Lease Agreement

This lease agreement is made by **C & F, LLC, Landlord** and **Barely Legal Inc., Tenant.**

Property address: 1036 E. 4th Avenue, Anchorage, AK

TERMS: Ten-year lease with Tenant's option for 3-5 more years (as long as Tenant is not in default of any of the terms contained herein.
Term beginning: April 1, 2018

RENT: $5520 per month, due by the fifth of each month.

Rent will increase each year, on the anniversary of the term starting date, as follows: 1% monthly increase.

Both parties will have their own insurance coverage policies and provide updated copy to each party.

Tenant will pay for the following utilities and services: *water, *electric, and *gas

Tenant will reimburse Landlord for property taxes due each year.

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

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

Signatures to Follow on Next Page

Received by AMCO 8.13.18

LANDLORD

C & F, LLC (Rodney and/or Cindy Hill)

PO BOX 220901 Anchorage, AK 99522

By: _____
Rodney & Cindy Hill, members of C&F, LLC

TENANT

Barely Legal, Inc.

PO BOX 875737 Wasilla, AK 99687

By: _____
Donald Brooks II – President of Barely Legal, Inc.

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