AMENDMENT TO WAREHOUSE SPACE LEASE

THIS AMENDMENT is entered into between Landlord and Tenant effective as of the 15th day of December, 2018 under that certain Lease originally dated January 1, 2018, related to the property commonly known as 360 E International Airport Rd, Anchorage, Alaska 99518.

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.

3. **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 licensed premises if Tenant cannot be reached, abandons the property, or similar event.

4. **Address Delineation:** The purpose of this amendment is to delineate the suites encompassing Parcel 009-242-49-002 as recorded by the jurisdiction of Anchorage. The approximately 3,018 square feet of Retail / Office / Warehouse / Storage owned by Jennifer / Brian Watson is **Suite 2A & 2B**. This suite delineation supersedes the previously referenced Suite 3.

Except to the extent that the terms and conditions of this Lease Amendment are to the 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.

Jerry Workman

Landlord:
Oleander, Inc.

By:
Jerry Workman

Kimberley K Kole
12-17-18

Tenant:
The Great Alaskan Kush Company, LLC

By:
Kimberley Kole

AMCO Received 12/19/2018

WAREHOUSE SPACE LEASE

AGREEMENT OF SPACE LEASE, (hereafter, "Space Lease,"), made this 1st, day of January 2018 between: OLEANDER, INC., an Alaska corporation (hereafter, "Landlord"), and THE GREAT ALASKAN KUSH COMPANY, LLC, an Alaska limited liability company (hereafter, "Tenant"), of Space Lease as described in Section 1.01.

The Premises: 360 E. International Airport Rd Unit 2A & 2B, Anchorage, Alaska 99518
Parcel: 009-242-49-002

Landlord holds the master lease agreement to and for all leasing rights to a building and surrounding property on the above-described real property and Tenant desires to lease space within such building and surrounding property, (hereafter, "Premises"), from Landlord under the terms and conditions herein contained.

NOW, THEREFORE IT IS AGREED:

ARTICLE I
SPACE LEASE

Section 1.01 DESCRIPTION OF SPACE LEASE

Landlord hereby leases to Tenant, and Tenant leases from Landlord, approximately 3,018 square feet of rentable Retail / Office / Industrial Space / Storage.

Section 1.02 CONDITION OF PREMISES

Landlord shall install separate metering systems for all utilities servicing the Premises. Other than the improvements specifically identified in this Space Lease, Tenant shall accept the leased space "as-is."

Section 1.03 SERVICES FURNISHED BY THE LANDLORD

Landlord shall furnish and pay all costs for:

1. Real Property Taxes.
2. Building Insurance.
3. The purchase of and installation of separate utility metering systems for the Premises.
4. Maintaining the roof and overall structure of the Premises.

Landlord shall not be liable for damages or otherwise for failure, stoppage or interruption of any services or utilities unless Landlord is the proximate cause for such failure, stoppage or interruption.

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Section 1.04 TENANT IMPROVEMENTS FURNISHED BY THE LANDLORD

Landlord shall furnish and pay all costs for:

1. The design, buildout and furnishing of a retail store.
2. The design, buildout and equipment of a manufacturing space.
3. The design, equipment and installation of a security system.

Section 1.05 SERVICES FURNISED BY THE TENANT

Tenant shall be responsible for:

1. Installation and monthly service fees for Telephone services, Internet / Cable services, and all other required services at the Space Lease.
2. Regular maintenance of operating equipment (plumbing, mechanical and electrical, including replacement of bulbs/ballasts) within and at the Space Lease.
3. Personal property and liability insurance for the Space Lease.
4. Snow removal in the southern parking lot of the Premises.
5. Separately metered utilities, i.e., gas, electricity, water and etc. used within and at the Premises.

Section 1.06 QUIET ENJOYMENT

(A) Tenant, upon paying for rents and performing all of the terms and covenants on its part to be performed, shall peacefully and quietly enjoy the Premises under the terms of this Space Lease.

(B) Landlord shall have the right to enter the Premises during reasonable business hours, with a prior 24 hour notice to Tenant, for the purposes of providing maintenance or inspecting the Premises. However, due to the nature of the business that will be conducted at the Premises, the integral regulatory scheme governing such business type, Tenant must first approve Landlord's request to enter, and Landlord must ensure that any person it sends as its agent for purposes of maintaining or inspecting the Premises must be 21 years of age, have a valid government issued identification, agree to signing in on the company's visitor log and produce identification to Tenant or Tenant's agent, and stay within the eyesight of Tenant or Tenant's agent as required by the State of Alaska's marijuana control board regulations.

(C) Landlord, and all of Landlord's agents and representatives, which enter the Premises for any reason whatsoever, including the aforementioned reasons of maintenance and/or inspection, shall agree to a confidentially agreement to not discuss with anyone outside of the Premises, except the Landlord, any and all activity they witness or overhear in regards to the cultivation or manufacturing of marijuana, the equipment being used or the operational design within the Premises.

Section 1.07 CONTROL OF COMMON AREAS

The common area about the Premises (the exterior parking lot) shall be subject to the control and management of the Landlord. Landlord shall have the right, after good faith discussions and considerations of Tenant's concerns due to its need for parking for its retail facility, to construct, maintain and operate lighting and other improvements in

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all said areas; to police the same; to change the area, level, location and arrangement for parking areas and other facilities, provided Tenant shall have the same amount of parking area available after said changes and provided that such changes do not materially and negatively alter Tenant's business.

Section 1.08 SIGNAGE

All signage shall be approved by the Municipality of Anchorage and with prior written permission from Landlord. This permission shall not be unreasonably withheld and signage requests shall be responded to within 48 hours of Tenant requesting signage approval from Landlord.

Section 1.09 PARKING

Tenant has the exclusive rights to 9 parking spaces.

ARTICLE II
TERM

Section 2.01 LENGTH OF TERM

(A) The term of this Space Lease shall be for ten (10) years following the Commencement Of Term, unless sooner terminated or extended as herein provided.

(B) Tenant shall be allowed to terminate this Space Lease at the end of the first five (5) year period. Tenant shall notify Landlord in writing before October 2023 of their intention to terminate this Space Lease. If terminated, Tenant shall pay one (1) additional month's rent for January 2023. Upon inspecting the Space Lease Premises, Landlord will return Tenant's Security Deposit less any reasonably appropriate wear and tear damages assessed by Landlord. If the Tenant wishes to continue this Space Lease for the 2nd five (5) year period, no action is required on the part of the Tenant.

(C) Early Termination of Space Lease: Tenant shall have the option to terminate this Space Lease, and be released from all obligations, responsibilities and provisions herein if, despite best effort attempts by Tenant, the State of Alaska and/or other controlling license authorities do not approve Tenant's application for a Marijuana Cultivation License. Tenant will have fifteen (15) business days, from the date in which the State of Alaska and/or other controlling license authorities provide Tenant with written notice of approval or denial on Tenant's aforementioned application, to terminate or verify Tenant's approval to continue with this Space Lease. If Tenant chooses to exercise this option to terminate, Tenant shall forfeit any rents paid and owed as well as their Security Deposit.

Section 2.02 COMMENCEMENT OF TERM

The term of this Space Lease shall commence on January 1, 2019.

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Section 2.03 HOLD OVER

If the Tenant shall hold over after the expiration date of this Space Lease term, such tenancy shall be from month to month and subject to all the terms, covenants and conditions of this Space Lease, except that the rent for each hold over month or thereof will be one hundred fifty percent (150%) of the monthly rental provided herein for the last month of the term of this Space Lease.

Section 2.04 SURRENDER OF POSSESSION

Upon expiration or on the sooner termination of this Space Lease, Tenant shall peacefully and quietly leave, surrender and yield to Landlord all and singular the Premises, broom clean, in good order and repair, ordinary wear and tear excepted, together with all alteration, additions and fixed improvements which have been made upon the Premises, except personal property or moveable trade fixtures put in at the expense of the Tenant. If the last day of the term of this Space Lease falls on Sunday, this Space Lease shall expire on the business day immediately following. Tenant, on or before said date, shall remove all such property from the Premises. Tenant shall indemnify Landlord against loss or liability resulting from such delay by Tenant, including without limitations any claims made by any succeeding Tenant founded on such delay.

Section 2.05 POSSESSION

Landlord shall give possession of the Premises on the Commencement Of Term date as so stated in this Space Lease to the Tenant. If Landlord is unable to give possession of the Premises on the date herein fixed for the Commencement Of Term, this Space Lease and all its provisions, including the date herein fixed for expiration of the Space Lease, shall nevertheless continue in full force and effect, and Tenant's monthly Base Rent for that month shall be pro-rated to reflect the delay of delivery of the Premises. Tenant's remedies are the following:

a. The Commencement Of Term date and expiration date shall be extended in accordance with the actual date of Tenant's occupancy.

b. In the event said occupancy is delayed by Landlord's inability to provide said Premises for Tenant, beyond thirty-days (30) from the anticipated Commencement Of Term, Tenant shall have the right to terminate this Space Lease in its entirety. In such event, Landlord shall return all and any Base Rent and/or Security Deposit payments to Tenant and neither Tenant nor Landlord shall have any liability to the other.

c. It is acknowledged and accepted by Tenant that Landlord may be unable to complete all Landlord's provided improvements by the occupancy date. Tenant, at Tenant's option, may agree to accept such condition and allow Landlord to complete by or on a mutually agreeable date.

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ARTICLE III
BASE RENT PAYMENT AND A PERCENTAGE OF GROSS REVENUE PAYMENT

Section 3.01 COVENANT TO PAY A BASE RENT

Tenant covenants to and shall pay to Landlord at:

Oleander, Inc.
3003 Minnesota Drive, Suite 201
Anchorage, Alaska 99503

Or Tenant may directly deposit payments into a bank account of Landlord's designation.

Or at such other place as Landlord may designate, in advance, on the first day of each calendar month during the term hereof, the Base Rent payment due each month shall be as follows:

Period				Base Rent Monthly Payment
Year 1:	01/01/2019	-	12/31/2019	$ 12,000.00
Year 2:	01/01/2020	-	12/31/2020	$ 12,600.00
Year 3:	01/01/2021	-	12/31/2021	$ 13,892.00
Year 4:	01/01/2022	-	12/31/2022	$ 14,586.00
Year 5:	01/01/2023	-	12/31/2023	$ 15,316.00
Year 6:	01/01/2024	-	12/31/2024	$ 16,082.00
Year 7:	01/01/2025	-	12/31/2025	$ 16,886.00
Year 8:	01/01/2026	-	12/31/2026	$ 17,730.00
Year 9:	01/01/2027	-	12/31/2027	$ 18,617.00
Year 10:	01/01/2028	-	12/31/2028	$ 19,547.00

Section 3.02 COVENANT TO PAY A PERCENTAGE OF THE GROSS REVENUE

As provided for in 3 AAC 306.015(e)(B)(i), this Agreement may be modified at some point in the future to include additional rent in the form of a percentage of the gross revenue generated by the business operations, which shall be good and valuable consideration for and in exchange for the responsibilities and obligations under this Agreement and may be modified or more specifically delineated in an amendment to this Agreement, as agreed to in writing by the parties. Given the new nature of this industry, the Parties agree it is impracticable to assign a fair market value rental rate and agree to negotiate a more defined and substantial rental rate, as allowed under 3 AAC 306.015(e)(B)(i) as the Tenant's business commences operation and generates revenue.

Tenant covenants to and shall pay to Landlord at:

Oleander, Inc.
3003 Minnesota Drive, Suite 201
Anchorage, Alaska 99503

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Or Tenant may directly deposit payments into a bank account of Landlord's designation.

Or at such other place as Landlord may designate, in advance of, or by the 1st Wednesday following the 15th day of each calendar month during the term hereof, the percentage of the Gross Revenue payment due each month shall be as follows:

Tenant's accounting records and financial statements will determine the exact amount of the Net Sales Revenue generated by Tenant for any given month, and shall be governed by generally accepted accounting principles (hereafter, GAAP). Tenant shall include a signed affidavit with each month's payment evidencing the amount being paid to Landlord, as determined herein by the aforementioned payment schedule, is complete and accurate to the best of Tenant's knowledge. Landlord may, from time to time and with advanced written notice, have Tenant's accounting records and financial statements reviewed by a qualified accountant, of Landlord's choice, for the thoroughness and accuracy as to the Net Sales Revenue amount declared each month and as to the Percentage of the Net Sales Revenue calculated and paid as Tenant's Net Sales Revenue lease payment.

Section 3.03 INCREASE IN REAL PROPERTY TAXES OVER BASE YEAR:

Tenant agrees to pay a pro-rata share of any increases in Real Property Taxes over the base year of 2019. Any increase shall be on a pro-rated basis of Tenant's square footage of occupancy. Total building area according to the Anchorage Municipality tax bill is 3,018 square feet. Tenant's pro-rata portion of any increase shall be only reflected by the space / square footage occupied by the Tenant and no other portion of the increased tax.

Section 3.04 CURRENCY / CASH PAYMENTS FOR BASE RENT

Due to the nature of Tenant's business as stated in the hereinafter Section 4.01 Use of Premises, the business may from time to time ask the Landlord to except cash money as payment for the monthly Base Rent and Additional Rent. The Tenant's business is mostly a cash business and current banking entities restrict the amount of cash money the business may deposit in a bank checking account.

Section 3.05 SECURITY DEPOSIT

Upon execution of this Space Lease, Tenant shall deposit with Landlord the sum of $ 10,000.00 as a Security Deposit for the full and faithful performance by Tenant of each and every term, provision, covenant and condition of this Space Lease.

Landlord may use, apply or retain the whole or any part of the Security Deposit so deposited for the payment of any Base Rent in default or for any other sum, which Landlord may expend or be required to expend by reason of Tenant's default.

In the event Tenant shall fully and faithfully comply with all of the terms, provisions, covenants and conditions of this Lease, the Security Deposit, or any balance thereof, shall be returned to Tenant within thirty-days (30) after the time fixed as the expiration of the Space Lease and after the removal of Tenant and the surrender of the

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Premises to the possession of the Landlord. Tenant shall not be entitled to any interest on such Security Deposit.

In the absence of evidence satisfactory to Landlord of an assignment of the right to receive the Security Deposit, or the remaining balance thereof, Landlord may return the Security Deposit to the original Tenant, regardless of one or more assignments of Tenants in this Space Lease.

Section 3.06 LATE CHARGE ON UNPAID RENT

A late charge of eight percent (8.0%) of any Base Rent (see Section 3.01 for Base Rent Monthly Payments), or any other sum due to the Landlord hereunder, shall be assessed by the Landlord against the Tenant and applied to each and every payment not received at the designated place of payment on or before the tenth (10th) day following the date when such payment is due.

Section 3.07 SERVICE CHARGE ON PAST DUE AMOUNTS

If the Tenant fails to pay any Base Rent, or any other sum due to the Landlord when the same is due and payable hereunder, any and all such unpaid amounts shall bear interest 30 days from the date due to the date of payment at eighteen percent (18%) per annum or 1.5% per month.

ARTICLE IV
USE OF PREMISES

Section 4.01 USE OF PREMISES

Tenant shall use the Premises for a marijuana retail store, marijuana product manufacturing, and marijuana wholesale distribution. A marijuana retail store and wholesale distribution includes, but without limitation, marijuana paraphernalia, branded clothing, accessories and related merchandise.

All operations shall be appropriately licensed by the State of Alaska and Municipality of Anchorage, and shall follow all rules and regulations set forth by the State and the Municipality of Anchorage.

Section 4.02 COMPLIANCE WITH LAWS

Tenant shall comply with all applicable laws, ordinances and regulations of duly constituted public authorities now elected or hereafter amended in any manner affecting the Space Lease, whether or not any such law, ordinance or regulation which may be hereafter enacted involves a change of policy on the part of the governmental body enacting as the same. Tenant further agrees it will not permit any unlawful occupation, business or trade to be conducted on said Premises or any use to be made thereof contrary to any such state law, local ordinance or local and state regulation.

Section 4.03 RULES AND REGULATIONS OF BUILDING

(A) As a condition of this Space Lease, Tenant shall comply with all reasonable rules and regulations promulgated by Landlord from time to time for all tenants in the

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building and surrounding property; however, no rule or regulation that causes a material and adverse impact on Tenant's business shall apply to Tenant.

(B) The proposed use of the Premises is to operate as a state licensed marijuana establishment. In the event Tenant, despite its best efforts, is unable to obtain a state license and local use permit approvals, Tenant shall, at Tenant's election, be released from the terms and obligations of this Space Lease, but shall forfeit its Security Deposit and any months of Base Rent already paid to the Landlord as of the date Tenant determines it is unable to obtain or operate under appropriate licenses and permits.

(C) In the event there are changes in the laws, that make the business of Tenant illegal or not feasible to engage in, Tenant shall be released from the terms and obligations of this Lease.

ARTICLE V
MAINTENANCE, REPAIR, ALTERATIONS

Section 5.01 COVENANT TO MAINTAIN AND REPAIR

(A) Tenant shall, during the term of this Space Lease and any renewal extension thereof, at its sole expense, keep the interior of the Premises in good order and repair as it was on the date of actual delivery of possession of the Premises, reasonable wear and tear and damages by accidental fire or other casualty excepted, and be responsible for all day to day janitorial and light bulb and fluorescent tube replacement services and the associated expense. Tenant shall be responsible for the maintenance of all the above ground plumbing fixtures and plumbing lines, mechanical features, and electrical conduits that are specifically used within Tenant's Premises and not in the common areas of the building and surrounding property.

(B) Landlord during the term of this Space Lease and any renewal or extension thereof shall keep the structural supports and exterior walls of the Premises in good order and repair. Within the common areas of the building and surrounding property, the Landlord shall maintain and repair the below ground plumbing structures, plumbing fixtures and plumbing lines, mechanical features and mechanical features Tenant does not have access to, electrical conduit, equipment for the general supply of hot and cold water, heating, cooling, ventilation and electricity, except that the Tenant shall be responsible for any and all repairs to the above list as a result of alternations or damages thereto by Tenant, its employees, customers, servants, agents, licensees or invitees.

Section 5.02 ALTERATIONS, ADDITIONS

(A) Tenant agrees that they:

1. Shall not cut or drill or otherwise deface or injure the exterior of the building without the Landlord's prior written consent, which such consent shall not be unreasonably withheld or delayed;

2. Shall not obstruct or permit the obstruction of any light or skylight in or upon the building, or the adjoining sidewalk or street, or the entrance, or

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any other part of the building to the exclusive use of which Tenant is not entitled; nothing in this Section 5.02 (A) (2.) is meant to restrict Tenant's ability to obstruct light or skylight in Tenant's interior space of the Premises;

3. Shall comply with all reasonable regulations of Landlord designated to promote the safety or good order of the building, as long as said regulations do not have a materially adverse impact on Tenant's business;

4. Shall not, with the exception of improvements, alterations, and additions that are necessary to comply with the State and local rules and regulations and to effectuate the agreed upon use of the Premises for purposes of retail sales or manufacturing of marijuana products (i.e., light fixtures, security systems, ventilation improvements, etc.), without the Landlord's prior written consent obtained in each instance, make any alteration, additions, or improvements in or about the Premises. Tenant has the discretion to make improvements, alterations, and additions necessary to comply with State and local rules and regulations and to operate in and on the Premises for Tenant's intended purposes.

5. Shall, without the Landlord's prior written consent obtained in each instance, make any alterations or additions to the (i) electrical wiring, (ii) plumbing, heating or ventilating equipment, appliances, or systems, (iii) water, sewer or gas lines, equipment, appliances or systems, (iv) water mains or pipes to supply water for refrigeration or ventilating apparatus, or, (v) other equipment, machinery, apparatus, or installation in or about the Premises. Tenant will, upon Landlord's written request, provide the Landlord with periodic updates on the physical changes it has made or plans on making to the Premises.

(B) Landlord agrees and acknowledges that the Tenant:

1. Has fully disclosed their intended USE OF PREMISES in Section 4.01 of this Space Lease.

2. Will be conducting standard and proprietary marijuana industry business operations, including cultivation, manufacturing and all things related that are of a very proprietary nature and provides the Tenant with a competitive advantage over other marijuana establishments.

3. Will be creating, designing, building, installing and purchasing the entire gamut of Tenant improvements, alterations and additions to the Premises at their own expense. The Tenant requires the freedom to fully manage the Space Lease, including the Premises on the Tenant's own terms.

Section 5.03 PROHIBITION OF LIENS

Tenant and Landlord shall not do or suffer anything to be done causing the Space Lease and/or Premises to be encumbered by liens of any nature, notes and/or mortgages and shall whenever and as often as any lien is recorded against said property, purporting

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to be for labor or materials furnished or to be furnished to the Tenant or Landlord, discharge the same of record within thirty-days (30) after the date of filing.

Section 5.04 NOTICE OF NON-RESPONSIBILITY

Notice is hereby given that Landlord shall not be liable for any labor or materials furnished or to be furnished to Tenant on credit, and that no lien of any nature or type shall attach to or affect the reservation or other estate of Landlord in and to the Premises herein demised. At least seven-days (7) before commencement of any work that is or may be the subject of a lien for work done or materials furnished to the Premises, Tenant shall notify Landlord in writing thereof, to allow Landlord, if it desires, to post and record notices of non-responsibility or to take any other steps Landlord deems appropriate to protect its interests.

ARTICLE VI
ASSIGNMENT AND SUBLETTING

Section 6.01 ASSIGNMENT AND SUBLETTING

Tenant shall not assign, mortgage or encumber this Space Lease, in whole or in part, or sublet all or any part of the Premises without prior written consent of Landlord. If this Space Lease is assigned or if the Premises or any part thereof is occupied by anyone other than the Tenant, Landlord may collect Base Rent from the assignee or occupant, and apply the net amount collected to the Base Rent herein reserved, but no such assignment, under letting, occupancy or collection shall be deemed a waiver of this provision or the acceptance of the assignee, under tenant or occupant as Tenant, or as a release of Tenant from the further performance to the provisions on its part to be observed or performed herein. Notwithstanding an assignment or sublease, Tenant shall remain fully liable and shall not be released from performing any of the terms, covenants and conditions of this Space Lease. Any assignment, hypothecation or sublease of this Space Lease, or any part thereof, whether by operation of law or otherwise, except as explicitly allowed for in this Section 6.01, without the written consent of Landlord, shall be avoidable at the option of Landlord.

ARTICLE VII
INSURANCE AND INDEMNITY

Section 7.01 INDEMNIFICATION OF LANDLORD

(A) Tenant shall indemnify, defend and save Landlord harmless for all suits, demands, claims, actions, damages, liability and penalties, judgments, awards, interest, cost and expenses, including all reasonable and actual attorney's fees incurred in connection with loss of life, bodily or personal injury or property damage arising from or out of any occurrence in, upon, said Premises.

(B) In no event shall Landlord be liable to Tenant for any injury to any person or damage to anything in or about the Premises unless such loss, damage or injury is caused by the negligence of the Landlord. None of the agents or employees of the Landlord

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shall be responsible for any of the liabilities, obligations or agreements of Landlord under this Space Lease.

Section 7.02 INSURANCE

Tenant shall maintain insurance coverage at its own cost and expense. The following coverage requirement and conditions shall apply:

(A) Physical Damage Insurance in an amount adequate to cover the full cost of all decorations, fixtures, contents and improvements in the Premises, as referenced in the Space Lease, in the event of fire, vandalism, malicious mischief, or other casualty generally included in extended coverage policies.

(B) General Comprehensive Liability Insurance with single limits coverage in an amount of two million ($2,000,000) for personal injury, property damage and third party liability.

(C) Such insurance may not be canceled or amended without thirty-days (30) written notice by certified or registered mail to Landlord by the insurance company.

(D) Landlord shall be named as an additional insured on such insurance policy for Premises insurance, and on ancillary product insurance Tenant secures. At Landlord's option and request, Tenant shall deliver the original policy of all such insurance to Landlord within ten-days (10) of receipt of such request.

(E) Tenant shall be solely responsible for payment of premiums for all such insurance policies.

(F) Tenant shall provide Landlord with a certificate of insurance providing for the above requirements after the Space Lease is executed, and before occupancy of the Premises by Tenant.

Section 7.03 NOTIFICATION

Tenant shall give prompt notice to Landlord in case of fire, accidents, or defects in any fixtures or equipment in or on or about the Premises that are owned by the Landlord at the time Tenant takes possession of the Premises, as referenced in the Space Lease.

ARTICLE VIII
CASUALTIES, DESTRUCTION

Section 8.01 RESTORATION, ABATEMENT

If all or any part of the Premises, as referenced in this Space Lease, is damaged or destroyed by fire or other casualty insured under Landlord's standard fire insurance policy Landlord shall repair the same with reasonable dispatch out of the insurance proceeds received from the insurer. In any event, regardless of timing of payment from the insurance policy or whether said insurance policy will cover the damage, Landlord will pay for and use its good faith efforts to complete the repairs necessary to allow Tenant to continue its use of the Premises as soon as possible.

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If fire or other casualties damage the Premises, as referenced in this Space Lease, or any parts thereof, to such an extent that makes the use of the Premises impracticable, the Base Rent shall be abated. If, due to fault or failure of Tenant, and Tenant fails to adjust its own insurance claim within a reasonable time, and as a result thereof the repair and restoration is delayed, there shall be no abatement of Base Rent during the period of such resulting delay, or if the fire or damage to said Premises is caused by carelessness, negligence or improper conduct of Tenant, then notwithstanding such damage or destruction, Tenant shall be liable for the Base Rent during the unexpired period, without an abatement.

Section 8.02 TERMINATION OF LEASE UPON CASUALTY

In the event of damage to or destruction of or to the Premises, as referenced in this Space Lease, by fire or other casualty, Landlord shall use its good faith efforts to commence repairs and/or restoration as soon as possible, but in any event the Landlord shall have repaired and/or restored all such damage and/or destruction back to the original condition, if possible, as of the date Tenant first took possession of the Premises, within one-hundred and twenty days (120) from the date the damage or destruction occurred.

If the Landlord fails to complete all the repairs and/or restoration to the damage and/or destruction contemplated herein within one-hundred and twenty days (120), but has commenced with the repairs within one-hundred and twenty days (120) and is proceeding with diligence and continuity, Tenant shall allow a sixty-day (60) extension period for the Landlord to complete the repairs and/or restoration as described herein.

If the Landlord does not complete the repairs and/or restorations within the sixty-day (60) extension period, the Tenant may, by written notice, terminate this Space Lease on the date specified in such notice, and be entitled to the return of the full Security Deposit, as if that date had been originally fixed as the expiration date of the term herein of the Space Lease, provided such early termination date be less than two-hundred and ten days (210) after the event of damage and/or destruction as contemplated herein.

Section 8.03 EXEMPTION OF LIABILITY

Landlord shall not, with the exception of the obligations and responsibilities detailed in Sections 8.01, 8.02, and the obligations and responsibilities of any other term, provision, covenant and/or condition of this Space Lease, be liable for any loss of business arising from damage to or destruction of the Premises, as referenced in this Space Lease, unless such damage, destruction or loss is a direct result of Landlord's gross negligence.

ARTICLE IX
EMINENT DOMAIN

Section 9.01 GENERAL

If the whole or part of the Premises, as referenced in this Space Lease, shall be taken for any public or quasi-public use, under any statute, or by right of eminent domain, or private purchase in lieu thereof by a public body vested with the power of eminent

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domain, then at such time as possession shall be taken thereunder of this Space Lease, or any part thereof, the following provisions described in Sections 9.02 and 9.04 shall be operative.

Section 9.02 TAKING OF ALL PREMISES

If all of the Premises, as referenced in this Space Lease, is taken by eminent domain, the term herein Space Lease and all rights of Tenant hereunder shall immediately cease and terminate, and the Base Rent shall be adjusted as of the time of such termination so that Tenant shall have paid Base Rent up to the time of taking. The Tenant shall be entitled to the return of the full Security Deposit amount, less any damage to the Premises caused by Tenant.

Section 9.03 TAKING OF SUBSTANTIAL PART OF PREMISES

If the taking by eminent domain reduces the area of the Premises, as referenced in this Space Lease, which materially affects the use being made by the Tenant of the Space Lease, Tenant shall have the right by written notice to Landlord, no later than twenty-days (20) after possession is taken, to elect to, terminate this Space Lease.

(A) If such election to terminate this Space Lease is made by Tenant, the provisions for the taking of the whole shall govern, or:

(B) If such election to terminate is not made, this Space Lease shall continue and Landlord shall be entitled to the condemnation proceeds and the Base Rent shall be reduced in the same proportion that the rentable square footage of the Premises, as referenced in this Space Lease, taken bears to the rentable square footage of the Premises originally leased, and the Landlord shall, upon receipt of the award in condemnation make all necessary repairs or alterations to the Premises in which the Space Lease is located so as to constitute the portion of the building not taken a completed architectural unit. In any event, Landlord shall make the necessary repairs to the Premises, as referenced in this Space Lease, in a manner and condition whereby Tenant can reasonably conduct its business from within the Premises.

ARTICLE X
DEFAULT AND REMEDIES

Section 10.01 DEFAULT OF TENANT

Each of the following, but not limited thereto, shall be deemed a default by Tenant and a breach of this Space Lease:

(A) A failure in the payment of the monthly Base Rent or Additional Rent for a period of two (2) consecutive months shall be considered a material breach and default under the terms of this Space Lease.

(B) A failure in the performance of any covenant or conditions on the part of Tenant to be performed, for a period of thirty-days (30) after the service of notice thereof by Landlord, provided, however, that no default on the part of Tenant shall be deemed to exist as the result of failure to complete said covenant or conditions, if said covenant or conditions are modified before the end of such thirty-days (30) period, or Tenant has

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begun to rectify the same, and thereafter prosecutes the curing thereof to completion with diligence and continuity.

(C) The filing of a case, by or against Tenant, for any relief under the Federal Bankruptcy Code 1978, as now or hereafter amended or supplemented, or its successor, or the filing of any case by or against Tenant under any future bankruptcy act for the same or similar relief.

(D) The dissolution, or the commencement of any action or proceeding for the dissolution or for liquidation, of Tenant, whether instituted by or against Tenant, or for the appointment of a receiver or trustee of the property of Tenant.

(E) The taking possession of the property of Tenant by any governmental office or agency to statutory authority for the dissolution or liquidation of Tenant.

(F) The making by Tenant of a general assignment for the benefit of creditors.

(G) The vacation or abandonment of the Premises, as referenced in the Space Lease, by Tenant for a period exceeding forty (40) consecutive days.

If default by Tenant and a breach of this Space Lease occurs:

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 licensed premises if Tenant cannot be reached, abandons the property, or similar event.

Section 10.02 REMEDIES OF LANDLORD

In the event of any default of Tenant as above provided, Landlord shall have the following rights or remedies, in addition to any rights or remedies that may be given to Landlord by statute, law or otherwise:

(A) To, after notification and approval from the State of Alaska AMCO division and proper law enforcement agents, immediately re-enter and re-let the Premises, as referenced in the Space Lease, in Landlord 's name, at such price and on such terms as Landlord in its sole and absolute discretion deem fit, subject to any obligations Landlord may have to mitigate Tenant's damages.

(B) In the event of a material breach by Tenant that results in a default as identified in Section 10.01, Tenant shall remain liable to pay Landlord, and shall promptly pay Landlord:

(1) All past due rent,

(2) The present value, computed at a discount rate of three percent (3%) per annum, of all future rents which Tenant will owe Landlord under this Lease, and

(3) All direct and indirect costs, fees and damages incurred or suffered by Landlord as a direct and foreseeable result of such default, including without limitation, all legal costs and actual attorney's fees.

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ARTICLE XI
GENERAL PROVISIONS

Section 11.01 WAIVER OF BREACH

No failure by either Landlord or Tenant to insist upon strict performance by the other of any covenant, agreement, term or condition of this Space Lease, or to exercise any right or remedies consequent upon breach thereof, shall constitute a waiver of any such breach or of such covenant, agreement, term or condition. No waiver of any breach shall affect or alter this Space Lease but each and every covenant, condition, agreement and term of this Space Lease shall continue in full force and effect with respect to any other then existing or subsequent breach.

Section 11.02 ENTIRE AGREEMENT DISCLOSURES

(A) This agreement supersedes all other prior agreements and understanding between the Parties and may not be changed or terminated orally. No change, termination or attempted waiver of any of the provisions hereof shall be binding unless in writing and signed by the Parties against whom the same is sought to be enforced.

(B) If any provision of this Space Lease, the deletion of which would not be adversely affect the receipt of any material benefit by either Party, shall be held unenforceable or invalid to any extent, the remaining provisions shall not be affected and shall be valid and enforceable.

Section 11.03 CONSTRUCTION OF LEASE

Words of any gender used in this Space Lease shall be held to include any other gender and words of the singular number shall be held to include the plural when the sense requires.

Section 11.04 NOTICES

Any notices or demand which under the terms of this Space Lease or any stature must be given or made by the Parties hereto, shall be in writing and given or made by mailing the same by registered or certified mail address to the other Party as follows:

Landlord: **Oleander, Inc.**
3003 Minnesota Drive, Suite 201
Anchorage, AK 99503

Tenant: **The Great Alaskan Kush Company, LLC**
360 E. International Airport Rd Unit 3
Anchorage, Alaska 99518

Either Party may, however designate in writing such new or other address to which such notice or demand shall thereafter be given, made or mailed. Any notice given hereunder by mail shall be deemed delivered when deposited in the United States mail at any general branch post office, and mailed by registered or certified prepaid mail.

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Section 11.05 HAZARDOUS MATERIALS

Tenant shall keep the Premises, as referenced in the Space Lease, free of any and all hazardous materials. Tenant shall neither release upon the Premises nor cause nor permit the Premises to be used to manufacture, process, transport, store, handle or dispose of hazardous materials except in compliance with all applicable laws and other governmental requirements. For purposes of this Space Lease, the term "Hazardous Material" shall not be interpreted to include the following compounds / chemicals / materials: CO2, hydrogen peroxide, bleach, butane, propane, nitrogen, 100% proof alcohol, plant nutrients and pesticides allowed under Alaska State Law, flushing compounds, and other materials, chemicals and compounds that are generally used in the commercial marijuana manufacturing, packaging, processing, or cleaning and general business practices. Tenant shall defend, indemnify and hold harmless Landlord and all of its affiliated parties against any claims, costs and liabilities related to the presence of hazardous materials claimed to have been released by the Tenant or for the claimed breaches by Tenant of any law or governmental requirement concerning the presence or release of hazardous materials. The term "hazardous materials" includes without limitation: flammable explosives, radioactive materials and hazardous and toxic substances as defined in any state and local law regulation.

Section 11.06 ESTOPPEL CERTIFICATE

Tenant shall at any time and from time to time upon not less than twenty-days (20) prior request by Landlord, provide a statement in writing certifying that this Space Lease is in full force and effect and if modified, stating the modification and the dates to which the Base Rent(s) and any other charges have been paid in advance. It is intended that any prospective purchaser, assignee or encumbrance of the Premises may rely upon such statement delivered pursuant to this Section 11.06.

Section 11.07 EXCUSE FOR NON-PERFORMANCE

Either party hereto shall be excused from performing any or all of its obligations hereunder with respect to any repair work required under the terms of this Space Lease for such times the performance of such obligations is prevented or delayed by an act of God, floods, explosion, war, invasion, insurrection, riot, mob violence, sabotage, inability to procure labor, equipment, facilities, materials or supplies in the open market, failure of transportation, strikes, lockouts, actions by labor unions, or laws or order of governmental agencies, or any other cause whether similar or dissimilar to the foregoing which is not within the reasonable control of such Party.

Section 11.08 EXCLUSIVE JURISDICTION / VENUE

In the event that a question, dispute or requirement for interpretation or construction should arise with respect to this Space Lease, jurisdiction and venue therefore shall lie exclusively with the courts of the Third Judicial District for the State of Alaska, at Anchorage, Alaska, unless a non-appealable federal or Alaska state law should require the contrary.

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Section 11.09 TIME OF ESSENCE

Time is of the essence of each and every provision hereof.

Section 11.10 BINDING EFFECT

This Space Lease shall be binding upon and insure to the benefit of the Parties hereto, their legal representatives, successors and assigns.

Section 11.11 LIMITATION OF LANDLORD'S LIABILITY

The obligations of Landlord under this Space Lease do not constitute personal obligations of Landlord or its owners, trustees, directors, and officers.

Section 11.12 EFFECTIVE DATE

This Space Lease shall be effective the instant the dated signatures of Landlord and Tenant are affixed hereto.

[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK]

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IN WITNESS WHEREOF, the parties have executed this Space Lease the day and year set opposite their respective signatures.

Landlord: Oleander, Inc.

By: Jerry Workman Date: 8/28/2018

Jerry A. Workman

Its: President and Authorized Representative

Tenant: The Great Alaskan Kush Company, LLC.

By: Kimberley A Kole Date: 8/28/18

Kimberley A. Kole

Its: Member and Authorized Representative

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AMENDMENT TO COMMERCIAL LEASE AGREEMENT

THIS AMENDMENT is entered into between Landlord and Tenant effective as of the 15th day of December, 2018 under that certain Lease originally dated March 1, 2016, related to the property commonly known as 360 E International Airport Rd, Anchorage, Alaska 99518.

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. **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 licensed premises if Tenant cannot be reached, abandons the property, or similar event.

2. **Address Delineation**: The purpose of this amendment is to delineate the suites encompassing Parcel 009-242-49-002 as recorded by the jurisdiction of Anchorage. The approximately 3,018 square feet of Retail / Office / Warehouse / Storage owned by Jennifer / Brian Watson is **Suite 2A & 2B**. This suite delineation supersedes the previously referenced Suite 3.

Except to the extent that the terms and conditions of this Lease Amendment are to the 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:
Jennifer Watson

Dec 14th 2018.

By:
Jennifer Watson

Tenant:
Oleander, Inc.

By:
Jerry Workman

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COMMERCIAL LEASE AGREEMENT

THIS COMMERCIAL LEASE AGREEMENT (the "Lease") is made and entered into this 27th day of February, 2016 by and between JENNIFER AND/OR BRIAN WATSON, as "Landlord" and OLEANDER, INC., an Alaska corporation as "Tenant."

LEASED PREMISES: Landlord hereby leases to Tenant and Tenant leases from Landlord, upon all terms, covenants and conditions set forth herein, that certain real property and improvements thereon situated in Anchorage, Alaska as follows (the "Leased Premises"):

360 E International Airport Rd.
Unit 3
Anchorage, Alaska 99518

The Leased Premises is further described as approximately 3,018 square feet of Retail / Office / Storage.

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

1. Term.

A. Landlord hereby leases the Leased Premises to Tenant, and Tenant hereby leases the same from Landlord, for an "Initial Term" beginning March 1, 2016 and ending February 28, 2021. Landlord shall use its best efforts to give Tenant possession as nearly as possible at the beginning of the Lease term. If Landlord is unable to timely provide the Leased Premises, rent shall abate for the period of delay. Tenant shall make no other claim against Landlord for any such delay.

B. Tenant may renew the Lease for one extended term of Sixty Months (60). Tenant shall exercise such renewal option, if at all, by giving written notice to Landlord not less than Ninety Days (90) days prior to the expiration of the Initial Term. The renewal term shall be at the rental set forth below and otherwise upon the same covenants, conditions and provisions as provided in this Lease. Tenant may contact Landlord up to one year prior to lease expiration and no less than One Hundred-Twenty Days (120) prior to lease expiration in an attempt to renegotiate the extension rate. If no agreement is executed, in writing, prior to the Ninety Days (90) prior to expiration the Option will remain as written below.

C. The proposed use of the building is to operate as a state licensed marijuana establishment. In the event Tenant, despite best efforts, is unable to obtain a state license and local use permit approvals, Tenant shall, at Tenant's election, be released from the terms of the lease but shall forfeit its Security Deposit, Option Fee of Five Thousand ($5,000.00) Dollars and any rent already paid to the Landlord as of the date Tenant determines it is unable to obtain state and local licenses and land use permit. Tenant shall then be released from the remainder of the Lease Term. In the event there are changes in the laws, that make the business of Tenant illegal or not feasible to engage in, Tenant shall be released from the terms of the lease. Tenant must notify

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Landlord in writing if they are unable to obtain a permit or laws are changed that make the business of Tenant illegal or not feasible to comply with. Rent will continue to be paid until the Tenant is able to find an acceptable (to the Landlord) sublease Tenant or if they are unable to secure an acceptable sublease they will continue to pay rent until the end of the month following the month after written notice of release is received by the Landlord.

2. Rental.

A. Tenant shall pay to Landlord during the Initial Term rental the following Base Rent:

Year 1:	March 1, 2016	to	April 30, 2016		$0.00	per month	$ 0.00
Year 1:	May 1, 2016	to	February 28, 2017		$2.00	per month	$ 6,036.00
Year 2:	March 1, 2017	to	February 28, 2018	3 %	$2.06	per month	$ 6,217.08
Year 3:	March 1, 2018	to	February 28, 2019	3 %	$2.12	per month	$ 6,398.16
Year 4:	March 1, 2019	to	February 29, 2020	3 %	$2.18	per month	$ 6,579.24
Year 5:	March 1, 2020	to	February 28, 2021	3 %	$2.25	per month	$ 6,790.50

Each installment payment shall be due in advance on the first day of each calendar month during the lease term to Landlord at: **360 E International Airport Rd. Unit 1 Anchorage, Alaska 99518** or at such other place designated by written notice from Landlord or Tenant. The rental payment amount for any partial calendar months included in the lease term shall be prorated on a daily basis.

3. First Month's Rent and Security Deposit.

Tenant shall pay to Landlord a "Security Deposit" of $10,000.00 as a security deposit. Tenant shall additionally pay first month's rent (for May 2016) in the amount of $ 6,036.00 immediately upon the signing of this lease. Additionally Tenant has paid a $5,000.00 non-refundable option fee to secure the property.

4. Extension Option Period.

The Base Rent for any renewal lease term, if created as permitted under this Lease, shall be as follows:

Year 6:	March 1, 2021	to	February 28, 2022		$2.32	per month	$ 7,001.76
Year 7:	March 1, 2022	to	February 28, 2023	3 %	$2.39	per month	$ 7,213.02
Year 8:	March 1, 2023	to	February 29, 2024	3 %	$2.46	per month	$ 7,424.28
Year 9:	March 1, 2024	to	February 28, 2025	3 %	$2.53	per month	$ 7,635.54
Year 10:	March 1, 2025	to	February 28, 2026	3 %	$2.61	per month	$ 7,876.98

5. Type of Business Use.

The Premises will be a Cannabis Retail Store, including the retailing of cannabis paraphernalia, branded clothing, Accessories and related merchandise.

6. Rights of Tenant to Sub-Lease Premises.

The Tenant requires the right to sub-lease all or any-part of the leased premises. To carry on the Type of Business Use, as aforementioned, the Tenant will necessarily be required to lease the premises to another business entity. This entity will hold the state approved marijuana license, and

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use the building as described in the Type of Business Use section to operate as a state licensed marijuana establishment. Landlord shall have the right to approve any sublease Tenant. The Landlord shall not unreasonably withhold the right to sublease.

7. Repairs.
During the Lease term, Tenant shall make, at Tenant's expense, all necessary repairs to the Leased Premises. Repairs shall include such items as routine repairs of floors, walls, ceilings, and other parts of the Leased Premises damaged or worn through normal occupancy, except for major mechanical systems or the roof.

8. Alterations and Improvements.
Tenant, at Tenant's expense, shall have the right, following Landlord's consent, to remodel, redecorate, and make additions, improvements and replacements of and to all or any part of the Leased Premises from time to time as Tenant may deem desirable, provided the same are made in a workmanlike manner and utilizing good quality materials. Tenant shall have all the necessary permits and MOA approved plans to make additions (Build Out). Landlord must approve any "Build Out" prior to construction. Landlord's permission will not be unreasonable withheld. Tenant shall have the right to place and install personal property, trade fixtures, equipment and other temporary installations in and upon the Leased Premises, and fasten the same to the premises. All personal property, equipment, machinery, trade fixtures and temporary installations, whether acquired by Tenant at the commencement of the Lease term or placed or installed on the Leased Premises by Tenant thereafter, shall remain Tenant's property free and clear of any claim by Landlord. Tenant shall have the right to remove the same at any time during the term of this Lease provided that Tenant shall repair all damage to the Leased Premises caused by such removal at Tenant's expense.

9. Property Taxes.
Landlord shall pay, prior to delinquency, all general real estate taxes and installments of special assessments coming due during the Lease term on the Leased Premises, and all personal property taxes with respect to Landlord's personal property, if any, on the Leased Premises. Tenant shall be responsible for paying all personal property taxes with respect to Tenant's personal property and business property at the Leased Premises.

10. Insurance.
A. Landlord shall maintain fire and extended coverage insurance on the Building and the Leased Premises in such amounts, as Landlord shall deem appropriate. Tenant shall be responsible, at its expense, for fire and extended coverage insurance on all of its personal property, including removable trade fixtures, located in the Leased Premises.

B. Tenant and Landlord shall, each at its own expense, maintain a policy or policies of comprehensive general liability insurance with respect to the respective activities of each in the Building with the premiums thereon fully paid on or before due date, issued by and binding upon some insurance company approved by Landlord, such insurance to afford minimum protection of not less than One Million ($1,000,000) Dollars combined single limit coverage of bodily injury, property damage or combination thereof. Landlord shall be listed as an additionally insured on Tenant's policy or policies of comprehensive general liability insurance, and Tenant shall provide

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Landlord with current Certificates of Insurance evidencing Tenant's compliance with this Paragraph. Tenant shall obtain the agreement of Tenant's insurers to notify Landlord that a policy is due to expire at least ten days (10) prior to such expiration. Landlord shall not be required to maintain insurance against thefts within the Leased Premises or the Building.

11. Utilities.

A. Tenant shall pay all charges for gas, electricity, janitorial, refuse collection, telephone, internet and other services and utilities used by Tenant on the Leased Premises during the term of this Lease unless otherwise expressly agreed in writing by Landlord. Tenant shall pay such amounts within fifteen (15) days of invoice. Tenant acknowledges that the Leased Premises are designed to provide standard office use electrical facilities and standard office lighting. Tenant shall not use any equipment or devices that utilizes excessive electrical energy or which may, in Landlord's reasonable opinion, overload the wiring or interferes with electrical services to other tenants.

B. Landlord will pay Water/Sewer, Snow Removal, Unit Taxes & Insurance, and Grounds Maintenance. Tenant is responsible for snow removal/maintenance of the sidewalks.

12. Signs.

Following Landlord's consent, Tenant shall have the right to place on the Leased Premises, at locations selected by Tenant, any signs which are permitted by applicable zoning ordinances and private restrictions. Landlord may refuse consent to any proposed signage that is in Landlord's opinion too large, deceptive, unattractive or otherwise inconsistent with or inappropriate to the Leased Premises of any other tenant or not within the State of Alaska, MOA or Condo Association regulations. Landlord shall assist and cooperate with Tenant in obtaining any necessary permission from adjoining owners and occupants for Tenant to place or construct the foregoing signs. Tenant shall repair all damage to the Leased Premises resulting from the removal of signs installed by Tenant.

13. Entry.

Landlord shall have the right to enter upon the Leased Premises at reasonable hours to inspect the same, provided Landlord shall not thereby unreasonably interfere with Tenant's business on the Leased Premises. Due to the nature of the aforementioned Type of Business Use Tenant requests Landlord provide 24-hours notice of inspection so Tenant or Tenant's employees may escort the Landlord during the inspection.

14. Parking.

During the term of this Lease, Tenant shall have the non-exclusive use in common with Landlord, other tenants of the Building, their guests and invitees, of the non-reserved common automobile parking areas, driveways, and footways, subject to rules and regulations for the use thereof as prescribed from time to time by Landlord. Landlord reserves the right to designate parking areas within the Building or in reasonable proximity thereto, for Tenant and Tenant's agents and employees. Structured parking located about the Building is reserved for tenants of the Building. Landlord provides Tenant the spaces directly in front of the leased premises and on the side totaling nine (9) spaces in such structural parking area, such spaces to be on a first come-first served basis. Landlord will assist Tenant in securing, as may deem necessary, the exclusive usage of the all parking spaces directly in front of the leased premises.

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15. Default.
If default shall at any time be made by Tenant in the payment of rent when due to Landlord as herein provided, and if said default shall continue for thirty days (30) after written notice thereof shall have been given to Tenant by Landlord, or if default shall be made in any of the other covenants or conditions to be kept, observed and performed by Tenant, and such default shall continue for sixty days (60) after notice thereof in writing to Tenant by Landlord without correction thereof then having been commenced and thereafter diligently prosecuted, Landlord may declare the term of this Lease ended and terminated by giving Tenant written notice of such intention, and if possession of the Leased Premises is not surrendered, Landlord may enter said premises. Landlord shall have, in addition to the remedy above provided, any other right or remedy available to Landlord on account of any Tenant default, either in law or equity. Landlord shall use reasonable efforts to mitigate its damages.

16. Quiet Possession.
Landlord covenants and warrants that upon performance by Tenant of its obligations hereunder, Landlord will keep and maintain Tenant in exclusive, quiet, peaceable and undisturbed and uninterrupted possession of the Leased Premises during the term of this Lease.

17. Condemnation.
If any legally, constituted authority condemns the Building or such part thereof which shall make the Leased Premises unsuitable for leasing, this Lease shall cease when the public authority takes possession, and Landlord and Tenant shall account for rental as of that date. Such termination shall be without prejudice to the rights of either party to recover compensation from the condemning authority for any loss or damage caused by the condemnation. Neither party shall have any rights in or to any award made to the other by the condemning authority.

18. Security Deposit.
Landlord shall hold the Security Deposit without liability for interest and as security for the performance by Tenant of Tenant's covenants and obligations under this Lease, it being expressly understood that Tenant shall not consider the Security Deposit an advance payment of rental or a measure of Landlord's damages in case of default. Unless otherwise provided by mandatory non-waivable law or regulation, Landlord may commingle the Security Deposit with Landlord's other funds. Landlord may, from time to time, without prejudice to any other remedy, use the Security Deposit to the extent necessary to make good any arrearages of rent or to satisfy any other covenant or obligation of Tenant hereunder. Following any such application of the Security Deposit, Tenant shall pay to Landlord on demand the amount so applied in order to restore the Security Deposit to its original amount. If Tenant is not in default at the termination of this Lease, Landlord shall return the balance of the Security Deposit remaining after any such application, to Tenant. If Landlord transfers its interest in the Premises during the term of this Lease, Landlord may assign the Security Deposit to the transferee and thereafter shall have no further liability for the return of such Security Deposit. The Security Deposit is forfeited if the Tenant terminates its lease prior to full completion.

19. Notice.
Any notice required or permitted under this Lease shall be deemed sufficiently given or served if sent by United States certified mail, return receipt requested, addressed as follows:

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If to Landlord to:
Jennifer Watson
360 E. International Airport Rd.
Unit 1
Anchorage, AK 99518
(907) 277-0331 - Anchorage
(907) 234-7482 - Seldovia
Jennifereve39@hotmail.com

If to Tenant to:
Oleander, Inc.
c/o Kim Kole
12651 Schooner Dr.
Anchorage, AK 99515
(907) 727-6584
kimkoleinak@gmail.com

Landlord and Tenant shall each have the right from time to time to change the place notice is to be given under this paragraph by written notice thereof to the other party.

20. Brokers.
Tenant represents that Tenant was not shown the Premises by any real estate broker or agent and that Tenant has not otherwise engaged in, any activity which could form the basis for a claim for real estate commission, brokerage fee, finder's fee or other similar charge, in connection with this Lease. REPRESENTATION: The parties acknowledge that the real estate broker representing the Landlord for this transaction is SSS Commercial Real Estate / Jim Patton.

21. Waiver.
No waiver of any default of Landlord or Tenant hereunder shall be implied from any omission to take any action on account of such default if such default persists or is repeated, and no express waiver shall affect any default other than the default specified in the express waiver and that only for the time and to the extent therein stated. One or more waivers by Landlord or Tenant shall not be construed as a waiver of a subsequent breach of the same covenant, term or condition.

22. Memorandum of Lease.
The parties hereto contemplate that this Lease should not and shall not be filed for record, but in lieu thereof, at the request of either party, Landlord and Tenant shall execute a Memorandum of Lease to be recorded for the purpose of giving record notice of the appropriate provisions of this Lease.

23. Headings.
The headings used in this Lease are for convenience of the parties only and shall not be considered in interpreting the meaning of any provision of this Lease.

24. Successors.
The provisions of this Lease shall extend to and be binding upon Landlord and Tenant and their respective legal representatives, successors and assigns.

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25. Consent.
Landlord shall not unreasonably withhold or delay its consent with respect to any matter for which Landlord's consent is required or desirable under this Lease.

26. Performance.
If there is a default with respect to any of Landlord's covenants, warranties or representations under this Lease, and if the default continues more than fifteen (15) days after notice in writing from Tenant to Landlord specifying the default, Tenant may, at its option and without affecting any other remedy hereunder, cure such default and deduct the cost thereof from the next accruing installment or installments of rent payable hereunder until Tenant shall have been fully reimbursed for such expenditures, together with interest thereon at a rate equal to the lessor of twelve percent (12%) per annum or the then highest lawful rate. If this Lease terminates prior to Tenant's receiving full reimbursement, Landlord shall pay the unreimbursed balance plus accrued interest to Tenant on demand.

27. Compliance with Law.
Tenant shall comply with all laws, orders, ordinances and other public requirements now or hereafter pertaining to Tenant's use of the Leased Premises. Landlord shall comply with all laws, orders, ordinances and other public requirements now or hereafter affecting the Leased Premises.

28. Final Agreement.
This Agreement terminates and supersedes all prior understandings or agreements on the subject matter hereof. Only a further writing that is duly executed by both parties may modify this Agreement.

IN WITNESS WHEREOF, the parties have executed this Lease as of the day and year first above written.

Landlord: Jennifer and/or Brian Watson

BY: J. E Watson Date: 24th Feb 2016

IT'S: Owner.

Tenant: Oleander, Inc.

BY: Jerry A Workman Date: Feb 27, 2016

IT'S: CEO

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