The parties to this Lease, High North LLC of self (hereinafter Tenant) and James & Kathleen Hess of self (hereinafter Landlord).

1.Landlord agrees to lease, demise and let to the Tenant and Tenant agrees to hold the Premises located at 12975 W. Horizon Way Houston, AK consisting of building (hereinafter "Premises") for the term of 60 months from the approval and effectuation of the transfer of this marijuana establishment license through and until the last day of March, 2025.

The Tenant promises to pay the said rent in the amount of monthly installments of 3200.00, Plus 15% of gross sales after taxes. In the event tenant opts to purchase property from landlord, 1/2 of the 15% will be credited towards down payment.

2. The Tenant agrees to quit and deliver up the premises to the Landlord, peaceably and quietly, at the end of the rental term, in good order and condition, reasonable use and wearing excepted, fire and casu alties and acts of God excepted, and to pay the rent as provided herein, during the term for such further time as the Tenant may hold it, and not make or suffer any waste thereof; nor sublet the premises nor permit any other person or persons to occupy the premises or to make or suffer any alteration thereto without permission of the Landlord, in writing, having been first obtained; and that the Landlord may enter to inspect and make improvements, and to expel the Tenant, if (he, she) fails to pay the rent as provided herein, or damages the premises or breaches any terms of the lease.

3. The Landlord and Tenant agree that if the premises, or any part of the premises are destroyed or damaged by fire or other unavoidable casualty, making the premises unfit for use and habitation, then, the rent reserved, or a just and proportional part of it, calculated according to.
the nature and extent of the injuries sustained by the property, shall be suspended or abated until the said premises are put in proper condition for use and habitation by the said Lessor.

4. In the case of default and the Landlord obtains control of the property, they will not seize any marijuana or marijuana product and shall immediately contact AMCO enforcement for guidance.

5. Landlord understands and agrees to the use of the premises as a marijuana establishment

Signed and sealed this 6th day of February,2020

Landlord

James m Hess

Tenant

AMCO Received 3/10/2020