A&G Real Estate. LEASE AGREEMENT

1. PARTIES:

This lease is made the October 21, 2019 by and between A&G Real Estate -hereinafter referred to as "Landlord" and Land & Seas Laboratory LLC and Business Owners, hereinafter referred to as "Tenant". Landlord, at its option may, from time to time, designate an agent ("agent") to act on its behalf to receive rents and perform any and all obligations of Landlord under this Lease. Tenant shall be notified in writing in the event an agent is so designated and of any subsequent changes. Landlord and Tenant agree as follows:

2. LEASED PREMISES

Landlord, for and in consideration of [redacted] first and last month's rent and a [redacted] security deposit for 4 units), as well as terms, and conditions of this lease, does hereby lease to Tenant and Tenant hereby leases from Landlord the improved real estate located in the Palmer Recording District, Third Judicial District, State of Alaska, herein described as follows:

Approximately 1,475 each unit, total of 5,900 Sq/Ft. for 4 units. which will be used according to the agreed on the approved construction plan, which will be used for, having all the permits and insurances necessary and required by the state. Includes 2 parking spaces in front of each units-1,2,3, & 4 and there will be extra parking available in front of the building for all 6 units. The Landlord is not responsible for providing or installing ventilation or others mechanical systems, cameras or security alarm, appliances or any interior furniture. Nominally known as Pro Pac Shops Unit-1 Unit-2 Unit-3 and Unit-4 Lot 2 Block 2 Coghlan Estates, herein described as "Leased Premises". The parties understand the mailing address is 3516 W. Coghlan Cir. Unit-1 Unit-2, Unit-3 and Unit-4

Tenant, upon paying the rents, performing all of the terms and covenants on its part to be performed, shall peacefully and quietly enjoy the leased premises subject to the terms of this lease and to any deed of trust or mortgage to which this lease is subordinated.

3. TERM:

3.1 Term. The initial term of this lease is for 60 months.

3.2 Lease Commencement & Completion Date: The term of this lease shall commence on the 1st day of November 2019 and end the 31th day of October, 2024.

3.3 Holding Over: If the Tenant remains in possession of the; Leased Premises or any part thereof after the expiration of term without the express written consent of the Landlord, such occupancy shall be month to month at a rental of 150% of the last monthly rental, plus all other charges payable hereunder, and upon all other terms of this lease.

4. RENT:

4.1 Rent. Tenant shall pay to the Landlord as initial rent for Leased Premises [redacted] per month, in advance, by the 1th day of each month. All rent, unless and until otherwise directed in writing by the Landlord, shall be paid to Landlord at:

By mailing:
A&G Real Estate
P.O. Box 874611
Wasilla, AK 99687

Physical Address:
A&G Real Estate
3572 W. Coghlan Cir. Suit-1
Wasilla, AK. 99623

Or at such other place and /or to such other Agent as Landlord may designate from time to time in writing.

5. SECURITY DEPOSIT SURRENDER:

5.1 Amount. Tenant shall deposit with Landlord $10,000.00 as security for Tenant's faithful performance under the terms of this lease. If Tenant is in default, Landlord can use the security deposit, or portion thereof, to cure the default and/or as reimbursement for any and all damage sustained by Landlord as a result of Tenant's default. At Landlord's request, Tenant shall immediately pay to Landlord the sum necessary to replenish the security deposit to the original amount.

5.2 Tenant Obligations. If tenant is not in default at the expiration or termination of this lease and subject to Articles 10 and 14, Tenant shall peaceably and quietly deliver up to the Landlord, its successors or assigns, the Leased premises described in this lease in as clean and as good condition as when possession was tendered, normal wear and tear excepted. Tenant shall return all keys to Landlord on termination.

5.3 Landlord Obligations. If tenant is not in default at the expiration or termination of this lease and is in compliance with Article 5.2 above, Landlord shall return the security deposit to Tenant within 14 days of Tenant vacating the Leased Premises. Landlord's obligations to Tenant are those of a debtor and not a trustee.

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6. ENUMERATION OF EXHIBITS.

The exhibits enumerated in this section and attached to this Lease are incorporated herein by reference and are construed as part of this Lease. Each party agrees to perform any obligations on its part stated in all such Exhibits.

7.USE

7.1 Contract Use. The Leased Premises shall be occupied only for lawful business and professional use. Tenant shall not use or permit the Leased Premises or any part thereof to be used for any purpose in violation of any covenants, municipal, borough, state, federal or other governmental law, regulation, ordinance, or rule.

7.2 Landlord's Disclaimer. Landlord has not made any representation or warranty as to the suitability of the Leased Premises for the conduct of Tenant's business. Tenant shall not use or permit the use of the Leased Premises in any manner that will tend to create waste or a nuisance, or disturb other Tenants or neighbors, if any.

7.3 Tenant Insurance Obligation. In the event Tenant's use of the Leased Premises cause an increase in Landlord's fire or hazard insurance premiums, Tenant shall reimburse Landlord for amount of such increase.

7.4 Hazardous Materials, All chemicals will be stored in OSHA approved fireproof cabinets.

7.5 Parking, Common Areas and Facilities. All common areas and common facilities in or about the Leased Premises shall be subject to the exclusive control and management of the Landlord. The Landlord shall have the right to construct, maintain and operate lighting and other improvements on said areas; to change the area, level, location and arrangement for parking areas and other facilities and temporarily to close such areas to effect such changes; the Landlord shall permit the Tenant and its invitees, without additional charge, to have parking privileges not to exceed 5 vehicles overnight. Tenant agrees to abide by any parking space assignments and to take such reasonable steps as may be necessary to insure that his invitees abide by such parking space assignments.

The driveway and parking lot in the rear of the building is primarily for tenant/employee parking and pick up/deliveries. Parking lot in front of building is primarily for customer parking. There will be a driveway along the east and west property boundary however cars must not block these fire lanes along the building. Any vehicles or personal property parked in fire lane along the east or west side of building will be subject to towing at owner's expense.

All common areas and facilities, which Tenant may be permitted to use and occupy, are to be used and occupied under a revocable license, which shall not be unreasonably revoked, and if any such license be revoked or if the amount of such areas be changed or diminished, Landlord shall not be subject to any liability nor shall tenant be entitled to any compensation or diminution or abatement of rent nor shall revocation or diminution of such areas be deemed constructive or actual eviction.

Sidewalks are to be kept clear at all times. No "Sidewalk Sales", Signs, merchandise, or any other obstructions shall be placed on sidewalks, in parking lots, or any common areas.

Not with standing the above, Landlord shall provide reasonable access to the Leased Premises, and parking for Tenants and their invitees, which except for temporary closures for maintenance or upgrade, shall not be substantially diminished from that which currently exists.

8. CONSTRUCTION, MAINTENANCE, REPAIRS AND ALTERATIONS

a. Completion of construction of Leased Premises.

a) Landlord's Work. If the premises is not presently complete, Landlord shall deliver to the Tenant, and Tenant agrees to accept from the Landlord, possession of the premises subject to the completion of any requirements agreed upon between Landlord and Tenant prior to signing this lease. The Landlord will also commit to having the front of the building paved within 12 months of lease signing. Tenant shall not cause any delays in Landlord's Work through changes, selections, or for any reason.

Tenant's Work. Tenant shall commence the installation of fixtures, signage and equipment as needed for standard course of business. The Tenant shall not cause any delays in Landlord's through its actions or lack of action. All Tenants' Work shall be at Tenant's sole cost and expense and shall be pursuant to plans and specifications, which meet Landlord's reasonable approval. During this construction period Tenant shall keep the common areas free of all construction and related debris. Tenant's contractor shall name Landlord as additionally insured on contractor's insurance policies. All Tenant's work shall be undertaken and completed in a good workmanlike manner, and Tenant shall obtain all necessary governmental permits, licenses and approvals with respect thereto and shall fully comply with all government statutes, ordinances, rules and regulations pertaining hereto. The Tenant covenants that no work by Tenant or Tenant's employees, agents or contractors shall disrupt or cause a slowdown or stoppage of any work conducted by Landlord on the Leased Premises.

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b. Tenants Obligations. Tenant has inspected the Leased Premises and accepts them in their present condition subject to Article 8.1

(a). Tenant at Tenant's expense, shall comply promptly with all applicable laws ordinances and regulations governing the use of Leased Premises.

Subject to Article 10, Tenant shall, at its sole expense, maintain and keep in good order and repair in a timely manner all interior portions of the Leased Premises, including but not limited to ceiling, walls, floors, electrical lighting and exterior doors and windows. The Tenant is responsible for cleaning windows of Leased Premises inside and outside. The Landlord shall at its sole expense maintain and keep in good order and repair all exterior portions of the Leased Premises including but not limited to the roof, foundations, structural components, heating, plumbing, and sewer lines. The Tenant is aware that the Leased Premises is served by a septic and the Tenant will not place paper towels or other items that will damage septic systems down any drain.

c. Exterior Facilities. The Landlord shall maintain all landscaped areas, parking lot & septic maintenance. Tenant is responsible to maintain the sides walk clean.

Landlord Rights. If Tenant fails to perform Tenant's maintenance and repair obligations as outlined above, Landlord, at its option, and after ten (10) days notice to Tenant, may enter upon the Leased Premises and put Leased Premises in good order, condition, repair. Tenant shall pay the cost of Landlord's repair at the time of Tenant's next rental payment upon receipt of an invoice from Landlord.

In the event of emergencies, where in Landlord's judgment there exists a present or imminent danger of loss or damage to Leased Premises such as but not limited to, fire, flood, acts of God, or loss of heat, Landlord may immediately enter upon Leased Premises to stop or prevent waste, damage or loss to the Leased Premises.

8.5 Alterations and Additions. Without the prior written consent of Landlord for specific alterations, Tenant shall not make any alterations, improvements, additions, utility installations (including power panels) in, on or about the Leased Premises. Any such alterations, additions, and improvements consented to by Landlord shall be made at Tenant's expense. All work performed is to be completed in a good workmanlike manner and in conformance with all applicable government regulations, United Building Codes and subject to I.C.B.O. inspections and a certified I.C.B.O. inspectors final approval. Tenant shall secure all government permits, approvals, inspections, and final acceptance required in connection with such work, and shall hold Landlord harmless from all liability and liens resulting there from. Landlord's consent is not required, however for nonstructural alterations costing less than $1000.00 provided such alterations are in compliance with the above stated stipulations.

8.6 Improvements and Lease Termination. On termination Landlord may require Tenant to remove all or part of any alterations and restore the Leased Premises to its original condition. Unless Landlord requires their removal, all alterations, improvements, additions or fixtures, other than Tenant's trade fixtures, shall become the property of the Landlord and be surrendered with the Leased Premises.

9. INSURANCE, INDEMNITY:

a. Liability Insurance. Tenant, at Tenant's sole expense, shall maintain bodily injury liability and property damage liability insurance in connection with the use and condition of the Leased Premises in amounts of at least $1,000,000.00 for injury to or death of one person, $2,000,000.00 for injury or death in any one accident or occurrence, and $500,000.00 for property damage.

b. Fire and Extended Coverage. Landlord, at Landlord's sole expense subject to Article 7.3, shall furnish and maintain fire and extended coverage insurance on Landlord's property for the full insurable replacement value of the Leased Premises, together with insurance against vandalism and malicious mischief.

Tenant shall maintain at its own cost and expense, fire and extended coverage in an amount adequate to cover the cost of replacement of all decorations, improvements, fixtures and contents in the Leased Premises in the event of fire, vandalism, malicious mischief, or other casualty generally included in extended coverage policies.

c. Insurance Policies. Insurance purchased by Tenant shall be issued in the name of Tenant with Landlord named as an additional insured and loss payee, and shall be with companies that are Alaska admitted carriers, rated A- or better in Best's Insurance Guide", and shall be licensed to do business in Alaska. Such Insurance may not be cancelled or amended with respect to Landlord without ten (10) days written notice by certified or registered mail by the insurance company. In the event of payment of any loss covered by such policy, payment shall be made to Tenant and Landlord as their interests may appear. This policy shall contain an express waiver of any right of subrogation by the insurance company against the Landlord. Tenant shall deliver a copy of the original policy of all such insurance to Landlord within ten (10) days of issuance of such a policy by the insurance company. The minimum limits of any insurance coverage required herein shall not limit Tenant's liability as may be identified in this Lease. If Tenant fails to provide the above described insurance or fails to provide evidence thereof, Landlord may order such insurance and charge the cost to Tenant.

d. Indemnity.

i. Except for claims for injuries attributable to Landlord's sole negligence, Tenant shall indemnify, defend and hold harmless from suits, actions, damage, liability and expenses in connection with loss of life, bodily or personal injury or property damage arising from or out of any occurrence in, upon, or at, or from the Leased Premises, or the occupancy wholly or in part by any act or omission of Tenant, its agents, contractors, employees, servants, invitees, licensees or concessionaires, including the sidewalks and common areas and facilities in or about the building.

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ii. Tenant shall store its property in and shall occupy the Leased Premises at its own risk, and releases the Landlord, to the full extent permitted by law, from all claims of every kind resulting in loss of life, personal or bodily injury or property damage except to the extent Landlord is solely negligent.

iii. Landlord shall not be responsible for, or liable at any time for any loss or damage to Tenant's equipment, fixtures or other personal property of Tenant or to Tenant's business except to the extent attributable to Landlord's sole negligence.

iv. Landlord shall not be responsible or liable to Tenant or to those claiming by through or under Tenant for any loss or damages to either the person or property of Tenant that may be occasioned by or through the acts or omissions of persons occupying adjacent, connecting, or adjoining Leased Premises.

v. Tenant shall give prompt notice to Landlord in case of fire or accidents in the Leased Premises or in the building of which the Leased Premises are a part or of defects therein, or in any fixture or equipment.

vi. Discharge of Liens By Tenant. If at any time during the Tenancy any liens of mechanics, laborers, material men, architects, employees or other persons entitled to or asserting liens under any claim of or statute, or any chattel mortgages, conditions bills of sale, or other consensual liens shall be filed against the Leased Premises or any part of the Leased Premises, as a result of claims against the Tenant, the Tenant shall at its own cost and expense, immediately obtain the discharge of those liens by payment, bond, or otherwise, as provided by law. Nothing herein contained shall in any way prejudice the rights of the Tenant to contest the final judgment or decree of any lien. The Tenant shall also defend for the Landlord, at the Tenant's sole cost and expenses, any actions, suit or proceeding which may be brought on or for the enforcement of any such lien, chattel mortgage or condition bill of sale, and shall pay any damages, satisfy and discharge any judgment entered in such an action, suit or proceeding and otherwise save and hold harmless the Landlord from any liability, claim or damage resulting there from. If the Tenant defaults in its obligations as set forth above in regard to obtaining the discharge of any such lien, chattel mortgage or conditional bill of sale, the Landlord without further notice, may procure and discharge that lien by bond, payment or otherwise and all costs and expenses which the Landlord may incur in obtaining the discharge of that lien or judgment shall be paid by the Tenant to the Landlord as additional rent in accordance with the provisions of this lease.

10. DAMAGE OR DESTRUCTION - REPAIRS AND RESTORATION:

a. Destruction. If the Leased Premises are totally destroyed or suffer damage amounting to 75% or more of the value of the improvements on the Leased Premises, this lease shall terminate automatically as of the date of such occurrence. Tenant, however, shall remain liable for all sums owed at the date of such occurrence.

b. Damage. If the Leased Premises suffer damage from casualties or act of God amounting to less than 75% of the value of the improvements on the Leased Premises, the lease will continue in full effect unless Tenant requests in writing, within 30 days following the destruction, that the Landlord make an election as described in this section. Landlord shall elect, within 15 days of Tenant's request, to have:

The Landlord restore the Leased Premises to substantially their condition immediately proceeding such damage or

(b) The lease terminates as of the date of damage.

If Landlord elects to restore the Leased Premises, the Landlord shall reduce the rent according to the degree of damage from the date of damage until restoration is in Landlord's opinion, substantially complete.

11. TAXES

a. Payment by Landlord. Landlord will pay to the appropriate governmental body all real property taxes and assessments.

b. Personal Property Tax. Tenant shall pay, or cause to be paid, before delinquency, any and all taxes levied and assessed and/or which become payable during the Lease Term hereof upon all or any part of Tenant's leasehold improvements, equipment, furniture, fixtures and other personal property located in the Leased Premises. In the event any or all of the Tenant's leasehold improvements, equipment, furniture, fixtures, and other property shall be assessed and taxed with real property, Tenant shall pay to the Landlord its share of such taxes within ten (10) days after delivery to Tenant by Landlord of a statement in writing setting forth the amount of such taxes applicable to Tenant's property.

c. Licenses and Taxes. Tenant shall be liable for and shall pay throughout the Lease Term, all license and excise fees and occupation taxes covering the business conducted on the Leased Premises.

12. UTILITIES

a. Landlord Tenant Obligations. Tenant shall pay for gas, telephone, electricity, janitorial service, or other services provided to the Leased Premises. Landlord shall pay for refuse not to exceed 2 cubic yard every 2 weeks for all of units-1,2,3,4 If Tenant should require additional refuse pick up this will be billed to the Tenant by the Landlord.

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13.ASSIGNMENT AND SUBLETTING

13.1 Landlord's Consent Required. Tenant shall not voluntarily or by operation of law assign, sublet, or otherwise transfer or encumber any part of Tenant's interest in this lease or in the Leased Premises without Landlord's prior consent. Any attempted assignment, transfer, encumbrance or subletting without such consent shall be void. In the event Tenant is a corporation, a transfer of 50% or more of stock shall be considered an assignment for purposes of this paragraph.

13.2 No Release of Tenant. Even if Landlord consents to an assignment of sublease, Tenant shall remain primarily responsible to pay rent and to perform all of Tenant's other obligation under this lease. Consent to one assignment or subletting shall not be deemed consent to any subsequent assignment or subletting.

14. DEFAULTS; REMEDIES:

14.1 Defaults. The occurrence of any one or more of the following events shall constitute a material default and breach of this lease by Tenant:

a) Abandonment of the Leased Premises.

b) Failure by Tenant to make any payment required and when due as described in this lease agreement.

c) Failure by Tenant to observe or perform any of the covenants, conditions or provisions of this lease, other than making of any payment, where such failure shall continue for a period of fifteen (15) days after written notice from Landlord.

d)(i) The making by Tenant of any general assignment or general arrangement for the benefit of creditors;

(ii) The filing by or against Tenant of a petition in bankruptcy, including reorganization or arrangement, unless in the case of a petition filed against Tenant, the same is dismissed within thirty (30) days.

(iii) The appointment of a trustee or receiver to take possession of substantially all of Tenant's assets located at Leased Premises or of Tenant's interest in this lease.

14.2 Remedies. In the event of any such material default or breach, Landlord, at any time, with or without notice or demand, without waiving or limiting any other right or remedy may choose, at its sole discretion, any one or more of the following remedies:

a) Immediately re-enter and remove all persons and personal property from Leased Premises. At Landlord's 'option Landlord may
arrange for storage of the property at Tenant's expense and without liability to Landlord.

b) Rent the Leased Premises or any part thereof for the account of Tenant upon such terms and conditions and for such period as Landlord may consider advisable, either with or without any equipment or fixtures that may be situated in or on the Leased Premises. Landlord shall apply the rents received from re renting, including attorney's fees and any real estate commission actually paid. Landlord shall apply any remaining rent toward payment of all sums due or to become due to Landlord hereunder. Landlord shall retain any remaining portion of the rent.

If Landlord fails to realize an amount sufficient to pay the rent due under this lease from re renting, Tenant shall make monthly payments to Landlord for any deficiency.

Landlord's re-entry shall not terminate this lease unless Landlord gives written notice of an intention to terminate this lease.

c) Collect by legal proceedings or otherwise each installment of rent or other sum as they become due.

d) Enforce by legal proceedings or otherwise any covenant or condition or term of this lease.

e) Terminate this lease. In the event this lease is terminated, Tenant shall surrender possession of said Leased Premises in 60 days notice and shall pay Landlord in 60 days all damages Landlord may incur by reason of Tenant's default, including the cost of recovering possession of the Leased Premises and the excess, if any of the amount of rent and charges due under this lease for the remainder of the term over the then reasonable rental value of the Leased Premises for the remainder of the term.

f) Remedies Cumulative. Each remedy provided in this lease is distinct and cumulative to all other rights or remedies under this lease or afforded by law or equity, and maybe exercised concurrently, independently, or successively, in any order whatsoever.

14.3 Default by Landlord. Landlord shall not be in default unless Landlord fails to perform its obligations within thirty (30) days after written notice by Tenant specifying wherein Landlord has failed to perform. If the nature of Landlord's obligation, however, is such that more than thirty (30) days are required for performance, Landlord shall not be in default if Landlord commences performance within thirty (30) days of Tenant's written notice and thereafter completes Landlord's performance within reasonable time. In the event Landlord fails to perform any obligation under the term of this lease, Tenant shall have any remedy available to it under any applicable law.

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14.4 Defaults: Disclaimer that the landlord/lessor will not take possession of or remove marijuana from the premises, and will contact AMCO in the event that removal is necessary.

15. CONDEMNATION:

If all or part of the Leased Premises are taken under power of eminent domain, or sold under threat of the exercise of said power, this lease shall terminate as to the part so taken as of the date that either the condemning authority takes possession or the property is sold. If any of the floor area of the improvements on the Leased Premises is taken by condemnation, or sold under threat of the exercise of said power, Tenant may by written notice, within ten (10) days after notice of such taking (or absent such notice, within ten (10) days after either the condemning authority takes possession or the sale), terminate this lease. If tenant does not so terminate, this lease shall remain in effect as to the portion of the Leased Premises remaining except that the rent shall be reduced either in proportion that the floor area taken bears to the original total area or in a reasonable amount to be determined by the Landlord.

Landlord shall be entitled to any award for taking of all or part of the Leased Premises under the power of eminent domain (including any award for diminution of value of the leasehold, severance damages and the like) and/or any proceeds from the sale made under threat of the exercise of such power. Tenant shall be entitled only to any award for loss of or damage to Tenant's trade fixtures and removable personal property and moving expenses or any portion of the condemnation award attributable to relocation cost or interruption/ loss of its leasehold rights.

16. GENERAL PROVISIONS

16.1 Estoppels Certificate and Financial Statements. Within ten (10) days after written request by Landlord, Tenant shall execute, acknowledge and deliver to Landlord, financial statements showing the utility and other costs attributable solely to the Leased Premises and a statement in writing (i) certifying that this lease is unmodified and in full force and effect (or, if modified, stating the nature of such modification and certifying that this lease as so modified, is in full force and effect) and the date to which the rent and other charges are paid in advance, if any, and (ii) either acknowledging that Tenant is not aware of any defaults on the part of Landlord hereunder, or specifying such defaults if any are claimed.

Tenant's failure to provide these statements shall be conclusive evidence (i) that this lease is in full force and effect, without modification except as may be represented by Landlord, (ii)that no defaults in Landlord's performance exist, and (iii) that Tenant has not paid more than one month's rent in advance.

16.2 Landlord's Liability. Landlord may assign this lease at any time without notification to or permission of Tenant. Such assignment shall terminate Landlord's obligations under this lease provided that the assignment requires the assignee to be responsible for all provisions of this lease applicable to the Landlord.

16.3 Interest on Past Due Obligations and late fee. Except as expressly provided, any amount not paid by Tenant when due shall bear interest at eighteen percent (18%) per year from the date due; however, if 18% exceeds the applicable legal maximum, the legal maximum shall apply. Any rent over 3 days late shall be CHARGED A LATE FEE OF $275.00 PLUS $75.00 PER DAY beginning with the first day of the month said rent was due until the day rent is actually received by landlord.

16.4 Time is of the Essence. Time is of the essence in the performance of this lease.

16.5 Prior Agreements. This lease contains all agreements of the parties with respect to any matter mentioned, and may be modified only by a writing signed by the parties in interest at the time of modification. The Tenant acknowledges that Landlord and its agents have made no representation or promises with respect to the Leased Premises except as herein expressly set forth. Nothing herein shall be construed as creating any type of partnership or joint venture relationship between the Landlord and the Tenant.

16.6 Recording. Tenant shall not record this lease without Landlord's prior written consent. At the request of Landlord, the parties may execute and deliver a Memorandum of Lease, which Landlord at its option may record.

16.7 Binding Effect. Subject to any provisions restricting assignment or subletting, this lease shall bind the parties, their personal representatives, successors and assigns.

16.8 Subordination. This lease, at Landlord's option, shall be subordinate to any ground lease, mortgage, deed of trust, or other security arrangement now or later placed upon the real property of which the Leased Premises are a part and to any and all advances made on the security thereof and to all renewals, modifications, consolidations, replacements and extensions thereof. Notwithstanding such subordination, Tenant's right to quiet possession of Leased Premises shall not be disturbed if Tenant is not in default. Tenant agrees to execute factual documents required to effectuate such subordination.

16.9 Landlord's Access. Landlord shall have the right to enter the Leased Premises at reasonable times for the purpose of inspecting, showing to prospective purchasers or lenders, or making such alteration, repairs, improvements or additions, to the Leased Premises as Landlord may deem necessary or desirable. Landlord may at any time place on or about the Leased Premises "For Sale" signs and may during the last ninety days of the term place on or about the Leased Premises "For Lease" signs.

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16.10 Mediation and Resolution of Disputes. The parties agree that any claim or dispute arising from or related to this agreement shall be settled by mediation, and if necessary, legally binding arbitration applying Alaska law in accordance with the guidelines of the American Arbitration Association. Judgment upon arbitration award may be entered in court in Palmer, Third Judicial District, State of Alaska.

16.11 Addresses, Notices. The initial addresses of the parties are

Landlord: A&G Real Estate - PO Box 874611 Wasilla, AK 99687
Tenant: LAND & SEAS LABORATORY LLC- PO Box Wasilla, AK 874602

Each Party will notify the other promptly of any change in address. Any notice required or permitted shall be in writing and may be served personally or by certified mail addressed to the most recent address of the party being served. If sent by certified mail, notice shall be effective when received or when returned unclaimed or rejected.

16.12 Costs and Attorney's Fees. If by reason of any default or breach of any term or condition of this agreement, attorney's fees or other related costs are incurred, the losing party agrees to pay the actual reasonable costs and attorney's fees incurred by the prevailing party. Venue in any such action shall be in Palmer, Third Judicial District, State of Alaska.

16.13 Authority of Signers. The persons signing this agreement on behalf of the Landlord and Tenant agree and warrant that they have full authority to execute this agreement on behalf of the respective parties.

16.14 Waiver. One or more waivers of any covenant, term or condition of this lease, by either party shall not be construed as a waiver of subsequent breach of the same covenant, term or condition/ The consent to or approval of any act by the other party of a nature requiring consent or approval shall not be deemed to waive consent to or approval of any subsequent or similar act.

16.15 Severability. If any clause or term of this agreement shall be deemed invalid by any court of law, the enforceability of the remaining clauses and terms of this agreement shall be unaffected.

16.16 Applicable Law. This agreement shall be governed by and construed in accordance with the law of the State of Alaska.

16.17 Lease Not Offer. The submission of this lease to Tenant shall not be construed as an offer, nor shall Tenant have any rights with respect thereto unless and until it is executed by both parties.

16.19 Auctions and Sales. Tenant shall not conduct or permit to be conducted any sale by auction upon or from the Leased Premises, whether said auction be voluntary, involuntary, pursuant to any assignment for the payment of creditors or pursuant to any bankruptcy or other insolvency proceedings. No distress Sales, No auction, fire, bankruptcy, "going out of business" or other distress sales of any nature may be conducted on the Leased Premises without the prior written consent of Landlord, which consent may be conditioned as Landlord deems appropriate. No "sidewalk" or parking lot sales are permitted without express written consent in advance by Landlord.

16.20 Lessee shall inform Landlord in writing no later than 60 days prior to the expiration of this lease of their intention to renew for an additional term. If notice is not received within 60 days, Landlord has the option to begin procuring another tenant for Lessee's space.

Date 10/25/19

X

A&G Real Estate
OWNER:
LANDLORD

Date 10/25/19

x

LAND & SEAS LABORATORY LLC
OWNERS:
TENANT

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