Alcohol & Marijuana Control Office
550 W 7th Avenue, Suite 1600
Anchorage, AK 99501
marijuana.licensing@alaska.gov
https://www.commerce.alaska.gov/web/amco
Phone: 907.269.0350

Alaska Marijuana Control Board

Cover Sheet for Marijuana Establishment Applications

What is this form?

This cover sheet **must** be completed and submitted any time a document, payment, or other marijuana establishment application item is emailed, mailed, or hand-delivered to AMCO's main office.

Items that are submitted without this page will be returned in the manner in which they were received.

Section 1 – Establishment Information

Enter information for the business seeking to be licensed, as identified on the license application.

Licensee:	Cosmic SeaWeed, LLC	**License Number:**	19728		
License Type:	Marijuana Product Manufacturing Facility				
Doing Business As:	COSMIC SEAWEED, LLC				
Physical Address:	262 Charles Way				
City:	Homer	**State:**	AK	**Zip Code:**	99603
Designated *Licensee:*	Christina Logan				
Email Address:	cosmicseaweed@gmail.com				

Section 2 – Attached Items

List all documents, payments, and other items that are being submitted along with this page.

Attached Items:	PPoPP

OFFICE USE ONLY					
Received Date:		Payment Submitted Y/N:		Transaction #:	

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Commercial Lease Agreement

This Commercial Lease Agreement is made effective November 1, 2018, between Cosmic SeaWeed, LLC (Tenant) and Christina A Logan IRA (Landlord).

Landlord is the owner of the land and building known as C3 Commercial Building (Leased Premises) at the address commonly known as 262 Charles Way, Homer, Alaska. Also identified as T65 R 13W SEC 20 Seward Meridian HM 0670365 WR Benson Sub Amended Lot 174.

Landlord desires to lease the Leased Premises to the Tenant, and Tenant hereby leases same from Landlord for the term, at the rental and upon covenants, conditions and provisions here in and set forth.
Therefore, in consideration of the mutual promises herein, contained and other goods and valuable consideration it is agreed;

1. Term: Landlord hereby leases the Leased Premises to the Tenant, and Tenant hereby leases the same from Landlord, for and Initial Term beginning 11/1/2018 and ending 12/31/2020. On November 20, 2018, Tenant shall have possession of the leased premises. This agreement shall be renewable by agreement of both parties.
2. Rent: Tenant shall pay to Landlord a monthly rent during the initial term and during the renewal period lease of $2000.00 per month.
3. Taxes: Landlord shall be responsible for property taxes during the duration of the Lease.
4. Remodeling: At the cost of the tenant, any building modifications to the premises are allowed for conducting business, including installation of security and lighting, ventilation, and other modifications within the walls of the building.
5. Use: Notwithstanding the forgoing, Tenant is allowed to conduct all legal marijuana manufacturing, production, storage, shipment and activities. Landlord is aware that closed loop hydrocarbon extraction equipment will be on site, and Tenants agree to take all reasonable and measured steps to mitigate dangerous or hazardous conditions.
6. Sublease and Assignment: Tenant shall not sublease all or part of the Leased Premises or assign this Lease in whole or in part without the Landlords effective written consent.
7. Utilities: Tenant shall pay all charges for gas, electric, telephone, internet, water and sewer and any other utilities used by Tenant on the Leased Premises during the term of this lease unless otherwise expressly agreed in writing by the landlord.
8. Insurance: Tenants will carry liability and business insurance for the property. Landlord will not be liable for any property inside the building.
9. Repairs: Any necessary repairs to the building structure, heat plant, water and sewer will be the responsibility of the Landlord. Damages caused by the Tenant will be repaired at the cost of the Tenant.
10. Access and Inspection: During any entry by Landlord or it's agent on the premises, Landlord's agent shall be over the age of 21 and shall comply with Tenant's visitor policy as required by the Alaska Marijuana Control Board regulations. In the event of an

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emergency, landlord shall facilitate access to law enforcement and fire/rescue personnel.

11. Default: Landlord shall not take into it's possession any marijuana or marijuana product and shall contact Alaska Marijuana Control Board prior to any access to the license premises if Tenant cannot be reached, abandons the property, or similar event.

IN WITNESS WHEREOF, the parties have executed this Lease on November 1, 2018

Landlord
Christina A Logan IRA
Christina Logan (manager)

Tenant Chris C Long
Chief Financial Officer, Cosmic SeaWeed, LLC

Tenant Christopher B Corey
Chief Operating Officer, Cosmic SeaWeed, LLC

Tenant Christina A Logan
Chief Executive Officer, Cosmic SeaWeed, LLC

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