AMENDMENT TO REAL ESTATE LEASE

THIS AMENDMENT is entered into between Landlord and Tenant effective as of the ___ day of March 26, 2019 under that certain Real Estate Lease originally dated Oct 2018, related to the property commonly known as 2922 Parks Highway Studio 10, Fairbanks, AK 99709.

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. **USE of Premises**: Landlord is aware and agrees to the commercial cultivation of marijuana and the use of the property as a state licensed marijuana establishment.

2. **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.

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:

By: Donald B Carr

Marcy P Blunkan

TENANT: Goldstream Grown. LLC

By: _____
Carolyn Dobbs, Member

AMCO Received 3/27/2019

the ANNEX LEASE

This **LEASE AGREEMENT** made between Goldstream Grown, LLC (Tenant) and Nancy Burnham (Landlord), entered into on Oct 4, 2018 (Date).

1. ADDRESS: Tenant agrees to lease the space known as Studio #10 located at 2922 Parks Highway, Fairbanks, AK.

2. TERM of Lease is for a period of 12 **days /weeks /months.**
Rent is due the **first day** of rental period (for daily or weekly rental) or the **first day of the month.**

3. RENT: $650.00 month

4. SECURITY AND KEY DEPOSIT:$ NA

5. USE OF PROPERTY: Limited Cultivation

6. REPAIRS AND MAINTENANCE: Tenant will keep the premises in a clean and safe condition. The landlord will keep the structure, heating and electrical systems in good repair. The landlord may enter the premises for inspection and repair at any time with reasonable notice to tenant and without notice in cases of emergency or probable cause to avoid property damages.

7. DAMAGE: The unit is in excellent condition as of the inception of this lease. Any change in this condition, unless agreed to by the Landlord, will be considered damage with replacement or repair *the responsibility of the Tenant.*

8. ALTERATIONS AND ADDITIONS: Any construction fastened in any way within a unit shall require approval in advance by the Landlord.

9. JANITORIAL: Tenants are responsible for keeping the public toilet and common washbasin in hallway clean. The Landlord will provide all cleaning and paper products. The Landlord will be responsible for trash removal. **TENANTS WILL USE RED TRASH CONTAINER** for disposal of toxic/ flammable products (ie.solvents).

10. Tenant shall not perform any act or practices which may create a **hazard** for the occupants or building or be a **nuisance** (odors/noises) to others occupying the building.
Tenants shall not use the premises for any business or purpose that is unlawful or in violation or any laws. This is not a residential space.

11. Signage will be limited to tenant's window or with prior agreement of the Landlord.

LICENSE 19473

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12. The Tenant waives all claims against the landlord for damages to goods or for injuries to persons on or about the demised premises from any cause arising at any time.

13. The tenant will indemnify and hold harmless landlord on account of damage or injury to any person or to the goods of any person, arising from the use of the demised premises by tenant or arising from failure of tenant to keep the demised premises in good condition as provided in this agreement.

14. The landlord shall not be liable to tenant for damage by or from any act or negligence of adjoining or contiguous property.

15. To implement the provisions of this section the tenant shall maintain a liability policy in an amount of NA per person or per incident, with landlord being named as an additional insured under said policy within 30 days of the execution of this document.

16. **DEFAULT:** Failure to observe, keep and perform any of the terms of this lease.

17. **REMEDIES:** In the event of default, landlords Nancy or Don may serve written notice that she/he elects to terminate this lease in ten days unless such default has been cured.

Owner's signature:

Tenant's signature:

Tenant's address: /email/phone

Carolyn Dobbs - Goldstream Grown, LLC
3875 Geist Rd Ste E #272
Fbks, AK 99709
(907) 460 4619 gvpf907@gmail.com

Please make checks out to: **the ANNEX.**

PO Box 95
Ester, AK 99725

LICENSE 19473

Please mail checks to above address

Received by AMCO 11.15.18