RENTAL AGREEMENT

THIS AGREEMENT is made this 8/6/19 (Date) between William M King Jr, of 3400 W Birch Meadows Rd., Wasilla, AK 99654 (Address), hereinafter called Owner, and Faded Moose Farms, LLC, of 12262 W Winkler Way, Wasilla AK 99654 (Address), hereinafter called Renter.

PROPERTY DESCRIPTION

12262 W Winkler Way, Wasilla AK 99654, a building on 5 acres

The Owner warrants that to the best of his/her knowledge and belief the aforesaid property is free of faults or deficiencies which would affect its safe and dependable operation under normal and prudent usage.

RENTAL PERIOD

The Owner agrees to rent the above-described property to the Renter for a period of 5 years (Time Period), beginning 8/6/19 (Date) and ending 9/1/2024 (Date).

USE OF PROPERTY

Any lawful purpose allowed in the State of Alaska

The Renter further agrees that the rented property shall [1] not be used beyond any rated capacity; [2] shall not be used for any illegal purpose; [3] shall not be used in any manner for which it was not designed, built, or designated by the manufacturer; [4] will not be used in a negligent manner; [5] will not be operated by any other person without the written permission of the Owner; and [6] will not be removed from the designated area of use or operation.

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AREA OF USE OR OPERATION

The Renter agrees to operate/use the above-described property only at the following location or within the following described area(s):

12262 W Winkler Way, Wasilla AK 99654

INSURANCE

The Renter hereby agrees that he/she shall fully indemnify the Owner for any and all damage to or loss of the rented property and any accessories or related equipment during the term of this Agreement whether caused by fire, theft, flood, vandalism, or any other cause, except that which shall be determined to have been caused by a fault or deficiency of the rented property, accessories, or equipment.

RENTAL RATE

The Renter hereby agrees to pay the Owner at the rate of $ _6000.00 per Month (Daily/Weekly/Monthly) for the use of said property and any accessories/equipment. Any fuel used shall be paid for by the Renter.

DEPOSIT

The Renter further agrees to make a deposit of $ _0.00_ (Amount) with the Owner. Said deposit to be used, in the event of loss of or damage to the rented property and any accessories/equipment during the term of this Agreement, to defray fully or partially the cost of necessary repairs or replacement. In the absence of any damage or loss, said deposit shall be credited toward payment of the rental fee and any excess shall be returned to the Renter.

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TERMINATION OF AGREEMENT

It is mutually agreed that the Renter shall have the right to terminate this Agreement at any time by payment of one full days rental for each 24-hour period of any part thereof, during which the Renter has retained possession of the property and any accessories/equipment during the term of this Agreement.

DEFAULT

The Following shall constitute a "Default" under this Agreement: [1] if Renter shall fail to pay any Rent when due under this Agreement and such failure is not cured within 10 days after written notice thereof by Owner to Renter of the failure, or [2] if Renter fails to perform or comply with any other term or condition of this Agreement and such failure is not cured within 30 days after written notice by the Owner to Renter of the failure; provided that if the failure cannot reasonably be cured within 30 days and the Renter commences the cure with the 30 day period, the 30 day period shall be extended for such additional time as is required to cure the failure using due diligence and commercially reasonable efforts.

In the event of a default that cannot be resolved the Owner shall not take possession of or remove any Marijuana in any form from the premises. The Owner agrees to contact AMCO in the event removal is necessary.

IN WITNESS WHEREOF, the parties hereto hereby execute this Agreement.

Renter Faded Moose Farms LLC Date 8-6-19

Owner Date 8-6-19

AMCO Received 9/9/2019