COMMERCIAL LEASE AGREEMENT - 5300 N Infinite Rd

DESCRIPTION: This is a Commercial Lease agreement ("Lease") Between Infinite LLC (Landlord) and Denali Industries, LLC (Tenant), for the property located at 5300 N Infinite Rd, Wasilla, AK, 99654 (Property), as described below and subject to the following terms.

PROPERTY BEING LEASED: Building located at 61.641584, -149.483118 and land within perimeter of red ink on "Attachment A".

TERM: This Lease commences February 1st, 2019 and ends January 31st, 2025. The parties agree that the Lease will automatically renew in 5 year increments unless the Tenant provides written notice to the Landlord within 90 days of the lease expiring.

RENT: Rent is $1000 per month for 6 months, then $1,500 per month for remainder of the lease. Upon Lease renewal rent shall be $1500 per month plus a percentage based on inflation tied to the CPI, adjusted annually. The obligation to pay rent begins February 1st, 2019. Rent is to be paid by the 1st day of each calendar month. If paid after the 5th day, there is a $50 late fee. Rent will be paid by cash or check to the landlord or deposit into 1st National Bank of Alaska account number 31261910.

SECURITY DEPOSIT: None.

USE: Any legal use, including marijuana cultivation and/or manufacturing.

LANDLORD ACCESS: Landlord shall have the right to enter the Property to perform needed repairs or to inspect the Property with 48 hours notice to Tenant. Such notice is not required in case of emergency. In the event of a default by Tenant, Landlord shall not take into its possession any 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.

OCCUPANCY: To be set by the Mat-Su borough and/or State of Alaska Fire Department.

UTILITIES AND SERVICES: All utilities are the responsibility of the Tenant. Grounds keeping and water/septic service provided by landlord.

PARKING: Tenants and their guests may park around the building.

REPAIRS, MAINTENANCE AND CLEANING: Tenant agrees that all repairs, maintenance and cleaning inside are the responsibility of the Tenant.

ALTERATIONS AND IMPROVEMENTS: Tenant, at Tenant's expense, may remodel, redecorate, and make additions, improvements and replacements to the Property as Tenant wishes. Tenant shall have the right to place and install personal property, fixtures, equipment

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and other temporary installations in and upon the Property, and fasten the same to the premises. All such personal property, equipment, machinery, trade fixtures and temporary installations shall remain Tenant's property free and clear of any claim by Landlord, and may be removed by Tenant will become the property of Landlord at such time that Tenant no longer legally or physically occupies the Property.

SUBLEASING: Is permitted with written agreement from the Landlord

INSURANCE: Tenant will maintain insurance to cover business conducted on leased premises.

QUIET POSSESSION: Landlord covenants and warrants that upon performance by Tenant of its obligations, Landlord will keep and maintain Tenant in exclusive, quiet, peaceable and undisturbed and uninterrupted possession of the Property during the term of this Lease.

LIENS, DEBTS, CONTRACT, LAWSUITS AND OTHER ENCUMBRANCES: Landlord warrants that there are no liens, debts, contracts, lawsuits or other encumbrances (collectively, "Encumbrance") of any kind which will limit, affect or impair Tenant's access to and use of the Property under this Lease. Landlord further warrants that if any such Encumbrance limits, affects or impairs Tenant's access to and use of the Property during the period that Tenant occupies and/or uses the Property, that Landlord shall fully protect and indemnify Tenant against such Encumbrance, and shall further fully protect and indemnify Tenant against all attorneys' fees, costs, and expenses growing out of or incurred by reason or on account of any such Encumbrance.

GOVERNING LAW: This Agreement shall be governed, construed and interpreted by, through and under the Laws of the State of Alaska.

IN WITNESS WHEREOF, the parties have executed this Lease as of the day and year written below:

1.28.19

Landlord Signature **Date**

Infinite LLC, PO Box 672049, Chugiak, AK 99567-2049

907-240-1292 AKJohnEmmi@gmail.com

1.28.19

Tenant Signature **Date**

Denali Industries, LLC, PO Box 200132, Anchorage, AK 99520

907-726-5300 DenaliIndustriesLLC@gmail.com

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