Commercial Lease Agreement

THIS AGREEMENT is mad effective on the 1st day of November, 2019, by and between RAQUEL M. LUNA, whose address is 900 S. Vicki Way, Wasilla, AK 99654, hereinafter called "Landlord," and the Valley Happiness LLC., whose address is 905 S. Vicki Way, Building C, Wasilla, AK. 99654, hereinafter called "Tenant." In accordance with the provisions hereafter contained, Landlord leases to the Tenant the following described business property:

> Building C, at Lot One (1), Block One (1), INGLESIDE SUBDIVISION, according to Plat No. 76-86, located in the Palmer Recording District, Third Judicial District, State of Alaska.

1. Rent. The monthly rent is $4,800.00 payable to the Landlord in advance at the above address.

The term of the lease shall begin on November 1, 2019, and shall end on November 1, 2023, unless sooner terminated as set forth herein or extended by written agreement of both parties.

2. USE OF PREMISES. Tenant may use and occupy the leased property for business purposes, including a parking area shared with other occupants.

Tenant shall not use or occupy nor permit the leased property or any part thereof to be used or occupies for any use or purpose deemed disreputable or extra hazardous. Compliance by Tenant of all laws or regulation shall be at Tenant's own expense.

3. UTILITIES. Tenant will pay all charges for heating, water, sewer, garbage, electricity, telephone, and any other utility services provided to the business premises. Any accounts shall be placed in the Tenant's name during the term of the lease.

4. LIENS. Tenant shall not allow materialmen's, mechanic's or labor liens or claims of any type to be filed against the property.

5. INSURANCE. Tenant shall carry adequate insurance for liability, and shall obtain fire insurance naming Landlord as additional insured. Landlord will provide no insurance coverage for Tenant.

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6. ALTERATIONS. Tenant may not make alterations to the premises without the prior written consent of Landlord. Tenant will not be reimbursed for work.

7. MAINTENANCE. Tenant shall be responsible for absolutely all expenses including snowplowing as well as all maintenance of the subject property.

8. DEFAULT. Any of the following shall constitute a default by tenant:

a. failure to perform or fulfill any covenants or conditions of this agreement; or

b. abandonment of the premises.

9. LANDLORD'S REMEDIES. In the event of default by Tenant hereunder,Landlord shall in addition to other remedies allowed by Alaska Law, give notice of default issued to Tenant which allows seven days for curing said default. Notice shall be considered given as of the date such notice is handed to Tenant, or posted on the door of the premises.

If Tenant is in default, it is agreed that the Landlord will lock up the premises immediately and report the circumstances to the officials at the Marijuana Control Board Offices. Landlord agrees to not remove, or take possession of any Marijuana products or any possessions of Tenants, till such time the Landlord has received guidance from the Marijuana Control Board Office, of the proper procedures that need to be taken.

10.CLEAN-UP OF PREMISES. Tenant shall maintain the premises in a clean and orderly fashion during this tenancy. Landlord may terminate the lease on 10 days notice if Tenant refuses to keep the premised in a clean and orderly condition. At the date of termination hereunder, Tenant shall return the property to the possession of Landlord in the same condition of general neatness and condition of the premises as when the premises were delivered by the Landlord to Tenant, normal wear and tear excepted.

11.General. This Agreement shall be construed and enforced according to the laws of the State of Alaska.

This Agreement contains the entire agreement between the parties with the respect to the subject matter hereof. No amendment of this agreement shall be effective unless expressed in a writing executed by the parties.

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Time shall be of the essence for the performance of any of the covenants and the fulfillment of any of the conditions hereof.

THE LANDLORD HAS BEEN REPRESENTED BY ITS OWN ATTORNEY IN PREPARATION OF THIS AGREEMENT AND THE TENANT IS SPECIFICALLY ADVISED TO CONSULT WITH ITS OWN INDEPENDENT ATTORNEY OR TAX CONSULTANT PRIOR TO ENTERING INTO THIS AGREEMENT OR ANY SUBSEQUENT AGREEMENTS ANTICIPATED HEREBY. THIS AGREEMENT SHALL BE SONSTRUED UNDER ALASKA LAW AND AGAINST THE INTERESTS OF NO PARTY IN PARTICULAR.

IN WITNESS WHEREOF. The parties have executed this Agreement on the day written.

LANDLORD:

Raquel M Luna
RAQUEL M. LUNA

10-29-2019
DATE

TENANT:

Valley Happiness LLC.
VALLEY HAPPINESS, LLC.
BY: RAQUEL M. LUNA

10-29-2019
DATE

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MATANUSKA-SUSITNA BOROUGH

Real Property Detail for Account: 1239B01L001

Site Information

Account Number	1239B01L001	Subdivision	INGLESIDE
Parcel ID	13096	City	None
TRS	S17N01E07	Map WA10	
Abbreviated Description (Not for Conveyance)	INGLESIDE BLOCK 1 LOT 1	Tax Map	
Site Address	905 S VICKI WAY		

Ownership

Owners	ARMSTRONG RAQUEL M	Buyers	
Primary Owner's Address	905 S VICKI WAY WASILLA AK 99654	Primary Buyer's Address	

Appraisal Information (Show Building Information)

Year	Land Appraised	Bldg. Appraised	Total Appraised
2019	$40,000.00	$389,200.00	$429,200.00
2018	$40,000.00	$369,200.00	$409,200.00
2017	$40,000.00	$360,500.00	$400,500.00

Assessment

Year	Land Assessed	Bldg. Assessed	Total Assessed[1]
2019	$40,000.00	$389,200.00	$429,200.00
2018	$40,000.00	$369,200.00	$409,200.00
2017	$40,000.00	$360,500.00	$400,500.00

Tax/Billing Information

Year	Certified	Zone	Mill	Tax Billed
2019	Yes	0006	15.889	$6819.56
2018	Yes	0006	15.809	$6469.05
2017	Yes	0006	15.81	$6331.91

Recorded Documents

Date	Type	Recording Info (offsite link to DNR)
2/23/2017	WARRANTY DEED (ALL TYPES)	Palmer 2017-003312-0
4/13/2015	WARRANTY DEED (ALL TYPES)	Palmer 2015-006956-0
6/7/2005	QUITCLAIM DEED (ALL TYPE)	Palmer 2005-014094-0

Tax Account Status [2]

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total	LID Exists
PLEASE CALL	$6,819.56	$0.00	$0.00	$0.00	$0.00	No

Land and Miscellaneous

Gross Acreage	Taxable Acreage	Assembly District	Precinct	Fire Service Area	Road Service Area
1.39	1.39	Assembly District 003	11-090	130 Central Mat-Su	009 Midway RSA

[1] Total Assessed is net of exemptions and deferments.rest, penalties, and other charges posted after Last Update Date are not reflected in balances.
[2] If account is in foreclosure, payment must be in certified funds.

Last Updated: 8/28/2019 12:00:30 AM

AMCO
SEP 05 2019