LAND LEASE AGREEMENT

This agreement, dated October 24, 2017, is between Theodore C Delaca and Allison L Wylde (owners) and Theodore C Delaca (tenant)

1. **LANDLORD:**
   The Landlord(s) and/or Agent(s) is/are and will be referred to in this Lease Agreement as "Landlord." Theodore C Delaca and Allison L Wylde (Owner)
2. **TENANT:**
   The Tenant(s) is/are:
   Theodore C Delaca
   and will be referred to in this lease agreement as "TENANT."
3. **RENTAL PROPERTY:**
   The Landlord agrees to rent to the tenant the property described as a/an building located at 595 Henry Hahn Ct, Fairbanks Ak, 99712, which will be referred to in this lease as the "Leased Premises."
4. **TERMS OF LEASE AGREEMENT:**
   The Lease Agreement will begin on October 23, 2017 and will end Oct 31, 2022.
5. **USE OF PROPERTY:**
   The Landlord agrees to rent the property to the Tenant for the purpose of operating a Marijuana Cultivation Facility. The tenant agrees to operate under the laws of the State of Alaska, and agrees to comply with all policies, rules, and regulations of the State of Alaska as they now or may hereinafter exist with respect to the use of the property.
6. **RENT DUE:**
   a. The amount of the Rent is $1.00 to be paid annually.
   b. The Rent is due in advance on or before the 23rd of October each Year
7. **UTILITIES and REPAIRS:**
   Tenant is responsible for all utilities, and is required to register for all utilities used in tenants name. Tenant agrees that all essential services must be maintained at all times.
8. **MAINTANANCES:**
   The tenant is responsible for all repairs needed in or about the Leased Premises.
9. **CONDITION OF PROPERTY:**
   a. The Tenant acknowledges that the Tenant has inspected the Leased Premises and the commencement of this Lease Agreement, the interior and exterior of the leased premises, as well as all equipment and any appliances are found to be in acceptable working order.
   b. The Tenant agrees that neither the Landlord nor his agent have made promises regarding the condition of the leased premises.
   c. The Tenant agrees to return the Leased Premises to Landlord at end of the Lease Agreement in the same condition it was at the beginning of the Lease Agreement.
10. **ENDING OR RENEWING THE LEASE AGREEMENT:**

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a. Renewal. At the end of the Lease term, if the Landlord or the tenant does not give any written notice to the other party at the end of this Lease, it will automatically continue on a year to year basis. To terminate this Lease at the end of the Lease term or any renewal thereof, the Landlord or the Tenant must five to the other party at least 90 days prior written notice before the last day of the lease term or any renewal thereof.

b. Notification. Tenant and Landlord shall both, individually notify the Alaska Marijuana Control Board (MCB) and the Alcohol and Marijuana Control Office (AMCO) within 5 business days of the termination of this lease.

c. Marijuana. Landlord shall not remove any Marijuana from the leased premises for any reason either during the term of this lease or at the termination of this lease. If Marijuana is present at the termination of the lease the Landlord shall notify the Alaska Marijuana Control Board (MCB) and the Alcohol and Marijuana Control Office (AMCO) within 5 business days of the termination of this lease.

11. GOVERNING LAW:

This Agreement shall be governed, construed, and interpreted, through and under the laws of the state of Alaska

12. ENTIRE AGREEMENT:

NOTICE: This is an important LEGAL document – You may have an attorney review the Lease Agreement prior to signing it

By signing this Lease Agreement, the Tenant certifies that he/she has read, understood and agrees to comply with all of the terms, conditions, rules, and regulations of this Lease.

Tenant's Signature: _____ Date: Oct. 23, 2017

Landlord's Signature: _____ Date: Oct. 23, 2017

Landlord's Signature: _____ Date: 10-23-17

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