Commercial Lease Agreement

This Commercial Lease Agreement is made effective 7/1/2017, by and between **Sibyl Atkins and Wayne Allen, Landlords,** and **Sunnybrook Group, LLC, Tenant.**

Landlords are the owners of the land and improvements commonly known and numbered as **38436 S. Malaspina Loop, Talkeetna, Alaska.**

Landlord desires to lease the Leased Premises to the Tenant, and Tenant desires to lease the Leased Premises from Landlord for the term, at the rental and upon covenants, conditions and provisions here in and set forth.

THEREFORE, in consideration of the mutual promises herein, contained and other goods and valuable consideration it is agreed:

1. **Term**. Landlord hereby leases the Leased Premises to the Tenant, and Tenant hereby leases the same from Landlord, for an "Initial Term" beginning 3/31/2018 and ending 3/31/2027. On 3/31/2017 Tenant shall have possession of the lease premises.

2. **Rent**. Tenant shall pay to Landlord a monthly rent during the initial term and during the renewal period lease of $553.00 per month.

3. **Taxes**. Tenant shall be responsible for property taxes during the duration of Lease.

4. **Use**. Notwithstanding the forgoing, Tenant shall not use the Leased Premises for the purpose of storing, manufacturing or selling explosives, flammables or other inherently dangerous substance, chemical, thing or device. Tenant is allowed to use a closed loop system in the manufacturing process of cannabis, allowing for safe storage of accelerant for said process.

5. **Sublease and Assignment**. Tenant shall not sublease all or part of the Leased Premises, or assign this Lease in whole or in part without Landlord's effective written consent.

6. **Utilities**. Tenant shall pay all charges for gas, fuel, telephone, and other services and utilities used by the Tenant on the Leased Premises during the term of this Lese unless otherwise expressly agreed in writing by Landlord.

7. **Access and Inspection.** During any entry by Landlord or its agents on the premises, Landlord's agents or employees shall be over the age of 21 and shall comply with Tenant's visitor policy, show government issued ID, wear a visitor badge, remain in eye sight of a designated Tenant agent, comply with and sign into the log in sheet and sign out when leaving the premises, as is required by the Alaska Marijuana Control Board Regulations. At no time shall Landlord have more than five persons enter the premises.

8. **Default**. Landlord shall not take into its possession any marijuana or marijuana product and shall contact the State of Alaska AMCO prior to any access to the license premises if Tenant cannot be reached, abandons the property, or similar event.

Received by AMCO 03.12.18

IN WITNESS WHEREOF, the parties have executed this Lease on 2/26/18.

Date

Wayne Allen, Landlord

Wayne Allen, Sunnybrook Group, LLC, Tenant

Sibyl Atkins, Landlord

Sibyl Atkins, Sunnybrook Group LLC, Tenant

Received by AMCO 03.12.18