Hettick Enterprises, LLC
Lynn & David Hettick
33508 Lincoln Avenue, #A
Seward, AK 99664
hettickenterprisesllc@gmail.com

Date: April 1, 2018

Landlord: Lynn & David Hettick Sr.

Address of Landlord: 33508 Lincoln Avenue Seward, AK 99664

Tenant: HS Enterprises LLC d/b/a State of Mind Cannabis Company

Leased Premises: 33508 Lincoln Ave, #C Seward, AK 99664

Lease Term: five (5) years

Commencement Date: 04/01/2018

Expiration Date: 04/01/2023

Fixed Rent: $3000 per month plus tax

Rent is due and payable on the 1st day of each calendar month. Rent is late after the 5th day of the month.

Landlord provides water, sewer, garbage, electric and heat anything else the tenant will provide for themselves.

Parking: 10 regular spots and 1 handicap spot

Insurance: Tenant will keep in full force and effect, a policy of public liability and property damage insurance with respect to the premises and the operations of tenant. A copy of the certificate of insurance shall be delivered to landlord with 30 days of the start of this lease. Said policy shall name landlord as an additional insured.

Property Purpose: Landlord is aware that the purpose of this property is for a marijuana retail store.

Amount Due on Signing: $6000 ($3000 first month rent + $3000 security deposit)

Landlord's Signature: Lynn Hettick Date: 4-1-18

Tenant's Signature: Dave Hettick Date: 4-1-18

AMCO Received 11/6/2018

# ADMENDMENT TO LEASE

**THIS ADMENTMENT** is entered into between Landlord and Tenant effective as of the 1st day of November 2018 under that certain lease agreement originally dated April 1, 2018, related to the property commonly known as 33508 Lincoln Avenue, #C, Seward, AK 99664.

**NOW, THEREFORE, FOR GOOD AND VALUABLE CONSIDERATION, RECEIPT OF WHICH IS ACKNOWLEDGED BY BOTH LANDLORD AND TENANT, THE PARTIES HEREBY AGREE THAT THE LEASE IS AMENDED AS FOLLOWS.**

1. **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 years old and shall comply with Tenant's visitor policy, show government issued ID, wear a visitors 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 (AMCO) Regulations. At no time shall Landlord have more than five (5) persons enter the premises.

2. **Possession:** Landlord shall not take into its possession any marijuana or marijuana products and shall contact the Alaska Marijuana Control Board (AMCO) prior to any access to the license premises if Tenant can't be reached, abandons the property, or similar event.

Except to the extent that the terms and conditions of this lease amendment are to be contrary, all other terms and conditions of the original lease agreement and any amendments thereto remain in full force and effect.

DATED effective as of the year and date above set forth.

Landlord:
Hettick Enterprises LLC
Lynn & David Hettick

By: Lynn Hettick 11-1-18
Lynn Hettick, Managing Member

By: David Hettick
David Hettick, Managing Member

Tenant:
HS Enterprises LLC
d/b/a State of Mind Cannabis Company

By: David Hettick
David Hettick, President

AMCO Received 11/6/2018