COMMERCIAL LEASE AGREEMENT

THIS LEASE(this "LEASE") dated the 1st day of

BETWEEN:

Robert and Jolyn Jillson of 761 S. BEAVER LAKE, BIG LAKE, ALASKA 99652
telephone (907)354-7044
(the "LANDLORD")

OF THE FIRST PART

-AND-

RCJ LEGACY LLC. OF 2893 S. BIG LAKE RD. #2, BIG LAKE, ALASKA, 99652
(the "TENANT")
OF THE SECOND PART

IN CONSIDERATION OF the Landlord leasing certain premises to the tenant, the tenant leasing those
premises from the Landlord and the mutual benefits and obligations set forthin this lease, the receipt and
sufficiency of whichh consideration is hereby acknowledged, the Parties to this Lease (the "Parties") agree
as follows:
DEFINITIONS

1. When used in this Lease, the following expressions will have the meanings indicated:

a. "Additional Rent" means all amounts payable by the Tenant under this Lease except Base Rent, weather or not specifically designated as Additional Rent elsewhere in this Lease;
b. "Building" means all buildings,improvements, equipment, fixtures, property and facilities from time to time located at 2, 2893 S. Big Lake Rd. Big Lake, AK, 99652, as from time to time altered, expanded or reduced by the Landlord in its sole discretion;

c. "Common Areas abd Facilities" mean:

i: those portions of the building areas, buildings , imrovements, facilities, utlilities, equipment and installations in or forming part of the building which from time to time are not designated or intended by the Landlord to be leased to tenants if the Builsding including, without limitation, exterior weather walls, roofs, entrance and exits, parking areas, driveways, loading docks and area,storage, mechanical and leaseble premises, security and alarm equipment,
grassed and landscaped areas, retaining walls and mainteance, cleaning and operating equipment serving

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Building; and

ii: those lands, areas, buildings, improvements, faciities, utilities, equipment and installations which serve or are for the useful benefit of the Building, the tenants of the Building or the Landlord and those having business with them, weather or not located within, adjacent to or near the Building and which are desiganted from time to time by the Landlord as part of the Common Areas and Facilities;

d. "Leaseable Area" means with respect to any rentable premises, the area expressed in square feet of all floor space including floor space of mezzanienes, if any, determined, calculated and certified by the Landlord and measured from the exterior face of all exterior walls,doors and windows seperating the rentable premises. There will be no deduction oe exclusion for any space occupied by or used for columns, ducts or other structural elements;

e. "Premises" means the limited marijuana cultivation at 2, 2893 S. Big Lake Rd, Big Lake, AK, 99652.
f. "proportionate share" means a fraction, the numerator of which is the leaseable Area of the premises abd the denominate of which is the aggregate of the Leaseable Area of all rentable premises in the Building.

g. "Rent" means the total of Base Rent and Additional Rent.

LEASED PREMISES

2. The Landlord agreese to rent to the tenant the limited marijuana cultivation municipally described as 2, 2893 S. Big Lake Rd,Big Lake, AK 99652, (the premises will be used only the following permitted use(the "Permitted Use'):
LIMITED MARIJUANA CUTIVATION Neither the Premises nor any part of the premises will be used at any time during the term of this Lease by Tenant for any other purpose than the permitted Use.
3. Whike the Tenant, or an asignee or subtenant approved by the Landlord, s using and occupying the Premises for the premitted Use abd is nt in default under the Lease, the Landlord agrees not to Lease space in the building to ant tenant who will be conducting in such premisees as is principal business, the services of: LIMITED MARIJUANA CULTIVATION.

4. Subject to the provisions of this Leasse, the tenant is entitled to use of parking (the 'parking') or about the premises. Only properly insured motor vehicles may be parked in the Tenants space.

TERM
5. The term of the Lease is a periodic tenancy commencing on 12:00 noon on May 1,2018 and

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continuing on a
year-to-year basis until the Landlord ot the tenant terminates the tenancy.

RENT

6. subject to the provisions of this lease, the tenant will pay base rent of $1100.00, payable per month,
for the premises the ("Base Rent").

7. For the first month(s) of the term(the "Abatement Period"), the tenant will not be obligated to pay the monthly
installment of Base Rent due but will be liable tp pay all other amounts payable under this lease. The entire
Base Rent otherwise due and payable for the Abatement Period will become immediately due and payabe upon the
occurence of an event of default under this lease.
8. The Tenant will pay the Base Rent on or before the first of each and every month of the term of this Lease to the Landlord.

9. The Tenant will be charged an additional amount of $35.00 for any late payment of rent.

OPERATING COSTS

10. In addition to the Base Rent, the Tenant is responsible for directly paying to the appropriate suppliers the follow operating costs:
a. cleaning and janitoral services; and

b. security.

11. The Landlord will be responsible for paying the following operating costs:

a. all utilities supplied to the Common Areas and Facilities;

b. window cleaing;

c. all insurance relating to the building as placed by the Landlord ffrom time to time, acting prudently;
d. repairs and replacements to the Building an any component of the Building;
e. accounting and auditing;
f. provision, repair, replacement and maintenance of heating, cooling, ventalation and air conditioning
equipment throughout the building;
g. all amount paid to employees or third parties relating to work performed in relation to the Building
including in the case of employees all usual benefits, including a managment fee not to exceed 5% of gross receipts
from the Building;
h. supplies used in realtion to operating and maintaing the Buildng;
i. provision of a building superintendant and associated personnel employed for the Building

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including
a reasonable rental value for offie space used by those persons and realted exspensies including umiforms;
j. all outdoor maintenance including landscaping and snow removal;
k. operation and maintenance of parking areas;and
l. preventative maintenance and inspection.

12. For any rent review negotiation, the basic rent will be calculated as being the higher is the base

rent payable immediately before the date of review and the Open Market Rent on the date of review.

USE AND OCCUPATION

13. The Tenant will use abd occupy the premises only for the Permitted use abd for no other purpose whatsoever.
The Tenant will carry on with the Business name of RCJ LEGACY LLC. and will not change such written name without prior written
written consent of the Landlord, such consent not to be unreasonablt withheld.
14. The Tenant covenants that the tenant will carry on and conduct its Business from time to time carried on upn the Premises in such
manner as to comply with all statues, bylaws, rules and regulations of any federal, provincial, municipal or any other competent authority
and will not do anything on ot in the permises in contravention of any of them.

QUIET ENJOYMENT

15. The Landlord covenants that on paying the rent and performing the covenants contained in this Lease, the Tenant will peacefully and quietly
have, hold, and enjoy the Premises for the agreed term.

DISTRESS

16. If and when the Tenant is in default in payment of any money, whether herby expresly reversed or deemed as rent, or any part of the rent,
the Landlord may, without notice or any form of legal process, enter upon the premises and seize, remve and sell any goods, chattels and equipment
at any place to which the tenant or any other person may have removed them, in the same manner as if they had remained and been distrained upom the
Premises, all notwithstanding any rule of law or equty to the contraty, and the Tenant hereby waives and ewnounces the benefit of any present or
future statute of law limiting or eliminating the Landlords rights of distress.

17. if the Tenant continues to occupy the premises without written consent of the landlord as the expiration or other termination of the term, then the tenant
will be a tenant at will and will pay to the landlord,as liqidated damages and not as rent,an amount equal to twice the Base Rent plus any Additional Rent
during the period of such occupancy, accuring from day to day adjusted pro rate accordingly, and suject always to all other provisions of this lease insofar

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as they are applicable to a tenancy at will and a tenancy from month to month year to year will not be created by implication of law: provided that nothing
in this cluase contained will preclude the landlord frm taking action for recovery of possesion of the premises.

TENANT IMPROVEMENTS

18. The Tenant will obtain premission from the Landlord before doing any of the following:

a. applying any adhesive materials, or inserting nails or hooks in walls or ceilings other than two small picture hooks per wall;
b. painting, wallpapering,or redecorating or in any way significantly altering the apperaance of the premises;
c. removing or adding walls, or performing any structral alterations;
d. installind a waterbed(s);
e. changing the amount of heat or power normally used on the presmises as well as installing additional electrical wiring or
heating units;
f. placing or exposing or allowing to be placed or exposed anywhere inside or outside the premises any placard, notice or sign for advertising or any
other purpose;or
g. affixing to or erecting upom or near the premises any radio or tv antenna tower.

UTILITIES AND OTHER COSTS

19. The Landlord is responsible for the paynebt of the following utilities and other charges in relation to the premises: water and sewer.
20. The Tennt is respomsible for the direct payment of the following utilities and other charges in relation to the premises: telephone, internet and cable.
21. The Tenant is responsible for paying to the Landlord the following utilities and other charges: electricity and natural gas.

INSURANCE

22. The Tenant is hereby advised and understands that the personal property of the Tenant is no insured by the Landlord for either damage or loss, and
the Landlord assumes no liablity for any such loss. The tenant is advised that, if insurance coverage is desired by the tenant, the tenant should inquire of Tenant's
insurance agent regarding a Tenant's policy of insurance.
23. The Tenant is not responsible for insuring the Landlord's contents or furnishings in or about the premises for
either damage or loss, and the tenant assumes no liability for any such loss.
24. The Tenant is respomsible for insuring the premises for damage or loss to the structure, mechanical or improvements to the building on the premises for the benefit of the
Tenant and the Landlord. Such insuance should include such isks such as fire, theft, vandalism, flood and disaster.
25. The Tenant is not responsible for insuring the premises for liabilty insurance, and the tenant assumes no liability for any such loss.
26. The Tenant will provide proof of such insurance to the landlord upon the issuance of renewal of

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such insurance.

ABANDONMENT

7. If at any time durning the term of this Lease, the Tenant abandons the premises or any part of the premises, the landlord may, at iys option, enter
the premises by any means without being liable for any prosecutuin for such entering, and without becoming liable to the tenant for damagees or for
any payment of any kind whatever, and may, at the Landlords discresion, as agent for the Tenant, relet the Premises, or any part of the premises,for the
whole or any part od the then unexplained term and may recieve and collect all rent payable by virtue of such reletting,and at the lamdlords option,
hold the Tenant liable for any difference between the rent that would have been payable under this lease during the balance of the unexplained term,
if this lease had ccontinued in force, and the net rent for such period realized by the ;Landlord by means of reletting. If the landlords right of reentry
is excersized following abandonment of the premises by the tenant and left on the premises to alson have abandoned, in which case the landlord may disopse
of all personal property in any manner the landlord will deem proper and is relieved of all liability for doing so.

GOVERING LAW

28. It is the intention of the Parties to this Lease that the tenancy created by this Lease and the performance under this lease, and al suits and special proceedings
under this Lease, be constructed in accordance with and governed , to the exclusion of the law f any other forum, by the laws of the State of Alaska, without
regard to the jusisdicition in which any action or special proceeding may be instituted.

SEVERABLITY

29. if there is a conflict between any provision of this Lease and the applicable legislation of the State of Alaska (the 'Act').nthe Act will prevail and such provisions that are required
by the Act are incorporated into this lease.

ASSIGNMENT AND SUBLETTING

30. The Tenant will not assign this Lease in whole or in part, nor sublet all or any part of the premises,
nor grant any licenseor part with possesion of the Premises or transfer to any other person in wole or in part or any other right ot interest under this lease(except to a parent, subsidary
or affiliate of the Tenant}, without prior written consent of the Landlord in each instance which consent will not be unresonably withheld so long as the proposed assignment or sublease complies
with the provisions of this Lease.

31. Notwithstanding any assignment or sublease, the Tenant will remaim fully liable on this Lease and will not be released from performing any of the terms, covenants and conditions of this Lease.

32. If the Lease is assigned or if the premises or any part of the premisees are sublet or occupied by

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anone ther than the tenant, the Landlord may collect rent direct from the assignee, subtenant mor occupant, and apply the net collected ,or the necessary portion of that amount, to the rent owing inder this Lease.

33. The prohibition against assigning or sublease by operation of law.

34. The consent by the Landlord to any assignment or sublease will not continue a waiver of the neccessity of such consent to any subsequent assignment or sublease.

BULK SALE

35. No bulk sale if goods and assets of the Tenant may take place without first obtaining the written consent of the Landlord, which consent will not be unreasonably withheld so long as the Tenant and the purchaser are ble to provide tha Landlord with assurances, in a form satisfactoy to the Lanlord, that the Tenant's obligations in this lease will continue to be performed and respected, in the manner satisfactory to the Landlord, after completion of said bulk sale.

CARE AND USE OF PREMISES

36. The Tenant will promptly notify the Landlord of any damage,or of any sitation that may significantly interfer with normal use of the premises.

37. Vehicles which the Landlord reasonably considers unsightly, noisey, dangerousm improperly insured, inoperable or unlicensed are not permitted in the Tenants parking stall(s), and such vehicles may be towed away at the tenants exspese. Parking facilities are provided at the tenants own risk.The Tenant is required to park in only the space allotted to them.

38.The Tenant will not make (or allow to be made) any noise or nuisance which, in the reasonable opinion of the Landlord, disrupt the comfort orconvenience of other tanants.

39. The Tenant will not engage in any illegal trade or activity on or about the premises.

40. The Landlord and Tenant will comply with the standards f health, sanitationmfire, houseing ad safety as required by law.

SURRENDER OF THE PREMISES

41. At the expiration of the lease term, the Tenant will quit and dsurrender the Premises in as good a state and condition as they were ar the commencment of this lease, reasonable use and wear and damages by the elements excepted.

HAZARDOUS MATERIALS

42. The Tenant will not keep or have on the Premises any article or thing of a dangerous , flammable, or explosive character that might unreasonably increase the danger of fire on the Premises or that might be considered hazadorous by any responsible insurance company.

RULES AND REGULATIONS

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GENERAL PROVISIONS

44. any waiver by the Landlord of any failure by the Tenant to perform or observe the provisions of this Lease will not operate as a waiver of the Landlords rights unser this Lease in respect of any subsequent

defaults, breaches or nonperformance and will not defeat or affect n any way the Landlords rights inrespect of any subsequent default or breech.

45. This Lease will extend to and be binding upon and iure to the benefit of the respective heirs, executors, administrators, successors, and assigs, as the case may be, of each party to this Lease.All covenants are

to be constructed as conditions of this Lease.

46. All sums payable by the Tenant to the Landlord pursuant to any provisions= of this lease will be deemed to be Additional Rent and will be recovered by the Landlord as rental arrears.

47. Where there is more than one Tenant executibg this lease, all Tenants are jointly and servally liable for each others acts, omissions and liablities pursuant to this Lease.

DEFAULT

The Landlord WILL NOT remove or transfer any marijuana or marijuana products from Premises without prior notice to the AMCO(Alcohol Marijuana Control Office).

IN WITNESS WHEREOF the Parties to this Lease have duly affixed their signatures under hand and seal, or by a duly authorized officer under seal, on this 1st day of Robert Jillson.

SIGNATURE 8-16-18 DATE

ROBERT AND JOLYN JILLSON(Landlord)

SIGNATURE DATE

RCJ LEGACY LLC.(Tenant) 8-16-18

RCJ Legacy LLC. By Jolyn Jillson member Robert Jillson Member

Notary in Public and for the State of Alaksa

My commission ends 12/12/20

Subscribed and sworn to before me this 16 day of August, 2018.

Wythe Lee Renfrew

WYTHE LEE RENFREW NOTARY PUBLIC STATE OF ALASKA

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