Commercial Lease with Option to Purchase

This lease signed on the 1st day of October 2019 by and between Xela, LLC, an Alaska limited liability company, whose address is 5881 Arctic Blvd. #202 Anchorage, Alaska 99518, hereinafter called "Landlord"; and LBS LLC, collectively hereinafter called "Tenant".

1. Property.

Landlord leases to Tenant the property located at 200 W. 68th #A2, Anchorage, Alaska. by reference (the "Property"). The occupied square footage of the Property is approximately 1,650 square feet.

2. Term.

Landlord leases to the Tenant the above described property on a (ten) 10 year Triple Net basis. This Lease shall commence on the effectuated date of transfer ,("Commencement Date") and shall expire August 31, 2029.

3. Rent.

a. Rent shall be paid in monthly installments of Two Thousand Five Hundred Dollars ($2,500.00) and the $300 for Tenant's share of real estate taxes and insurance, payable on the first day of each month beginning **January 1st 2020.** This reflects a deferment of rents and other charges for the 1st four (4) months and repaid according to terms in Section 32 Other Agreements, without notice or demand at the following:

Xela, LLC
5881 Arctic Blvd. #202
Anchorage, AK 99518

Monthly installments of rent shall be adjusted annually on the anniversary date by Two Percent (2%) or the Percent increase as published by the Federal Reserve Bank of San Francisco whichever is greater. In addition to monthly rent installments there will be a proportionate charge according to the square footage used by the tenant, for One Twelfth (1/12) of the all expense such as taxes and insurance of the building. This charge shall also be adjusted annually on the anniversary date. The current charge is $300 monthly for Tenant's share of the insurance and applicable taxes.

b. A late charge of 10% shall be assessed by Landlord against Tenant if the rental payment is not received on or before the fifth (5th) day after payment is due.

c. Tenant has deposited the sum of $5,000.00 with the Landlord as a security deposit for all obligations that may become due and owing by the Tenant under this Lease, including but not limited to, any rent or other sum of money which Tenant is obligated to pay but did not pay, any sum expended by Landlord on Tenant's behalf in accordance with the provisions of this Lease, or any sum which Landlord may expend or be required to expend as a result of Tenant's default. This amount shall be paid to Landlord on or before the first day of the term of this Lease. The security deposit shall bear no interest. If Tenant fully and faithfully complies with all the provisions of this Lease, the security deposit shall be returned to Tenant after Tenant vacates the Property. In the event of a transfer of Landlord's interest in the Property, Landlord shall have the right to transfer the security deposit, and Tenant agrees to look solely to the transferee for the return of the security deposit.

d. All payments due Landlord from Tenant for Tenant's maintenance or other common area charges as set forth below shall be due within ten (10) day after invoice from Landlord.

4. Possession.

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Landlord shall deliver possession of the Property to Tenant upon the commencement of the term, free and clear of all tenants and occupants having rights inconsistent with the rights of Tenant. Tenant shall redeliver physical possession of the Property to Landlord upon the termination of this Lease in the same condition as received, normal wear and tear excepted. Tenant shall return all keys to Landlord on termination.

5. Use of Property

Tenant shall use the Property shall be used by Tenant only for the purpose of growing, processing and selling commercially produced marijuana and for no other purpose without the written consent of Landlord. Landlord has not made any representation or warranty as to the suitability of the Property for the conduct of Tenant's business. Tenant shall not use or permit the use of the Property in any manner that will create waste or a nuisance or disturb other tenants or neighbors.

6. Condition of the Property.

Tenant hereby acknowledges that it has viewed the Property, is familiar with the condition of the Property, and accepts the Property in its present condition and configuration, "AS IS" with all faults.

7. Improvements

Tenant shall not make any improvements, alternations, additions, utility installations, or modifications of any kind to the Property, which includes the erection of signs, without the prior written consent of Landlord, which consent shall not unreasonably be withheld, and obtaining all required permits and authorizations, if any, of governmental entities; provided however, that Landlord's consent is not required for nonstructural alternations costing less than $1,000 individually or in the aggregate. Tenant shall timely pay for any improvements affixed to the Property shall become the property of Landlord on termination of this Lease without any obligation of Landlord to pay Tenant for the same. Upon termination of the Lease, Landlord shall notify Tenant to remove any improvements Landlord does not elect to retain, and Tenant shall restore the Property to its original condition before the improvements were made.

8. Compliance with Laws/Environmental Provisions.

a. General Compliance. Tenant at all times during the Lease term, at its own expense, and with all due diligence, shall observe and comply with all laws, ordinances, rules, and regulations which are now in effect or may later be adopted by any governmental authority, and which may be applicable to the Property or any improvement on it or any other use of it.

b. Environmental Laws. In furtherance and not in limitation of the foregoing paragraph, Tenant shall, at its own expense, comply with all laws, ordinances, regulations and administrative agency or court orders relating to health, safety, noise, environmental protection, waste disposal, hazardous or toxic materials, and water and air quality. In the event any discharge, leakage, spillage, emission or pollution of any type, or other release of hazardous materials occurs upon or from the Property during the Lease term or any holdover thereafter which is deemed attributable to Tenant's use and occupancy of the Property, but which shall not include discharge, leakage, spillage, emission, or pollution of any type or Tenant's use of the Property, such as from adjacent parcels of land, expense, clean and restore the Property to the satisfaction of Landlord and any governmental body having jurisdiction of the matter.

c. Hazardous Materials on Premises. Tenant shall not cause or permit any hazardous materials to be brought upon, kept or used in or about the Property by Tenant, its agents, employees, contractors or invites without the written consent of Landlord, and then only in compliance with all applicable laws and regulations. Landlord shall not unreasonably withhold consent as long as Tenant demonstrates to the reasonable satisfaction of Landlord that such hazardous material is necessary or useful to Tenant's business and will be used, kept and stored in a manner that complies with all laws regulating any such hazardous materials so brought upon or used or kept in or about the Property.

d. Environmental Indemnity. Tenant agrees to indemnify, hold harmless, and defend Landlord against all liability, cost and expense, including without limitation, any fines, penalties,

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diminution in value of any of the Property, assessment and clean-up costs, judgments, litigation costs and attorney's fees incurred by or levied against Landlord as a result of Tenant's breach of these environmental provisions or as a result of any discharge, leakage, spillage, emission or pollution on or discharged from the Property as a result of Tenant's use and occupancy of the Property, without regard to whether such liability, cost or expense arises during or after the Lease term; provided, however, that Tenant shall not be required to indemnify Landlord under this paragraph if the parties agree or a court of competent jurisdiction determines that such liability, cost or expense is caused directly and solely by the negligence of Landlord. The foregoing indemnity shall survive the expiration or earlier termination of this Lease. The foregoing indemnity shall not apply to any discharge, leakage, spillage, emission or pollution which is caused by a person who occupies the Property after the termination of this Lease.

e. Hazardous Material. For purposes of this Lease, the term "hazardous material" means any hazardous or toxic substances, material, or waste, including but not limited to those substances, materials, and wastes listed or defined as such in federal, state, or local law, regulation or ordinance, including but not limited to, in the following: U.S. Department of Transportation Hazardous Materials Table (49 C.F.R.-172.201); regulations of the U.S. Environmental Protection Agency (including 40 C.F.R. Part 302; the Comprehensive Environmental Response, Compensation and Liability Act, 42 U.S.C.-9601 et seq. And its implementing regulations; the Solid Waste Disposal Act of 1 984~ the Resource Conservation and Recovery Act, 42 U.S.C.-6901, et seq.); and as a petroleum product or oil as defined in 33 U.S.C.-1321.

9. Quiet Possession.

Upon paying the rent and performing the covenants of this Lease, Tenant shall quietly have, hold, and enjoy the Property and all rights granted to Tenant by this Lease during its term.

10. Utilities:

(a) Landlord will cause to be supplied during ordinary business hours, a reasonable amount of water. The Tenant shall take out the water meter in his own name within five (5) days of the signing of this lease. Failure to do so will result in the utilities being cut off. For all utilities that are not separately metered, Tenant shall supply said bills to Landlord's property manager and Landlord's property manager shall determine what portion of the utilities the other tenant is responsible for and then obtain funds from other tenant to reimburse Tenant accordingly.

i. Any utility bill received by the Landlord that should be the responsibility of the Tenant, will be billed to the tenant with an additional $50.00 service charge

(b) The Tenant shall take out the electric meter in his own name within five (5) days of the signing of this lease. Failure to do so will result in the utilities being cut off.

ii. Any utility bill received by the Landlord that should be the responsibility of the Tenant, will be billed to the tenant with an additional $50.00 service charge

iii. Tenant will receive from the occupying tenant of Units B & C $200.00 per month for their usage of electricity

(c) The Tenant shall take out the gas meter in his own name within five (5) days signing of this lease and shall pay gas charges incurred. Failure to do so will result in the utilities being cut off.

i. Any utility bill received by the Landlord that should be the responsibility of the Tenant, will be billed to the tenant with an additional $50.00 service charge

(d) The Tenant shall take out refuse collection in his own name within five (5) days signing of this lease and shall pay refuse charges incurred. Failure to do so will result in the utilities being cut off.

i. Any utility bill received by the Landlord that should be the responsibility of the Tenant, will be billed to Tenant with an additional $50.00 service charge

11. Maintenance and Repairs.

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(a) Tenant shall keep the interior portions of the Property, including ceiling, walls, floor, lighting, doors, all furnishings, appliances, and improvements, in good order, condition, and repair, and make or cause to be made all necessary repairs, alterations and replacements. All such repairs, alterations, or replacements, shall be of good quality. Tenant shall bear all costs of repairs and maintenance and hold Landlord harmless from any claims, liens, or encumbrances which may be created or attached to the Property because of such repairs, alterations, or replacements. Tenant shall be responsible for any and all maintenance and repairs attributable to obstructions or objects deliberately or inadvertently introduced or placed in the fixtures, lines or equipment by Tenant, its employees, agents, licensees or invites. Tenant agrees to furnish and maintain such fire extinguishers as are recommended or required by any governmental fire agency or department and/or insurance underwriters for the Property.

(b) If Tenant fails to perform Tenant's obligations under the above paragraph, Landlord, at its option, and after ten (10) days advance written notice to Tenant, may enter upon the Property and put the Property in good order, condition and 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. Tenant shall pay for all damage to the Property, as well as damage to other tenants or occupants, caused by Tenant's misuse or neglect of the Property, its apparatus or appurtenances.

(c) Landlord shall not be responsible or liable at any time for any loss or damages to Tenant's equipment, fixtures or other personal property or to Tenant's business except to the extent attributable to Landlord's own gross negligence or to Landlord's own intentional tortuous conduct.

(d) 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 other portions of the Property.

(e) Landlord shall not be responsible or liable for any condition of the Property, or for any defect, latent or otherwise, in the improvements situated on the Property, or any of the equipment, machinery, utilities, appliances or apparatus on or used with the Property, nor shall it be responsible or liable for any injury, loss or damage to any person or to any property of Tenant or other person caused by or resulting from bursting, breakage or by or from leakage, steam, Property, the building or the surrounding area, or for any injury or damage caused by or resulting from acts of God or the elements, or for any injury or damage caused by or resulting from any defect in the occupancy, construction, operation or use of any of the Property, building, machinery, apparatus or equipment by any occupant of the Property, unless Landlord itself is grossly negligent.

12. Assignment or Subleasing.

a) Tenant shall not assign, sublease, pledge, or otherwise encumber this Lease, either voluntarily or through operation of law, without the written consent of Landlord, which consent shall not unreasonably be withheld. All such unauthorized assignments, subleases, and encumbrances shall be void, and this Lease shall terminate automatically without notice.

b) Assignment is defined as the creation of any lien, encumbrance, or other interest in this Lease as well as the transfer of shares, partnership interest or any other beneficial interest resulting in more than twenty percent (20%) of such shares, partnership interest or other beneficial interest having been transferred by Tenant since this Lease was executed.

c) The consent to one assignment, mortgage, sublease, pledge or encumbrance shall not be deemed to be any subsequent assignment, mortgage, sublease, pledge or encumbrance. Any attempt to assign, mortgage, sublease, pledge or encumber without the prior written approval of Landlord will constitute a breach of this Lease and convey no rights or interest in the Lease or Property. Landlord's consent to any assignment, mortgage, sublease, pledge or encumbrance of the Lease by Tenant, which consent shall not unreasonably by withheld, shall be subject to Landlord's option to increase the rental to the amount per square foot of rental for similar lease of commercial space in the vicinity.

d) Landlord shall have the right to assign this Lease at any time without the consent of Tenant and the assignee or assigns, if any, of Landlord shall take subject to all the terms and conditions of this Lease.

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13. Unlawful Use.
Tenant shall not make or allow any use or occupancy of the Property contrary to any law or ordinance now or hereafter in effect.
14. Hold Harmless.
Tenant shall indemnify, defend, and hold Landlord and its agents, representatives, trustees, employees, brokers, and attorneys harmless against all claims, damages, losses, costs, and expenses, including attorney's fees, for or on account of any injury or damage to any persons or property caused by or resulting from Tenant's possession, use or occupancy of the Property or the activities, work, or things done, permitted or allowed by any of Tenant's employees, contractors, invitees, patients, or agents. This provision shall survive the termination of the Lease.

15. Risk of Loss and Insurance.

a. Tenant, as a material part of the consideration for this Lease, hereby waives all claims against Landlord for damage to personal property in, upon, or about the Property, from any causes arising from other than Landlord's gross negligence or intentional tortuous conduct at any time during the term of this Lease.
b. Tenant shall, at Tenant's sole cost and expense, secure and maintain liability insurance with a company or companies acceptable to Landlord. Tenant shall carry general liability insurance of not less than One Million Dollars ($1,000,000) for each person injured as a result of an accident or occurrence and not less than One Hundred Thousand Dollars ($100,000) for loss or damage to property resulting from any one accident or occurrence.
c. All policies of insurance shall name Landlord and its agents as additional insureds. Insurance purchased by Tenant shall be with companies rated A or better in the "Best Insurance Guide", and shall not be cancelable or materially changed except after thirty (30) days written notice to Landlord. Tenant shall deliver to Landlord, certificates evidencing such insurance and shall furnish Landlord with renewal binders upon renewal of such insurance.
d. Tenant waives the protection of any statute, code, or judicial decision which grants a tenant the right to terminate a lease in the event of substantial or total destruction of the Property

16. Landlord's Access.
Landlord shall at all reasonable times during Tenant's business hours have access to the Property to view the condition of the Property or to post notices of non-responsibility, provided that Landlord complies with Tenant's commercial marijuana visitor policy.

17. Waiver of Subrogation.
Landlord and Tenant each waive any and all rights of recovery against the other, for loss or damage to such waiting party or its property or the property of others under its control, where such loss or damage is insured against under any insurance policy in force at the time of such loss or damage, to the extent of such insurance coverage, only.

18. Tenant's Default.
If Tenant shall at any time be in default in the payment of rent herein required, and/or one of the following events occurs:

(a) Abandonment of the Property and/or Tenant ceases to occupy the Property for a period exceeding thirty (30) days.
(b) The making by Tenant of any general arrangement for the benefit of its creditors, 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, or the appointment of a trustee or receiver to take possession of substantially all of Tenant's assets located at the Property or of Tenant's assets located at the Property or of Tenant's interest in the Lease; or

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(c) Failure in the performance of any of the covenants, terms, conditions or provisions of this Lease, and Tenant shall fail to remedy such default within ten (10) days after written notice from Landlord; it shall be lawful for Landlord to enter upon the Property and again have, possess and enjoy the same as if this Lease had not been made; and, thereupon, this Lease shall cease and terminate without prejudice, however, to the right of Landlord to recover from Tenant all rent due and that which would fall due until the normal expiration of the Lease, plus such foreseeable expenditures and costs incurred in preparing to terminate and in terminating the Lease. Landlord may reenter and repossess the Property either with or without judicial process, and Tenant covenants and warrants that upon demand, Tenant will surrender and deliver quiet possession of the Property to Landlord. In case of any default and reentry by Landlord. Landlord may elect at its option to relet the Property for some or all the remainder of the term for the highest reasonable rent available and may recover from Tenant any deficiency between the amount so obtain and the rent herein reserved. In the event Landlord elects to relet the Property. Landlord's reentry shall not terminate this Lease unless Landlord gives written notice of an intention to terminate to Tenant. Landlords exercise of any right or remedy shall not prevent it from exercising any other right or remedy.

(d) **Landlord shall not take into its possession any marijuana or marijuana product and shall contact the State of Alaska AMCO prior to any access into or around the licensed premises if Tenant cannot be reached, abandons the property, or similar type of event. Additionally, Landlord will ensure that it and any of its employees or agents, will respect and adhere to the Tenant's visitor policy, provide government issued ID ensuring that any agent or employee of Landlord is over the age of 21, sign in and out of the visitor log provided by Tenant, wear the Tenant's visitor badge, and remain in direct eye sight of designated Tenant ag**ent.

19. Default by Landlord.

Tenant shall notify Landlord promptly of Landlord's default. Landlord shall not be in default unless Landlord fails to perform its obligations within thirty (30) days after receiving written notice from Tenant specifying the obligation Landlord has failed to perform. If the nature of Landlord's 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 a reasonable time.

20. Waiver.

No waiver by Landlord of any provision of this Lease shall be deemed a waiver of any other provision or of any subsequent breach by Tenant of the same or any other provision. Landlord's consent to or approval of any act shall not be deemed to render unnecessary the obtaining of Landlord's consent to any subsequent act by Tenant. The acceptance of rent by Landlord shall not be a waiver of any preceding breach by Tenant of any provision hereof.

21. Estoppel Certificate.

Tenant shall within ten (10) days after notice from Landlord, execute, acknowledge and deliver to Landlord a statement in writing certifying that this Lease is unmodified and in full force and effect, the date to which the rent or other charges have been paid in advance, if any, whether any defaults exist under the Lease, and such other reasonable requests as made by Landlord.

22. Damage or Destruction.

(a) If at any time during the term of this Lease the Property is damaged to significant extent, it shall be the Landlord's option to either repair this damage as soon as reasonably possible, in which event this Lease shall continue in effect or to give Tenant written notice within thirty (30) days after the date of the occurrence of such damage of Landlord's intention to cancel and terminate this Lease.

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(b) If at any time during the term of this Lease the Property is totally destroyed by any cause, this Lease shall automatically terminate as of the date of such total destruction.
(c) If the Property is partially damaged or totally destroyed, the rent payable shall be subject to abatement and/or proration as of the date of the damage.

23. Eminent Domain.

If the Property or any material portion of it is taken or appropriated or condemned by reason of eminent domain, or sold under the threat of the exercise of such power, this Lease may be canceled at the option of either the Landlord or Tenant, by either party giving thirty (30) days written notice to the other. Any award for the taking of all or any part of the Property under the power of eminent domain shall be the sole property of Landlord; provided that the portion of building shall not warrant any abatement or entitle Tenant to any abatement of rent.

24. Subordination and Nondisturbance.

This Lease and all of the rights of Tenant are and shall be subject and subordinate to the lien of every security interest, deed of trust and every mortgage now or hereafter placed on the Property or any part thereof (except the property of Tenant and others stated to be removable under this Lease), and to any and all renewals, modifications, consolidations, replacements, extensions, or substitutions of any such security interest, mortgage or deed of trust ("encumbrances"). In addition, the interest of Tenant shall be subject and subordinate to the interest of a purchaser of the Property who acquires an interest subsequent to the date of this Lease.

25. Successors and Assigns.

The covenants and agreements of this Lease shall be binding upon the legal representatives, successors, and assigns of the parties.

26. Waiver and Forbearance.

Except to the extent that Landlord may have otherwise agreed in writing, no waiver by Landlord of any breach by Tenant of any of its obligations, agreements or covenants hereunder shall be deemed to be a waiver of any subsequent breach of the same or any other covenant, agreement or obligation. Nor shall any forbearance by Landlord to seek a remedy for any breach of Tenant be deemed a waiver by Landlord of its rights or remedies with respect to such breach.

27. Attorney's Fees.

If, by reason of any default by either party in the performance of the terms and conditions or provisions of this Lease, a party deems it necessary to employ an attorney, the prevailing party shall receive all costs, expenses and attorney's fees expended or incurred by the prevailing party.

28. Headings.

The headings used in this Agreement are inserted for convenience only and shall be disregarded in construing this Lease.

29. Rule of Construction.

The rule of strict construction of a document against the drafter is waived in partial consideration for the other covenants contained herein, and all parties to this Lease recognize that they have been represented by separate counsel or have been afforded that opportunity in this transaction, and all terms and conditions herein have been negotiated at arms length.

30. Memorandum of Lease.

Tenant agrees that Tenant will not record this Lease. At the request of either Landlord or Tenant, the parties shall execute a memorandum lease for recording purposes in lieu of recording this Lease (in such form as may be satisfactory to their respective attorneys).

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31. Notices.

Wherever in this Lease it shall be required or permitted that notices or demands be given or served by either party to the Lease to or on the other, such notice or demand shall be given or served and shall not be deemed to have been given or served unless in writing and personally delivered or received by certified mail or telefacsimile by the respective parties at the following addresses:

Landlord:	Tenant:
Xela, LLC 5881 Arctic Blvd. #202 Anchorage, Alaska 99518	Casey Wilkins LBS LLC PO Box 24012 Douglas, AK. 99824

Such addresses may be changed from time to time by either party by serving notice as herein provided.

32. Tenant Reimbursement of Landlord Existing Marijuana Specific Plans and Improvements: Landlord has invested over $38,000.00 in reading the facility for use as a marijuana establishment. Tenant will benefit from said investment. Landlord and Tenant have agreed, as material consideration for this lease and Option to Purchase that Tenant reimburse Landlord for $38,000.00 of said marijuana specific use improvements and investment. Additionally, as mentioned supra, the four (4) months of abated rent shall be added on to the improvements amount due to Landlord, resulting in a total amount of $48,000.00. These additional amounts will be repaid to Landlord from Tenant in the following manner:

Starting January 1, 2020, Tenant shall pay to Landlord base rent ($2,500) plus $1,000 of the additional amount owed to Landlord (which is $48,000) every month until the $48,000 sum owed to Landlord is paid in full. Additionally, for a period of ten (10) months, starting January 1, 2020, Tenant shall also pay an additional $120.00 per month for Tenant's share of the net expenses related to the deferred first four (4) months of the rental term.

33. Options to renew and purchase:

As material consideration for this Lease, Tenant is granted certain options and right of lease renewal. Provided Tenant is not in default beyond all notice and applicable cure periods, Tenant shall have the option to rent the other part of the building identified as Units B & C as soon as it becomes available. The terms shall be the same as in this lease which is based on a per square foot rate of $1.50, meaning the rent would increase to approximately $6,750.

Provided Tenant is not in default beyond all notice and applicable cure periods, Tenant shall have a further option to renew the lease for an additional Ten (10) year period by providing notice of exercising option to renew lease 60 days before initial lease term ends. Tenant shall have this option to renew regardless of whether exercised the option to lease out Units B & C.

Tenant's option to purchase building shall not become effective until Tenant exercises its option to lease Units B&C (which would be the entire building). The anticipated date of Tenant taking over the whole building is June 1, 2020. In order to exercise the Option to Purchase the entire building, Tenant must lease the ***entire building*** for a minimum of Ten (10) years. Once Tenant has leased the entire building for a ten-year period, and provided that Tenant is not in default of this agreement or any renewal terms, it is eligible to exercise its option to buy at Fair Market Value at the time the option is exercised. Tenant must provide notice that it is exercising its option to purchase at least Sixty (60) days prior to the Lease expiration in writing.

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IN WITNESS WHEREOF, the said Landlord and Tenant have hereunto caused their respective names and seals to be affixed this 10th day of November 2019. The undersigned Tenant, whether signing in an individual capacity or as a representative for a principal, partnership or corporation, hereby personally guarantees full and timely payment in accordance with the terms of this lease.

Landlord:
Xela, LLC
by
Title Owner.

Tenant: See Attached
Casey J. Wilkins, member and authorized agent for LBS LLC

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IN WITNESS WHEREOF, the said Landlord and Tenant have hereunto caused their respective names and seals to be affixed this 27th day of November 2019. The undersigned Tenant, whether signing in an individual capacity or as a representative for a principal, partnership or corporation, hereby personally guarantees full and timely payment in accordance with the terms of this lease.

Landlord:
Xela, LLC
by_____
Title_____

Tenant:_____
Casey J. Wilkins, member and authorized agent for LBS LLC

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