Lease Agreement – short form

This lease agreement is made between Robert P. Hartzler, of sound mind and sound body (landlord) and Alaska Frontier Cannabis, LLC, of sound mind and sound body (Tenant).

For good consideration, it is agreed between the parties as follows:

Landlord hereby leases and rents to Tenant the first building on the back 10 acres of property, known as the front bath house located on the property at 6570 W Trevett Cir Suite C, Wasilla, AK 99623 for the purpose of a licensed marijuana cultivation, described as follows:

1. This lease shall be in effect for a term of 5 years, commencing on Feb 1, 2018 and terminating in 2023.
2. The tenant shall pay landlord the annual rent of 60,000 during said term, in 4 separate payments of 15,000 at the end of each quarter.
3. Tenant further agrees that:

   Upon the expiration of the lease or upon the landlord taking control of the property, the landlord will not claim or possess any property or product of Alaska Frontier Cannabis that is inside the leased building pending mitigation of The Alaskan Alcohol and Marijuana Control Board office and obtain guidance on handling any marijuana left on the premises.

   Alaska Frontier Cannabis shall not assign or sub-let or allow any other person to occupy the leased promises without Landlord's prior consent.

   Alaska Frontier Cannabis shall not make any material or structural alterations to the leased premises without Landlords prior consent.

   Alaska Frontier Cannabis shall comply with all building, zoning and health codes and other applicable laws for said leased premises.

RECEIVED
FEB 12 2018
ALCOHOL MARIJUANA CONTROL OFF
STATE OF ALASKA

AMCO Received 4/9/2020

4. This lease shall be binding upon the inure to the benefit of the parties, their successors, assigns and personal representatives.

Additional Lease Terms: This lease is with an option to buy at the total price of 1,850,000.00 (one million eight hundred fifty thousand dollars) with the lease payments and any payments made directly to the mortgage account counting towards the purchase of property. At such a time as the RV Park closes and starting that very month, the tenant will agree to pay all utilities of the property and ½ of the current mortgage payment until the mortgage is paid in full or until the tenant has purchased the property outright.

Signed and sealed this 1 day of February, 2018

Robert P. Hartzler

Landlord (Robert P. Hartzler)

Bob Mays III

Tenant (Robert A. Mays III aka Alaska Frontier Cannabis, LLC)

Jan Richardson

Witness (Jan Richardson)

RECEIVED
FEB 12 20
ALCOHOL MARIJUANA CONTROL
STATE OF ALASKA

AMCO Received 4/9/2020