RGP Enterprises

36221 Pine Street, Soldotna, Alaska 99669
Mailing address: RGP Enterprises 34555 Commerce St. Soldotna, Alaska 99669

Commercial Lease Agreement

Date Lease Agreement 02/01/2018

RGP Enterprises (Owner Ronald G Pritchard) - Landlord, and Licensee/Tenant - Ronald G Pritchard (DBA Dannys Place) agree as follows:

1. PROPERTY: Landlord leases to tenant the "premises" described as 36221 Pine Street, Soldotna, Alaska 99669
2. TERM: The term of this agreement shall commence on 02/01/2018. This lease is valid for two years from the date signed, at which time it must be agreed upon by both parties to extend the lease for another two years.
3. USE: Landlord acknowledges the Dannys Place is a business catering to the cannabis industry and allows that type of business activity with the lease agreement.
4. The landlord/lessor may not take possession of or remove marijuana from the premises. AMCO will be contacted in the event that this is necessary.
5. Rent: Tenant agrees to pay a lease based on a 50/50 margin basis. Tenant agrees to pay payment on or before the 1st of every month. If a payment is not received by the 7th day of the month in which it is due, it will be considered late and an additional $50.00 late fee shall be applied to the payment.
6. PAYMENT: The lease shall be paid at 36221 Pine Street, Soldotna, Alaska 99669.
7. UTILITIES: Landlord agrees to pay for: All Utilities and insuring the building against any and all product liability and other as needed.
8. REMODEL, MAINTENANCE, and UPKEEP: Landlord will execute and provide all remodels to existing building, parking areas and grounds.
9. RULES and REGULATIONS: Tenant agrees to comply with all rules and regulations which are posted at any time on the premise, or delivered to tenant, and be liable for any fines, or charges incurred due to violations.
10. ENTRY: Upon not less than 24 hours' notice, tenant shall make the premise available during normal business hours to landlord, authorized agent, or representative, for the improvements, or supply necessary or agreed services. In an emergency, landlord authorized agent, or representative may enter the premise, at any time, without prior permission for tenant.
11. ASSIGNMENT and SUBLETTING: Tenant shall not let, or sublet any part of the premise, nor assign this agreement, or any interest in it, unless ther is prior written permission and agreement between landlord and tenant.
12. TERMINATION: Landlord may serve necessary notice to vacate for non-payment of lease, and , or breach of this lease agreement, and for any complaints received by landlord of tenants conduct in or upon the premise.
13. ATTORNEY FEES: In the event that the landlord must take any action, or proceedings arising out of this agreement, landlord shall be entitled to reasonable attorney fees.
14. NOTICE: Any notice to landlord may be served to landlord at 36221 Pine Street, Soldotna, Alaska 99669.

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15. ENTIRE CONTRACT: Time is of the essence. All prior agreements between the parties are incorporated in this agreement, which constitutes the entire contract. It's terms are intended by the parties as a final expression of their agreement with respect to such terms. As are included herein and may not be contradicted by evidence of any prior agreement or contemporaneous verbal agreement. NOTE: This lease agreement may be modified only by an amicable agreement between landlord and tenant.
16. CONSUMPTION OF MARIJUANA PRODUCTS AND/OR TOBACCO PRODUCTS: is strictly prohibited with in the building and also within 25 feet of the premises. Keep all entrances, sidewalk, and parking areas clear and clean of excess trash.
17. CONFLICT OF INTEREST: landlord is licensed to lease real estate in the state of Alaska.
18. RETURNED CHECK: Tenants will be charged $25.00 for any check returned for any reason other than bank error. If a returned check causes a late payment of lease, the late fee will also be assessed.
19. KEYS: All keys issued to tenant must be returned to landlord at termination of occupancy.
20. NARCOTICS CONTROL: The property is to be maintained as a respectable establishment for conducting legitimate business activities. If you notice what appears to be illegal drug activity let landlord know, or contact local law enforcement immediately.
21. LOITERRING: Because of the nature of the business activity (Marijuana Establishment(s)), no one under the age of21 is allowed within the premise and loitering within the business is strictly prohibited.

Landlord (RGP Enterprises)

Ronald G Pritchard (owner): _____

Licensee/Tenant: Ronald G Pritchard

DBA: Dannys Place: _____

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