***1st Revised* REAL ESTATE LEASE- 10-8-2020 revision**
modifications underlined in bold italics and consented to by change in writing here:

This Lease Agreement (this "Lease") is dated May 15, 2020, by and between Lynn or Richard Gattis ("Landlord"), and ***Lake Landing Investments, LLC*** dba The Hangar AK ("Tenant"). The parties agree as follows:

Change 1: tenant name

LAG
(Landlord Initials)

JB
(tenant initials)

10-8-2020
(effective date)

PREMISES. Landlord, in consideration of the lease payments provided in this Lease, leases to Tenant 1540 N. Shoreline Drive, Wasilla, Ak a metal building with large end door, 2 man doors and large overhead vehicle door (the "Premises") located at 1540 N. Shoreline Drive, Wasilla, AK 99654.

TERM. The lease term will begin on May 15, 2020 and will terminate on May 31, 2022

LEASE PAYMENTS. Tenant shall pay to Landlord monthly installments of $3,000.00, payable in advance on the first day of each month. Lease payments shall be made to the Landlord at 1650 N. Shoreline Drive, Wasilla, AK 99654, which address may be changed from time to time by the Landlord.

SECURITY DEPOSIT. At the time of the signing of this Lease, Tenant shall pay to Landlord, in trust, a security deposit of $3,000.00 to be held and disbursed for Tenant damages to the Premises (if any) as provided by law. Tenant to pay "last months" rent in the amount of $3,000. For the month of May 2022

POSSESSION. Tenant shall be entitled to possession on the first day of the term of this Lease and shall yield possession to Landlord on the last day of the term of this Lease, unless otherwise agreed by both parties in writing. At the expiration of the term, Tenant shall remove its goods and effects and peaceably yield up the Premises to Landlord in as good a condition as when delivered to Tenant, ordinary wear and tear excepted.

USE OF PREMISES. Tenant may use the Premises only for Cannabis operation - legal with the state of Alaska. The Premises may be used for any other purpose only with the prior written consent of Landlord, which shall not be unreasonably withheld. **Tenant shall notify Landlord**
of any anticipated extended absence from the Premises not later than the first day of the extended absence.

FURNISHINGS. The lease of the Premises includes the furnishings listed on the attached exhibit. Tenant shall return all such items at the end of the lease term in a condition as good as the condition at the beginning of the lease term, except for such deterioration that might result from normal use of the furnishings.

PARKING. Tenant shall be entitled to use 8 parking space(s) for the parking of the Tenant's customers'/guests' motor vehicle(s).

Gipplez? Agent = Clark Cliffs

PROPERTY INSURANCE. Tenant shall maintain casualty insurance on the Premises in an amount not less than $3,000,000.00. Landlord shall be named as an additional insured in such policies. Tenant shall deliver appropriate evidence to Landlord as proof that adequate insurance is in force issued by companies reasonably satisfactory to Landlord. Landlord shall receive advance written notice from the insurer prior to any termination of such insurance policies. Tenant shall also maintain any other insurance which Landlord may reasonably require for the protection of Landlord's interest in the Premises. Tenant is responsible for maintaining casualty insurance on its own property.

LIABILITY INSURANCE. Tenant shall maintain liability insurance on the Premises in a total

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aggregate sum of at least $3,000,000.00. Tenant shall deliver appropriate evidence to Landlord as proof that adequate insurance is in force issued by companies reasonably satisfactory to Landlord. Landlord shall receive advance written notice from the insurer prior to any termination of such insurance policies.

MAINTENANCE.

Landlord's obligations for maintenance shall include:

- the roof, outside walls, and other structural parts of the building

- all other items of maintenance not specifically delegated to Tenant under this Lease.

Tenant's obligations for maintenance shall include:

- the parking lot, driveways, and sidewalks, including snow and ice removal

UTILITIES AND SERVICES.

Landlord shall be responsible for the following utilities and services in connection with the Premises:

- water and sewer

Tenant shall be responsible for the following utilities and services in connection with the Premises:

- electricity
- gas
- heating
- garbage and trash disposal
- janitorial services
- telephone service
- snow plowing/shoveling

Tenant acknowledges that Landlord has fully explained to Tenant the utility rates, charges and services for which Tenant will be required to pay to Landlord (if any), other than those to be paid directly to the third-party provider.

TAXES. Taxes attributable to the Premises or the use of the Premises shall be allocated as follows:

REAL ESTATE TAXES. Landlord shall pay all real estate taxes and assessments for the Premises.

PERSONAL TAXES. Landlord shall pay all personal taxes and any other charges which may be levied against the Premises and which are attributable to Tenant's use of the Premises, along with all sales and/or use taxes (if any) that may be due in connection with lease payments.

DEFAULTS. Tenant shall be in default of this Lease if Tenant fails to fulfill any lease obligation or term by which Tenant is bound. Subject to any governing provisions of law to the contrary, if Tenant fails to cure any financial obligation within 5 days (or any other obligation within 10 days) after written notice of such default is provided by Landlord to Tenant, Landlord may take possession of the Premises without further notice (to the extent permitted by law), and without prejudicing Landlord's rights to damages. In the alternative, Landlord may elect to cure any default and the cost of such action shall be added to Tenant's financial obligations under this Lease. Tenant shall pay all costs, damages, and expenses (including reasonable attorney fees and expenses) suffered by Landlord by reason of Tenant's defaults. All sums of money or charges required to be paid by Tenant under this Lease shall be additional rent, whether or not such sums or charges are designated as "additional rent". The rights provided by this paragraph are

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cumulative in nature and are in addition to any other rights afforded by law.

In the event of default by tenant, landlord will not remove or take possession of any marijuana products

In the event of default by tenant, landlord will notify AMCO at an address provided by tenant

LATE PAYMENTS. For each payment that is not paid within 5 days after its due date, Tenant shall pay a late fee of ~~$0.00~~ 50.00 per day, beginning with the day after the due date.

CUMULATIVE RIGHTS. The rights of the parties under this Lease are cumulative, and shall not be construed as exclusive unless otherwise required by law.

NON-SUFFICIENT FUNDS. Tenant shall be charged $100.00 for each check that is returned to Landlord for lack of sufficient funds.

REMODELING OR STRUCTURAL IMPROVEMENTS. Tenant shall have the obligation to conduct any construction or remodeling (at Tenant's expense) that may be required to use the Premises as specified above. Tenant may also construct such fixtures on the Premises (at Tenant's expense) that appropriately facilitate its use for such purposes. Such construction shall be undertaken, and such fixtures may be erected only with the prior written consent of the Landlord which shall not be unreasonably withheld. Tenant shall not install awnings or advertisements on any part of the Premises without Landlord's prior written consent. At the end of the lease term, Tenant shall be entitled to remove (or at the request of Landlord shall remove) such fixtures and shall restore the Premises to substantially the same condition of the Premises at the commencement of this Lease.

COMPLIANCE WITH REGULATIONS. Tenant shall promptly comply with all laws, ordinances, requirements and regulations of the federal, state, county, municipal and other authorities, and the fire insurance underwriters. However, Tenant shall not by this provision be required to make alterations to the exterior of the building or alterations of a structural nature.

MECHANICS LIENS. Neither the Tenant nor anyone claiming through the Tenant shall have the right to file mechanics liens or any other kind of lien on the Premises and the filing of this Lease constitutes notice that such liens are invalid. Further, Tenant agrees to (1) give actual advance notice to any contractors, subcontractors or suppliers of goods, labor, or services that such liens will not be valid, and (2) take whatever additional steps that are necessary in order to keep the premises free of all liens resulting from construction done by or for the Tenant.

ASSIGNABILITY/SUBLETTING. Tenant may not assign or sublease any interest in the Premises, nor effect a change in the majority ownership of the Tenant (from the ownership existing at the inception of this lease), nor assign, mortgage or pledge this Lease, without the prior written consent of Landlord, which shall not be unreasonably withheld.

NOTICE. Notices under this Lease shall not be deemed valid unless given or served in writing and forwarded by mail, postage prepaid, addressed as follows:

LANDLORD:

Lynn or Richard Gattis
1650 N. Shoreline Drive
Wasilla, Alaska 99654 ph# 907-841-4347 email LynnGattis@gmail.com

TENANT:

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Lake Landing Investments, LLC dba The Hangar AK
Justin Benson, member/manager
10935 Cange Street
Anchorage, Ak 99516 ph# 907-575-8521 email Justin.Benson121@yahoo.com

Change 2: tenant name

(Landlord Initials)

Such addresses may be changed from time to time by either party by providing notice as set forth above. Notices mailed in accordance with the above provisions shall be deemed received on the third day after posting.

GOVERNING LAW. This Lease shall be construed in accordance with the laws of the State of Alaska.

JB
(tenant initials)

ENTIRE AGREEMENT/AMENDMENT. This Lease Agreement contains the entire agreement of the parties and there are no other promises, conditions, understandings or other agreements, whether oral or written, relating to the subject matter of this Lease. This Lease may be modified or amended in writing, if the writing is signed by the party obligated under the amendment.

10-8-2020
(effective date)

Purchase of Lot 7 with a price of $995.00 and Purchase of Lot 8 with a price of $195.00 Tenant will be given "first rights of refusal" for the above-mentioned lots in Island Park Estates This will mean, if another purchaser steps forward, Landlord will advise tenant of the situation in which tenant will have the option to purchase.

SEVERABILITY. If any portion of this Lease shall be held to be invalid or unenforceable for any reason, the remaining provisions shall continue to be valid and enforceable. If a court finds that any provision of this Lease is invalid or unenforceable, but that by limiting such provision, it would become valid and enforceable, then such provision shall be deemed to be written, construed, and enforced as so limited.

WAIVER. The failure of either party to enforce any provisions of this Lease shall not be construed as a waiver or limitation of that party's right to subsequently enforce and compel strict compliance with every provision of this Lease.

BINDING EFFECT. The provisions of this Lease shall be binding upon and inure to the benefit of both parties and their respective legal representatives, successors and assigns.

LANDLORD:

Change 3: tenant name

(Landlord Initials)

Lynn or Richard Gattis _____ Date: May 15, 2020

JB
(tenant initials)

TENANT:
Justin Benson, ***member/manager Lake Landing Investments, LLC*** **dba The Hangar AK**

By: _____ Date: May 15, 2020

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(effective date)

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