THIS AGREEMENT is made effective on the 1ST day of FEBRUARY, 2020 by and between Dustin D Farrow whose address is 3460 Harrier Cir., Anchorage, AK 99504, hereinafter call "Landlord" and Caradundy Colas, LLC, whose address is 7371 Captain Hook Dr, Wasilla, AK 99623, hereinafter called "tenant". In accordance with the provisions hereafter contained, Landlord leases to the Tenant the following described business property:

TREASURE IS BLOCK 2 LOT 35, Parcel ID 19042, located in the Palmer Recording District, Third Judicial District, State of Alaska

1. Rent. The monthly rent is $1,000, payable to the landlord in advance at the above address
    a. The term of the lease shall begin on February 1, 2020, and shall end February 1 2025, unless sooner terminate as set forth herein or extended by written agreement of both parties
2. USE OF PREMISIES. Tenant may use and occupy the leased property for business purposes.
    a. Tenant shall not use of occupy nor permit the leased property of any part thereof to be used of 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 Tenants name during the term of the lease
4. 4. LIENS. Tenant shall not allow materialmen's, mechanic's or labor liens of 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 the Landlord as additional insured. Landlord will provide no insurance coverage for Tenant
6. ALTERATIONS. Tenant may not make alterations to the premises without 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 be tenant:
    a. Failure to perform of fulfill and covenants or conditions of this agreement; or
        i. 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 sever days for curing said default. Notice shall be considered given as of the date such notice is handed to Tenant or posted o the door of the premises.
    a. If Tenant is in default, it is agreed that the Landlord will lock up the premises immediately and report the circumstances at the officials at the Marijuana Control Board Offices. Landlord agrees to not remove, or take possession of any Marijuana products of 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 the 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

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general neatness and condition of the premises as when the premises were delivered by Landlord to Tenant, normal wear and tear are expected

11. GENERAL. This agreement shall be construed and enforced according to the laws of the State of Alaska
    a. 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
    b. Time shall be of the essence or the performance of any of the covenants and the fulfillment of any of the conditions hereof

LANDLORD HAS BEEN REPRESENTED BY ITS OWN ATTORNEY IN PREPERATION 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 CONSTURED UNDER ALASKA LAW AND AGAINST THE INTERENST OF NO PARTY IN PARTICULAR

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

LANDLORD:

Dustin D Farrow

02/01/2020
Date

TENANT:

Caradundy Colas, LLC.
By: Dustin D Farrow

02/01/2020
Date

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MATANUSKA-SUSITNA BOROUGH

Real Property Detail for Account: 6319B02L035

Site Information

Account Number	6319B02L035	Subdivision	TREASURE IS
Parcel ID	19042	City	None
TRS	S18N02W22	Map HO08	
Abbreviated Description (Not for Conveyance)	TREASURE IS BLOCK 2 LOT 35		Tax Map

Site Address	7371 W CAPTAIN HOOK DR

Ownership

Owners	FARROW DUSTIN D PUTNAM TIM & PUTNAM TIMOT HY	Buyers	
Primary Owner's Address	STE 102 4300 B ST ANCHORAGE AK 99503	Primary Buyer's Address	

Appraisal Information

Year	Land Appraised	Bldg. Appraised	Total Appraised
2020	$6,000.00	$53,500.00	$59,500.00
2019	$6,000.00	$52,200.00	$58,200.00
2018	$6,000.00	$51,400.00	$57,400.00

Assessment

Year	Land Assessed	Bldg. Assessed	Total Assessed[1]
2020	$6,000.00	$53,500.00	$59,500.00
2019	$6,000.00	$52,200.00	$58,200.00
2018	$6,000.00	$51,400.00	$57,400.00

Building Information

Structure 0 of 1

Business	None	Residential Units	1
Use	Residential Building	Condition	Standard
Design	One Story	Basement	None
Construction Type	Frame	Year Built	2012
Grade	04.1	Foundation	Poured Concrete
Building Appraisal	$53500	Well	
Septic			

Building Item Details

Building Number	Description	Area	Percent Complete
0	Propane Heat	1 Sq. Ft.	100%
0	Wood Stove - 8Y	1 Sq. Ft.	100%
0	First Story	1200 Sq. Ft.	48 %

Tax/Billing Information

Year	Certified	Zone	Mill	Tax Billed
2020	No	0038	::	::
2019	Yes	0038	16.639	$968.40
2018	Yes	0038	16.559	$950.49

Recorded Documents

Date	Type	Recording Info (offsite link to DNR)
8/5/2019	WARRANTY DEED (ALL TYPES)	Palmer 2019-016407-0
12/12/2013	QUITCLAIM DEED (ALL TYPE)	Palmer 2013-026622-0
4/17/2006	QUITCLAIM DEED (ALL TYPE)	Palmer 2006-009800-0

Tax Account Status [2]

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total	LID Exists

Please Call 907.861.8610 for Tax Account Status and outstanding balances.

Land and Miscellaneous

Gross Acreage	Taxable Acreage	Assembly District	Precinct	Fire Service Area	Road Service Area
0.51	0.51	Assembly District 007	10-025	136 WEST LAKES FSA	027 Meadow Lakes 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: 2/5/2020 12:00:26 AM

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