LEASE

THIS LEASE is dated as of September 1st, 2018 by and between Teekell Company, Alaska, LLC., whose address for all purposes herein is 8801 Jewel Lake Rd., Anchorage, Alaska, 99502 hereinafter referred to as "Lessor", and 2KT, Inc. dba MaryJane's Cannabis Emporium, hereinafter referred to as "Lessee".

1) Leased Premises. Lessor hereby leases to Lessee, and Lessee hereby leases from Lessor, in accordance with this Lease, the Leased Premises, subject to the terms and conditions contained in this Lease.

   a) The leased premises is located on that certain real property more particularly described as: 8851 Jewel Lake Road, Anchorage, AK 99502.

2) Rent. The Lessees shall pay in advance, on or before the 1st day of each month, except the first month which shall be paid upon execution of this Lease, monthly rent during the term of this Lease as follows:

   a) For each and every month of the entire of this Lease (5 Years), the monthly rent shall be fixed at the sum of Two Thousand Dollar ($2000.00) (approximately $2.00 per sf.).

   b) Lessee shall have a five-year option to rent at market rate.

   c) Rent is payable to Lessor at Lessor's address herein specified or as may be changed by subsequent written notice by Lessor to Lessees.

   d) If the rent is not paid by the 10th day of any month, a late charge of TWO HUNDRED FIFTY & NO/100s DOLLARS ($250.00) shall be charged and shall be due and payable when the rent is paid.

   e) If the rent and the late charge are not paid by the 20th day of any month, the Lessee shall be in default. In the event of a default by Lessor, *Lessee will contact the Alaska Marijuana Control Office and ensure Enforcement for AMCO removes all marijuana and marijuana product from facility.*

3) Utilities. Lessor shall be responsible for all utilities associated with the leased premises.

   a) No temporary interruption or failure of such utilities incident to the making of repairs, alterations or improvements, or due to accident or strike, or to maintenance or conditions relieve Lessee from any of Lessee's obligations hereunder.

4) Term. The lease term of this Lease shall commence on Sept. 1, 2018 and end

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Sept. 1, 2023 (the "Term"), unless sooner terminated in accordance with the terms of this lease.

a) Possession shall be given to Lessee not later than the morning of August 1, 2018, provided all of the terms and provisions regarding the payment of rent and security deposit, the proof of insurance and such other similar provisions have been complied with. The purpose of this early occupancy is to allow Lessee to begin moving personal property and equipment to the leased premises so long as such activity does not interfere with the completion of the Lessee improvements provided for herein.

5) Security Deposit. There shall be a security deposit of five hundred dollars ($500.00) to be paid by Lessee upon execution of this Lease.

6) Lessee Improvements. TO BE DISCUSSED AND WRITTEN.

7) Use. Lessee shall use and operate the Leased Premises for the sales of commercial marijuana and any other lawful purpose.

8) Control of Common Areas. All automobile parking areas, driveways, entrances and exits, loading areas, pedestrian sidewalks, landscaped areas and the bathrooms, the elevator, the stairwells, the hallways and other common areas inside the building as well as other facilities furnished by Lessor in or near the building provided by Lessor for the general use, in common, of Lessee, shall at all times be subject to the exclusive control and management of the Lessor.

a) Lessor shall have the right from time to time to establish, modify and enforce reasonable rules and regulations with respect to all such facilities and areas of the building.

b) Lessor shall have the right to change, reconstruct, maintain and operate lighting in the common areas and outside of the building; to make changes to the common areas and facilities; to change the location and arrangement of parking areas; to restrict parking by Lessee and their employees to employee parking areas; to close temporarily all or any portion of the parking areas; to discourage non-customer parking; and to do and perform such other acts in and to said areas as, in the use of good business judgment, Lessor shall determine to be advisable.

c) Lessor shall operate and maintain the common facilities referred to above in such manner as the Lessor, in its sole discretion, shall determine appropriate from time to time. Without limiting the scope of such discretion, Lessor has the full right to employ all personnel and to make all rules and regulations pertaining to and necessary for the proper operation and maintenance of the common areas and facilities.

9) Encumbrances. This Lease is subject and subordinate to any deed of trust, mortgage, lien, encumbrance, lease, financing, loans, other arrangements or right to possession (collectively, the "***Encumbrances***") with regards to the building or land on or in which the Leased Premises is situated, that Lessor is obligated to now or in the future,

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including existing and future Encumbrances on the building and land on or in which the Leased Premises is situated. Although no instruments or act on the part of Lessee are necessary to effectuate such subordination, Lessee shall nevertheless execute and deliver such further instruments that the Lessor may request from time to time to further evidence such subordination to all such Encumbrances. In the event any proceedings are brought for foreclosure or the exercise of any power of sale under a deed of trust or mortgage covering the Leased Premises, Lessee shall attorn to the purchaser upon any such sale or foreclosure and recognize such purchaser as Lessor under this Lease. In the event of any sale of the Leased Premises, Lessor shall be and is hereby entirely freed and relieved of all liability under this Lease arising out of any act, occurrence or omission occurring after the consummation of such sale.

10) Rules and Regulations. Lessee agrees to comply with all reasonable rules and regulations applicable to the leased premises upon notice to Lessee from Lessor, provided that such rules and regulations shall apply uniformly to all Lessees.

a) Lessor 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 lessee cannot be reached, abandons the property, or similar event.

b) Lessor must abide by Lessee's visitor policy and ensure that no agent or prospective sublessee of Lessor attempts to enter the property that is under the age of 21, presents a valid state or federal identification card, and remains in eyesight of a designated agent of Lessee at all times.

11) Quiet Enjoyment. Upon paying the rents and other sums required of Lessee under this Lease and faithfully and fully performing the terms, conditions and covenants of this Lease on Lessee's part to be performed, Lessee shall peaceably and quietly have, hold and enjoy the Leased Premises for the Term.

12) Indemnification and Waiver of Liability. Lessee shall indemnify, defend and hold Lessor harmless from and against any and all claims, damages, costs, attorneys' fees, expenses and liabilities arising in connection with (a) Lessee 's use of the Leased Premises; (b) any activity carried out in or about the Leased Premises or related to the Business by Lessee or any Lessee Representative or invitees of Lessee ; (c) any breach or default in performance of any obligation by or of Lessee or any Lessee Representative; and (d) any violation by Lessee or its Affiliates of any Laws, including revocation, suspension or termination of any Required Permits. Lessee, as a material part of the consideration to Lessor under this Lease, hereby assumes all risk of damage to property or injury to persons in, upon or about the Leased Premises arising from any cause other than the negligence of Lessor, and Lessee hereby waive all claims with respect thereof against Lessor. Lessee may, at its sole cost and expense, protect and defend against any such government action which threatens its normal Business activity. Lessee hereby agrees that this lease is fully binding, and Lessee has investigated any and all possibilities of conducting Business at said location and will honor any and all lease payments during the Term and any extension thereof. Lessee shall hold harmless Lessor

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from any litigation, liabilities, claims and/or disputes of any kind whatsoever upon acceptance of this Lease, during the Term and any extension thereof.

13) Care of the Leased Premises. At all times during the term hereof, Lessees shall:

a) keep the premises clean, safe and orderly;

b) provide all equipment needed for the operation of its business conducted on the premises;

c) conduct activities upon and generally maintain the premises in such a manner and with such care that injury to persons and damage to property does not result therefrom;

d) not use the premises in such manner that will increase the rate of fire and extended coverage insurance or which will cause cancellation of the insurance or will make coverage unavailable;

e) make no alterations or improvements in the premises or incorporate fixtures therein without the written consent of Lessor;

f) not damage the premises or the building while moving equipment to and from the premises;

g) not use any plumbing facilities in the building except for their intended purposes;

h) not use or permit any part of the premises to be used for any unlawful or unauthorized purpose;

i) comply with Municipal, State, Federal and other governmental laws, statutes, ordinances, rules and regulations of whatever type and nature including, but not limited to, zoning ordinances, health, fire, safety and environmental regulations;

j) not cause or permit any waste, damage or injury to the premises;

k) not bring pets into the building with the exception of fish, or dogs that are trained to work as guides and/or seeing eye dogs.

l) keep the premises as now or hereafter constituted with all improvements made thereto.

14) Repairs and Maintenance. Lessor shall, at its sole cost and expense, perform all renovations, exterior walls, plumbing and plumbing fixtures, electrical service, lines and fixtures, floor drains, light fixtures, drop ceiling and the HVAC systems, including replacement thereto or thereof. Lessor shall not be responsible for any repairs or maintenance inside of the leased premises which shall be the responsibility of the Lessee. Lessee shall not replace any locks or security hardware on the Leased Premises without the consent of the Lessor. Lessee shall ensure that the Lessor is provided with all keys

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and/or access codes to any new locks or security hardware that may be installed.

15) Access. The Lessor, its agents, employees and designees shall have the right to enter the premises at all reasonable times to inspect the same, to clean, repair, maintain, alter or improve the premise or the building, to post "Notices of Non-Responsibility," to preserve and protect the premises and the building and to show the premises to prospective Lessees within the period of sixty (60) days prior to expiration of term of this Lease. The right of entry reserved herein does not impose, nor does Lessor assume by reason thereof, any responsibility for care, maintenance, or supervision of the premises beyond such obligations as are expressly set forth elsewhere herein. Lessor must abide by Lessee's visitor policy and ensure that no agent or prospective sublessee of Lessor attempts to enter the property that is under the age of 21, presents a valid state or federal identification card, and remains in eyesight of a designated agent of Lessee at all times.

a) The premises is located in a multi-Lessee building. Access to the building is available to all Lessee s seven days per week 24 hours per day. Lessee shall be responsible for the security of their Leased Premises.

16) Default. The occurrence of one or more of the following events shall constitute a default and breach of this Lease by Lessee: In the event of a default by Lessor, *Lessee will contact the Alaska Marijuana Control Office and ensure Enforcement for AMCO removes all marijuana and marijuana product from facility.*

Event of Default. If any one or more of the following events occurs and is continuing beyond the period set forth in any default notice provided to be given, an "***Event of Default***" shall have occurred under this Lease: (i) Lessee fails to pay any monthly rent payment or other sums due from Lessee to Lessor within five (5) calendar days of the applicable due date; (ii) Lessee breaches any provision of this Lease and such failure in compliance shall continue for thirty (30) days after the giving of notice by Lessor to Lessee specifying the failure, or, if such failure cannot with due diligence be remedied within thirty (30) days, Lessee has not in good faith commenced within such thirty (30) day period to remedy such failure and continued diligently to prosecute the same to completion; (iii) Lessee vacates or abandons the Leased Premises; or (iv) Lessee is adjudged insolvent or makes and assignment for the benefit of creditors, or if a receiver or other liquidating officer of Lessee is appointed, or a petition for relief is filed by or against Lessee in bankruptcy, or other dissolution or insolvency proceedings are commenced by or against the Lessee.

Right to Terminate Lease and Re-Enter. If an Event of Default occurs, then Lessor may, in addition to any other remedy available to Lessor under this Lease or by law, at Lessor 's option to immediately enter and take possession of the Leased Premises and declare this Lease terminated, and Lessee shall quit and surrender possession of the Leased Premises, but Lessee shall remain liable to Lessor as hereinafter provided, and upon Lessee' failure to surrender of possession. Lessor may recover from Lessee such damages attributable to Lessee's default from the date of such breach to the date of the expiration of the term hereof. Lessor may re-enter the Leased Premises by summary proceeding or otherwise free from any interest of Lessee therein. If any Event of Default or Lessee bankruptcy, insolvency or assignment for the benefit of creditors occurs,

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Lessor may declare the balance of rental for the entire remaining term of this Lease at once due and payable by delivering written notice of such declaration to Lessee. If Lessee defaults on any of its obligations hereunder other than for the payment of rent, Lessor may cure such default on behalf of the Lessee, in which case Lessee shall immediately reimburse Lessor for all sums paid to effect such cure, together with interest at the rate of 18% per annum and reasonable attorney's fees, as additional rent hereunder. In order to collect such reimbursement, Lessor shall have all the remedies available under this Lease for a default in the payment of rent.

Lessor 's Right to Restore and Re-Let, and Lessee's Liability for Expenses. If Lessor obtains possession by re-entry, legal or equitable actions or proceedings or other lawful means as a result of an Event of Default by Lessee, Lessor may, without the obligation, make renovations, alterations and repairs to the Leased Premises required to restore them to the same condition during the Term, and to re-let the Leased Premises or any part thereof for a term or terms that may be less or more than the full Term of this Lease had Lessor not re-entered and re-possessed or terminated this Lease, and Lessor may grant reasonable concessions in the re-renting to a new Lessee, without affecting the liability of Lessee under this Lease. Any of the foregoing action taken or not taken by Lessor shall be without waiving any rights that Lessor may otherwise have under law or in accordance with this Lease. Lessee shall pay and indemnify Lessor against all legal and other expenses reasonably incurred by Lessor, including attorney's fees and the costs of litigation, in terminating this Lease by reason of an Event of Default, in obtaining possession of the Leased Premises, in making all alterations, renovations and repairs and in paying the usual and ordinary commissions for re-letting the same.

Liability of Lessee after Re-Entry and Possession or Termination.
Survival of Obligations. If any Event of Default occurs (whether or not this Lease is terminated as a result of an Event of Default), Lessee shall remain liable to Lessor for all fixed annual rent and additional rent herein reserved (including, but not limited to, the expenses to be paid by Lessee in accordance with this Lease); less the net amount of rent, if any, that shall be collected and received by Lessor from the Leased Premises, for and during the remainder of the Term. In addition, Lessor may, from time to time, without terminating this Lease, as agent for Lessee, re-let the Leased Premises or any part thereof for such term or terms, at such rental or rentals, and upon such other terms and conditions as Lessor may deem advisable. Lessor shall have the right, without the obligation, following re-entry and possession or termination, to apply any rentals received by Lessor in the following order: (i) to the payment of indebtedness or costs other than rent or damages; (ii) to the payment of any cost of re-letting, including, without limitation, brokerage fees prorated over the life of the term of the re-letting and applicable to the remainder of the Term; (iii) to the payment of any cost of altering or repairing the Leased Premises; (iv) to the payment of fixed annual rent and additional rent or damages, as the case may be, due and unpaid hereunder; and (v) the residue, if any, shall be held by Lessor and applied for the payment of future fixed annual rent and additional rent, or damages, as the case may be, as the same may become due and payable hereunder. Lessor may sue periodically for and collect the amount that may be due pursuant to the provisions of this paragraph, and Lessee expressly agrees that any such suit shall not bar or in any

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way prejudice the rights of Lessor to enforce the collection or the amount due at the end of any subsequent period by a like or similar proceeding. The words "re-entry" and "re-enter," as used herein, shall not be construed as limited to their strict legal meaning.

Rights on Termination. If Lessor terminates this Lease by reason of an Event of Default, then Lessor shall thereupon have the right, without obligation, as an alternative to suing Lessee periodically pursuant to the provisions of subparagraph (0) above, to recover from Lessee the difference, if any, at the time of such termination, between the amount of fixed annual rent and additional rent reserved herein for the remainder of the term over the then reasonable rental value of the Leased Premises for the same period. Lessor shall not, by any re-entry or other act, be deemed to have terminated this Lease, unless Lessor shall notify Lessee in writing that Lessor has elected to terminate the same.

Right to Injunction. In the event of a breach or threatened breach by Lessee of this Lease, Lessor shall have the right of injunction and the right to invoke any remedy allowed at law or in equity as if re-entry, summary proceedings and other remedies were not herein provided for. Lessee hereby expressly waives any and all rights of redemption granted by or under any present or future laws in the event of Lessee being evicted or dispossessed for any cause, or in the event of Lessor obtaining possession of the Leased Premises, by reason of the violation by Lessee of any of the covenants and conditions of this Lease, or otherwise.

17) Liability and Fire Insurance. Lessee shall, during the entire term hereof, at Lessee's sole expense, keep in full force and effect a policy of public liability and property damage insurance with respect to the premises, its appurtenances and the business operated by Lessee on the premises in which the minimum combined single limits of public liability coverage per occurrence shall be five hundred thousand dollars ($500,000.00).

a) This policy shall name Lessor, any person or entity designated by Lessor and Lessees as "co-insureds". This policy shall contain a clause that the insurer will not cancel or change the insurance without first giving Lessor ten (10) days prior written notice of cancellation or modification.

b) This insurance shall be with an insurance company qualified to do business in the State of Alaska. A certificate of insurance shall be delivered to Lessor prior to the Lessees' occupancy and each time such policy is renewed.

c) Lessor shall obtain, at Lessor's sole expense, a policy of fire and extended coverage insurance for the building, but not for the Lessees' property located in the building.

d) Lessee shall be responsible for any and all loss to the property of any of the Lessees.

18) Waiver of Subrogation. Each of the parties on their own behalf and on behalf of their insurers hereby waive all rights of subrogation which they or their insurers might otherwise acquire as a result of payment for a claim covered under an insurance policy

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outlined in paragraph 17 above.

19) Notice by Lessee. Lessee shall give immediate notice to Lessor in case of fire or accidents in the leased premises or in the building of which the premises are a part or of defects therein or in any fixtures or equipment.

20) Damage or Destruction. If the premises shall be destroyed or rendered unusable, either wholly or in part, by fire or other unavoidable casualty, Lessor may, at his option, restore the premises to its previous condition and in the meantime the monthly rent shall be abated in the same proportion as the unusable portion of the premises bears to the whole thereof, but unless Lessor, within thirty (30) days after the happening of any such casualty, shall notify Lessee of its election to so restore the premise, this Lease shall thereupon terminate and end.

21) Condemnation. If the Leased Premises, or any part thereof, is taken by eminent domain, at Lessor's option, this Lease (a) shall expire on the date when the Leased Premises shall be so taken, and the rent shall be apportion as of that date, or (b) shall continue in full force and effect with an abatement in rent commensurate with the reduction of square footage of the Leased Premises. No part of any award shall belong to Lessee.

22) Acceptance of Premises. Lessee shall, after the Lessor has completed the Lessee improvements described in Exhibit "B" attached, inspect the leased premises and, if satisfactory, shall acknowledge that the premises are fit for Lessee's purposes.

23) Alterations. Lessee shall not make any alterations, additions, changes or improvements to the premises without the prior written consent of Lessor and then only in accordance with plans and specifications approved by Lessor and subject to the following conditions:

a) No change, alteration, improvement or renovation shall at any time be made which shall impair the structural soundness or diminish the value of the demised premises.

b) No change, alteration, improvement or renovation shall be made without the written consent of Lessor, which consent shall not unreasonably be withheld. As a condition precedent to such consent, Lessees shall deliver to Lessor written plans and specifications for all such work.

c) No change, alteration, improvement or renovation shall be undertaken until Lessees shall have procured and paid for all required municipal permits and authorizations.

d) All work done in connection with any change, alteration, improvement or renovation shall be done in a good and workmanlike manner and in compliance with the building and zoning laws, and with all other laws, ordinances, orders, rules, regulations and requirements of all federal, state and municipal governments and the appropriate departments, commissions, boards and officers thereof. Lessee shall procure certificates of occupancy and other certificates as required by law.

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e) At all times when any change, alteration, improvement or renovation is in progress, there shall be maintained, at Lessees' expense, worker's compensation insurance in accordance with law covering all persons employed in connection with the change or alteration, and general liability insurance for the mutual benefit of Lessee and Lessor, expressly covering the additional hazards due to the change or alteration.

f) At the end of the term of this lease, Lessee shall have neither the right nor the obligation to remove any additions, fixtures, renovations or alterations or to restore the demised premises to the condition in which they were at the time of the commencement of this lease. Said alterations, fixtures and improvements, such as carpet, light fixtures, stud walls, doors, cabinets, counters, sinks, toilets and all other Lessee improvements, fixtures and alterations will, at the expiration or earlier termination of this Lease, become the property of the Lessor except where Lessor has otherwise agreed in writing.

g) All workmanship involved, and material used shall be of a quality consistent with the construction of the premises at the start of the lease term. All contractors involved in such alterations shall be approved by Lessor prior to commencing work.

24) Liens. Lessee shall keep the land and building free from liens for labor or materials ordered or supplied upon the request of Lessee. Should any such lien be recorded, or should a lien be recorded by reason of a claim against Lessee, or acts or omissions of Lessee, Lessee shall forthwith, and within ten (10) days of learning of such recording, cause the same to be cancelled and discharged of record. Alternatively, Lessee may provide Lessor with written proof of the existence of an appropriate surety bond in accordance with AS 34.35.072 written by a corporate surety qualified to do business in the State of Alaska, in an amount equal to not less than 150% of the amount of the claim of lien. Such surety bond shall be in favor of Lessor or the lien claimant. Lessees shall take all steps necessary to have such lien released or any judgment satisfied at Lessee' own expense.

25) Surrender of Premises. Lessee, on the last day of the term, or on the last day of a renewal or extension term, or upon earlier termination of this Lease, shall peaceably and quietly leave and surrender the premises in as good condition as on commencement of the term, ordinary wear and tear and damage that Lessor has been fully compensated for by insurance proceeds, excepted.

a) Lessee may remove any furniture and equipment which it placed on the premises during the term of this Lease, but all fixtures, including cabinets, counters, sinks and the like shall remain on the premises as the property of the Lessor.

b) Lessee will repair any damage caused by the removal of any furniture or equipment.

26) Holdover. If Lessee shall remain in possession of said premises after the termination of this Lease or after the expiration of said term without an extension or renewal of this Lease begin agreed to by Lessor, Lessee shall be deemed to occupy the premises as a Lessee from month to month. Rent for any such hold over term shall be at

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1.25 times the rent herein reserve.

27) Notices. Any notice or demand which under the terms of this Lease or any statute may or must be given or made by either party to the other, shall be in writing and made or given by mailing the same by certified mail, return receipt requested, postage prepaid, addressed to the other party at the address set out below and not to the addresses set out in the initial paragraph of this Lease.

Lessor

Teekell Company, Alaska LLC
8801 Jewel Lake Rd.
Anchorage Alaska 99502

a) When so mailed the notice or demand shall be effective four (4) days after the mailing date.

b) Any demand or notice by or from Lessor shall be effective when personally delivered to any officer of Lessee or to the person who is in charge of the premises for Lessee.

c) Either party may designate in writing such new or other address to which such notice or demand shall thereafter be given, made or mailed, furthermore, when for purposes of demand or notice, Lessor uses the address at which it customarily communicates with Lessees, such demand or notice shall be effective.

28) Personal Property Taxes. Lessee shall pay prior to delinquency, all personal property taxes payable with respect to all property of the individual Lessees located in the premises or the building and shall provide promptly, upon request of Lessor, written proof of such payment.

29) Business Expenses. Lessee shall pay any and all expenses associated with the operation of their businesses including, without limitation, employee salaries and all taxes and contributions associated therewith, equipment payments, worker's compensation insurance as required by law for all employees, inventory purchases, the public liability and property damage and fire insurance required by this Lease.

30) Governmental Fees, Taxes, Assessments and Other Expenses. All governmental fees due the Anchorage Municipality, State of Alaska or other governmental agencies on account of any inspection made upon said leased premises by any officer thereof as a result of the operation by Lessee shall be paid, when and as due, by Lessee.

31) Advertising. Lessee shall not inscribe or post, place, or in any manner display any sign, notice, picture, placard or poster, or any advertising matter whatsoever, anywhere in or about the premises or the building at places visible (either directly or indirectly as an outline or shadow on a glass pane) from anywhere outside the premises without first obtaining Lessor's written consent thereto. Any such consent by Lessor shall be upon the understanding and condition that Lessee will comply with all municipal ordinances and will remove the same at the expiration of this Lease and repair any damage caused thereby and such other conditions as the Lessor may reasonably impose.

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a) Lessor hereby consents to DESCRIBE SIGNAGE

b) Lessor will place the Lessees' names and suite number on the directory in the building lobby.

32) Lessor and Lessee Not Partners. Neither this lease nor any one or more other agreements set forth herein is intended, nor shall the same ever be construed so as to create a partnership by and between Lessor and Lessees, nor so as to make them joint ventures, nor so as to make either party in any way responsible for the debts and/or losses of the other party.

33) General.

a) No amendment, modification or waiver of a provision of this Lease nor a consent required by this Lease shall be effective unless expressed in a writing executed by Lessor and Lessees.

b) This Lease and the two (2) Exhibits attached hereto set forth all covenants, promises, agreements, conditions and understandings between the Lessor and Lessees concerning the leased premises. There are no covenants, promises, agreements, conditions or understandings, either oral or written, between them.

c) No waiver by Lessor of any default shall operate as a waiver of any other default or of a like default on a future occasion. No delay or omission on the part of Lessor in exercising any of its rights shall operate as a waiver of such right or any other rights.

d) Time shall be of the essence for the performance of the obligations of this Lease by the Lessees.

e) The invalidity of one or more provisions of this Lease shall not render invalid the remaining provisions.

f) No consent by Lessor to an act or omission by any of the Lessees shall constitute consent to any other act or omission or to a like act or omission on a future occasion.

g) The Lessees shall not record this Lease without the written consent of the Lessor.

h) The rule of construction that an instrument shall be construed more strictly against the party who drafted the same shall not apply to this Lease.

i) This Lease shall be governed by the laws of the State of Alaska.

j) No right or remedy herein conferred upon or reserved to Lessor is intended to be exclusive of any other right or remedy. Each and every right and remedy shall be cumulative.

k) This Lease shall bind and inure to the benefit of the parties, and their assigns and other successors in interest.

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l) If Lessor or any of the Lessees shall bring any action for any relief against the other, declaratory or otherwise, arising out of this Lease, including any suit by Lessor for the recovery of rent or possession of the premises, the losing party shall pay the successful party a reasonable sum for attorney's fees.

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

Lessor:

Teekell Company, Alaska LLC
8801 Jewel Lake Rd.
Anchorage Alaska 99502

By:_____
Kerry Teekell, Member

Date: 8.29.18

Lessee:

2KT, Inc.
8801 Jewel Lake Rd.
Anchorage, Alaska 99502

By:_____
Kerry Teekell, President

Date: 8.29.18

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