Lease Agreement

This Sub Lease Agreement (this "***Lease***") is dated as of March 15, 2019 by and between **Alaskan Grown Products LLC dba Alaskan Grown Cannabis**, an Alaska limited liability company ("***Tenant***"), and **Anvil Holdings LLC** the master lease holder an Alaska Limited liability company.

WHEREAS, Landlord owns the real property described as:
1) TNST BRW USS 4615 BLK 34 LOT 8, Barrow, Alaska ("The Property")

WHEREAS, the holder of the mater lease desires to lease to Tenant the land at this address and Tenant desires to lease from mater lease holder the land. The Tenant is allowed to build a building on the land to operate a marijuana retail business operators. The building can be no bigger than 1,200 SF.

NOW, **THEREFORE**, in consideration of the foregoing and the respective representations, warranties, covenants and agreements set forth herein, the parties, intending to be legally bound, hereby agree as follows:

1. Term. The term of this Lease shall be for 5 years, commencing March 16, 2019 and ending at 11:59 p.m. on March 16, 2024 (the "***Initial Term***"), unless sooner terminated in accordance with the terms of this Lease. The tenant has one 5 year options to extend the lease and can execute at any time prior to the lease terminating.

2. Early Termination. If the Tenant can no longer operate as a marijuana retail because of local, state or federal laws, or loses or does not renew their retail licenses or moves than it can be canceled with 60 days notice.

3. Default: Landlord shall not take into its possession any marijuana or marijuana product and shall contact the state of Alska AMCO prior to access to licensed premises in the event that tenant cannot be reached, abandons the property or similar event.

4. Monthly Rent. Tenant shall pay to Landlord rent in the $2,000 per month base rent and the base rent shall be abated until the Tenant receives a license to operate marijuana retail and the store is open and operating. Additionally the monthly rent is abated for the first three months the store is operating and then monthly rent is to begin and is due.

> a. Singing Bonus. The Tenant shall pay the landlord a bonus rent upon signing the lease agreement for $5,000.

5. **Tenant has NO option to buy the property; this is only a land lease.**

6. Tenant is responsible for maintenance, repairs and all utilities for their own building and insurance.

7. Tenant can assign or sublet the lease to a retail operator.

AMCO Received 6/19/2019

The undersigned have caused this Lease to be executed and delivered, effective as of the date and year first above written.

LANDLORD:

By:
Name: Jason Evans
Title: Member of Anvil Holdings, LLC

TENANT:

Kalla Peacock

By:
Name: Kalla Peacock
Title: Owner of Alaskan Grown Products LLC

AMCO Received 6/19/2019

Lease Agreement

This Master Lease Agreement (this "***Lease***") is dated as of Feb 14, 2019, by and between **Anvil Holdings LLC**, an Alaska limited liability company ("***Tenant***"), and **Robert Nageak**, an Alaska resident ("***Landlord***").

WHEREAS, Landlord owns the real property described as:

1) TNST BRW USS 4615 BLK 34 LOT 8, Barrow, Alaska ("The Property")

WHEREAS, Landlord desires to lease to Tenant the land at this address and Tenant desires to lease from Landlord the land. The Tenant is allowed to build a building on the land to sublet it to a marijuana retail business operators. The building can be no bigger than 1,200 SF.

NOW, THEREFORE, in consideration of the foregoing and the respective representations, warranties, covenants and agreements set forth herein, the parties, intending to be legally bound, hereby agree as follows:

1. Term. The term of this Lease shall be for 5 years, commencing March 16, 2019 and ending at 11:59 p.m. on March 16, 2024 (the "***Initial Term***"), unless sooner terminated in accordance with the terms of this Lease. The tenant has one 5 year options to extend the lease and can execute at any time prior to the lease terminating.

2. Early Termination. If the Tenant or sublet ternate operator can no longer operate as a marijuana retail because of local, state or federal laws, or loses or does not renew their retail licenses or moves than it can be canceled with 60 days notice.

3. Monthly Rent. Tenant shall pay to Landlord rent in the $2,000 per month base rent and the base rent shall be abated until the Tenant or sublet tenant receives a license to operate marijuana retail and the store is open and operating. Additionally the monthly rent is abated for the first three months the store is operating and then monthly rent is to begin and is due.

a. Singing Bonus. The Tenant shall pay the landlord a bonus rent upon signing the lease agreement for $5,000.

4. **Tenant has NO option to buy the property; this is only a land lease.**

5. Tenant is responsible for maintenance, repairs and all utilities for their own building and insurance.

6. Tenant can assign or sublet the lease to a retail operator.

7. **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.**

AMCO Received 6/19/2019

The undersigned have caused this Lease to be executed and delivered, effective as of the date and year first above written.

LANDLORD:

By: _____
Name: Robert Nageak
Title: Land owner
Address:

TENANT:

By: _____
Name: Jason Evans
Title: Owner
Address:

AMCO Received 6/19/2019