Farm Lease Contract

Whereas, TALKEETNA TRADITIONS LLC. desires to possess and have the use of certain property owned by Brian, Clint, Alysa Tunnell and described as 41010 S Parks Hwy, Talkeetna Alaska.

Whereas, the parties have agreed that TALKEETNA TRADITIONS LLC. shall take possession of the property on 04/01/2019 and have the use of the property until this agreement is terminated, or at the end of 5 years.

Now, therefore, the parties agree as follows:

Tenant shall pay owners the sum of $10.00 per year on the first of January every year until the year of 2024.

TALKEETNA TRADITIONS LLC. shall indemnify and hold harmless owners (Brian, Clint, Alysa Tunnell) against any and all claims, damages, or actions arising from possession or use of the property.

If TALKEETNA TRADITIONS LLC. fails to make payment within 30 days of its due date, TALKEETNA TRADITIONS LLC. agrees to surrender property to owner upon the owners demand.

The landowner/or lessor will not take possession of marijuana or marijuana products in the event that the licensee loses right to the premises and will contact AMCO for guidance.

Per all parties understand that the property will be used for a commercial marijuana cultivation facility permitted by the State of Alaska Marijuana Control Board.

Annual property taxes will be paid by TALKEETNA TRADITIONS LLC. and will be in good standing with the Matanuska Susitna Borough.

AMCO Received 5/15/2019

In witness to their agreement to the terms of this contract, the parties affix their signatures below:

TALKEETNA TRADITIONS LLC. Lessee

Judy and Gregg Reiter

Signature Judy Reiter DATE 5-3-19
Address HC 89 Box 610
City Willow State AK ZIP 99688

Brian Tunnell (property owner)

Signature Brian Tunnell DATE 5-13-19
Address HC 89 Box 671
City Willow State AK ZIP 99688

On May 13, 2019, **Brian Tunnell** personally appeared before me, properly identified themselves having government-issued, photo identification, and signed this document.

Talkeetna, AK, Notary Public for the State of Alaska. My Commision expires 1-10-23

Cynthia K. Giddens
Notary Signature

Notary Seal

OFFICIAL SEAL
Cynthia K. Giddens
Notary Public-State of Alaska
My Comm. Expires 01/10/2023

AMCO Received 5/15/2019

In witness to their agreement to the terms of this contract, the parties affix their signatures below:

TALKEETNA TRADITIONS LLC. Lessee

Judy and Gregg Reiter

Signature Judy Reiter DATE 5-3-19
Address Hc 89 Box 610
City Willow State AK ZIP 99688

Clint Tunnell (property owner)

Signature [signature] DATE 5-6-2019
Address P.O. Box 451
City Talkeetna State AK ZIP 99676

On May 6, 2019, 2019, **Clint Tunnell** personally appeared before me, properly identified ~~themselves~~ himselve having government-issued, photo identification, and signed this document.

Cynthia K Giddens, Notary Public for the State of Alaska. My Commision expires 1-10-2023

Cynthia K. Giddens
Notary Signature

Notary Seal

OFFICIAL SEAL
Cynthia K. Giddens
Notary Public-State of Alaska
My Comm. Expires 01/10/2023

AMCO Received 5/15/2019

In witness to their agreement to the terms of this contract, the parties affix their signatures below:

TALKEETNA TRADITIONS LLC. Lessee

Judy and Gregg Reiter

Signature Judy Reiter DATE 5-3-19
Address HC 89 Box 610
City Willow State AK ZIP 99688

Alysa Tunnell (property owner)

Signature [illegible] DATE 5-10-19
Address PO Box 1103
City Talkeetna State AK ZIP 99676

On May 10, 2019, **Alysa Tunnell** personally appeared before me, properly identified themselves having government-issued, photo identification, and signed this document.

Angela M Smith, Notary Public for the State of Alaska. My Commision expires 12/01/2022

Angela M Smith
Notary Signature

OFFICIAL SEAL
Angela M. Smith
Notary Public-State of Alaska
My Comm. Expires 12/01/2022

Notary Seal

AMCO Received 5/15/2019