1, 2017

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