Addendum to Lease Agreement

For the subject property located at 40593 Kalifornsky Beach Road,

Suites B & C,

Kenai, Ak 99611

Legally described as:

LOT 1, CARROL MARTIN SUBDIVISION NO. 2, according to Plat No. 94-82, Kenai, Ak

The following additions and statements, as pertaining to the previously signed and executed lease agreement denoting right of possession for the above mentioned property, in exchange for monies, as specified in the original lease agreement, are to be, upon signing by the same duly responsible representatives for both parties Jason M. Bott, as true and legal representative for Greenstar, Inc., and Blair Martin as true and legal representative for Otium Sanctum, LLC are to be binding, and in all considerations made, identically legally binding and enforceable, as addendums to, and in all considerations henceforth, parts of, the original executed lease agreement document.

ADDITIONAL CLAUSE IN ADDENDUM TO LEASE AGREEMENT:

DEFAULT AND EVICTION FROM/VACATION OF, PREMISES/PROPERTY BY TENTANT/LESSEE:

In the event of any default on the lease agreement, as is defined in the signed and executed lease agreement, by the tenant/lessee, resulting in either the eviction from, or the voluntary vacation of the property/premises by the tenant/lessee, the following statements are made, and the directive and procedures contained therein are to be strictly adhered to and enforced.

As the lessee/tenant is to be conducting business at the property as a **Cannabis Retail store and Marijuana Concentrate manufacturing facility, duly and legally licensed by the Sate of Alaska, to conduct business and commercial activity as such,** any plants, and any marijuana, marijuana products, marijuana waste materials, or any products associated with marijuana are to be viewed as falling directly under the strict regulatory provisions as set forth by the State of Alaska Alcohol and Marijuana Control Office (AMCO) and their applicable regulatory and enforcement divisions/departments. To that end, in the event of any default on the lease agreement, and subsequent eviction from/vacation of the property and premises by the tenant/lessee, the landlord/lessor is to immediately secure the premises and property, and notify the proper authorities (AMCO/AMCO enforcement) of the default, eviction/vacation, and keep the premises secured, while **NOT CONFISCATING, TAKING, SEIZING, OR IN ANY WAY**

REMOVING ANY ITEMS FROM THE PREMISES/PROPERTY UNTIL SUCH A TIME AS AMCO, OR THEIR REPRESENTATIVES HAVE BEEN CONTACTED, AND PROVIDED EITHER ASSISTANCE, OR WRITTEN INSTRUCTION/GUIDANCE, AS TO HOW THE LANDLORD/LESSOR AND/OR THEIR AGENT(S) ARE TO PROCEED. THE PROPERTY/PREMISES IS TO BE SECURED, WITH ABSOLUTELY NO ACTION CONCERNING THE REMOVAL OF ANY MARIJUANA RELATED ITEMS TO BE REMOVED WITHOUT THE EXPRESS WRITTEN DIRECTION OF AMCO, THE STATE OF ALASKA, OR THEIR AUTHORIZED AGENTS.THIS IS TO BE DONE AS A MEANS OF PREVENTING ANY POSSIBLE DIVERSION OF MARIJUANA OR MARIJUANA PRODUCTS, AD IS TO BE SEEN AS PART OF AND REQUISTE TO THE EXECUTION OF THE LEASE AGREEMENT.

Signed in agreement, by:

Jason M. Bott, as true and legal representative for Greenstar, Inc.

Blair Martin, as true and legal representative for Otium Sanctum, LLC.

And witnessed by:

I CERTIFY that Jason M. Bott and Blair Martin did appear before me and sign the foregoing document freely and voluntarily for the stated purposes and reasons set forth therein on the 23rd day of February, 2021.

OFFICIAL SEAL
Tatyanah Shassetz
Notary Public - State of Alaska

Notary Public in the State of Alaska

My Commission Expires 10/23/2022