COMMERCIAL LEASE AGREEMENT

DESCRIPTION: This is a Commercial Lease agreement ("Lease") Between Quantum River Company (Landlord) and Alaska Botanical Farms Inc. (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: Unit A-1 in the building located at 61.641584, -149.483118.

TERM: This Lease commences April 15th, 2020 and ends April 14th, 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. Lease can also be terminated at any time by the tenant by providing 90 days written notice to the landlord.

RENT: Rent is $3,000 per month. Upon Lease renewal rent shall be $3000 per month. Rent is to be paid by the 15th day of each calendar month. If paid after the 20th day of the month, there is a $50 late fee. Rent will be paid by cash or check to the landlord or deposit into Denali FCU account as specified by the landlord.

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 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.

QUIET POSSESSION: Landlord covenants and warrants that upon performance by Tenant of its

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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:

Apr. 15, 2020

Landlord Signature **Date**

Quantum River Company, PO Box 875492, Wasilla, AK 99687-5492

907-726-5300 QuantumRiverCompany@gmail.com

April 15, 2020

Tenant Signature **Date**

Alaska Botanical Farms, PO Box 875492, Wasilla, AK 99687-5492

907-726-5300 AlaskaBotanicalFarms@gmail.com

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