Basic Lease Provisions

Date: 2/22/18.

Landlord: MRM Management, LLC

Address of Landlord: 7945 Mesquite Circle, Anchorage, AK 99507

Tenant: AKGLD, LLC

Leased Premises: 2612 Eagle St, Anchorage, AK 99503

Lease Term: three (3) Years

Commencement Date: 2/22/2018.

Expiration Date: 2/22/2021.

Fixed Rent: $2500 per month
Rent is due and payable on the 1st day of each calendar month.
Rent is late after the 5th day of the month.

Landlord provides trash pick-up and snow removal.
Tenant provides all other utilities in Tenant's name.

Parking: 5 regular spots + 1 handicap spot

Insurance: Tenant will keep in full force and effect, a policy of public liability and property damage insurance with respect to the premises and the operations of Tenant. A copy of the certificate of insurance shall be delivered to Landlord within 30 days of the start of this lease. Said policy shall name Landlord as an additional insured.

Property Purpose: Landlord is aware that the primary purpose of this property is for a Marijuana Retail Store and Marijuana Cultivation Facility.

Amount Due on Signing: $5000 ($2500 first month rent + $2500 sec dep)

Landlord's Signature: Mendy Mulhouse Date: 2/22/18.

Tenant's Signature: Date: 2/22/18.

Received by AMCO 4.23.19

"AS IS" PURCHASE AGREEMENT

This PURCHASE & SALE AGREEMENT (the "Agreement") is made and entered into on February 1, 2018 ("Effective Date") by and between Dennis Millhouse (hereafter referred to as the "Seller") and Mindy And James Millhouse (hereafter referred to as the "Buyer").

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency for the total sum of $450,000.00, of which is hereby acknowledged, Seller and Buyer agree as follows:

AGREEMENT TO SELL AND BUY
Upon and subject to the terms set forth in this Agreement, Seller agrees to sell to Buyer and Buyer agrees to buy from Seller the Property described below.

PROPERTY
Seller agrees to sell, convey, assign, and transfer to Buyer, on an "AS-IS" basis, and makes no warranties, either expressed or implied, unless otherwise stated herein, and Buyer agrees to purchase from Seller, on an "AS-IS" basis, 2612 Eagle St, Anchorage, AK 99503
Zone: B3
Parcel Details: Lampert, Block 1, Lots 12 & 13
Parcel #: 009-013-48-000

Purchase Details: Property Owner financed through First National Bank with Escrow Account located at 2612 Eagle St, Anchorage, Alaska 99503.

The sale, conveyance, assignment, and transfer of said property shall become effective as of the date set forth above, and the Seller shall deliver said property to Buyer "whereas" and in "AS-IS" condition.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the day and year first set forth above.

ACKNOWLEDGMENT BY SELLER

Dennis Millhouse — 2-22-18
(Authorized Seller(s) Signature) — (Date Signed)

STATE OF ALASKA

COUNTY OF ANCHORAGE

ACKNOWLEDGMENT BY BUYER

Mindy Millhouse — 2/22/18
(Buyer(s) Signature) — (Date Signed)

STATE OF ALASKA

COUNTY OF ANCHORAGE

Received by AMCO 4.23.19

AMENDMENT TO LEASE

THIS AMENDMENT is entered into between Landlord and Tenant effective as of the 13th day of July, 2018 under that certain Lease Agreement originally dated Febuary 2nd, 2018, related to the property commonly known as 2612 Eagle St., Anchorage, AK 99503.

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. **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.

2. **Possesion**: 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.

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:
MRM Management, LLC

By: _____
Mindy Millhouse, Managing Member

TENANT:
AKGLD, LLC

By: _____
James Millhouse, Member

AMCO Received 7/12/2018
Received by AMCO 5/10/19