LEASE AGREEMENT

THIS LEASE, made and entered into this ___ day of October 1, 2020, by and between Spruce Holdings, LLC ("Landlord") and Tree Logic LLC ("Tenant").

WITNESSETH:

WHEREAS, Landlord, Spruce Holdings, LLC, owns certain real property situated in the City of Juneau, State of Alaska, commonly known as 5763 Glacier Highway, which real property is described as:

> Tract 2A1, Subdivision of Tract 2A, U.S. Mineral Survey No. 609, according to the official plat thereof, filed under Plat Number 2002-52, Records of the Juneau Recording District, First Judicial District, State of Alaska.

WHEREAS, Tenant, Tree Logic, LLC, and Personal Guarantor Casey Wilkins, desire to lease from Landlord and Landlord desires to lease to Tenant and Personal Guarantor that certain portion of the above-described property for residential and business purposes designated as the first floor residential space and second floor commercial space, commercial parking lot (all parking spaces at the east entrance of the building and loading zone spaces at both South entrances), and lawn space if tenant desires to use this area for expansion of the greenhouses, and on the terms and subject to the covenants and conditions hereinafter provided, which area, including all improvements now or hereafter to be constructed thereon, are hereinafter more particularly described and referred to as the "premises."

TERMS OF AGREEMENT

NOW, THEREFORE, for and in consideration of the mutual promises and agreements as hereafter set forth, the sufficiency of which consideration is hereby acknowledged, the parties agree as follows:

1. PREMISES. Landlord hereby leases to Tenant and Tenant hereby leases from Landlord the premises, specifically described above, for the term, at the rental rate, and subject to all of the conditions, covenants and agreements set forth hereinafter.

2. TERM. The term of this lease shall be from October 1, 2020 until September 30, 2022. Notwithstanding said commencement date set forth above, if for any reason Landlord cannot deliver possession of the demised premises to Tenant on said date, Landlord shall not be subject to any liability therefor, nor shall such failure affect the validity of this lease or the obligations of Tenant hereunder or extend the term hereof; however, in such case, Tenant shall not be obligated to pay rent until possession of the demised premises is tendered to Tenant. In the event that Landlord fails to deliver possession of the demised premises within sixty (60) days from said commencement date, Tenant may, at its option, cancel this lease by giving to Landlord written notice within ten (10) days after the expiration of such sixty (60) -day period, in which event, Landlord and Tenant shall be discharged from all responsibilities hereunder. Failure to deliver such written notice within the prescribed ten (10) -day period shall terminate Tenant's right to cancel this lease.

3. RENEWAL. This lease may be renewed by Tenant upon giving notice to Landlord not less than ninety (90) days prior to the expiration of the term of the lease. In the event that written notice of termination is given by either party at least ninety (90) days prior to expiration of this lease, the lease shall terminate at the end of the lease term. If written notice of a suggested change of term or condition is given, at least ninety (90) days prior to the expiration of this lease, the lease will be modified accordingly at the end of the term, provided that both parties agree in writing to be bound by the changes or modifications. If changes or modifications are suggested in writing at least ninety (90) days prior to the expiration of the lease term, but the parties fail to agree in writing regarding the changes, the lease will terminate at the end of the lease term.

4. RENT. Rent shall be due and payable, in advance, on the 1st day of each and every month at the rate of Seven Thousand Five Hundred Fifty and no/100 Dollars ($7,550.00) per month. All payments shall be made on the Tenant Web Access through the tenant portal.

Taxes due to the City and Borough of Juneau at the rate of five percent (5%) are due at the time of making the monthly payments. Monthly taxes for the lease space amount to $250.00 and are included in the monthly rent amount set out above and are to be paid by the Tenant.

Rent may be paid by Tenant in the form of personal check, cashier's check, money order, or cash. If a personal check is returned by Tenant's bank for any reason, a charge of Twenty Dollars ($20.00) shall be billed to Tenant's account. Tenant agrees

that if a rental payment is returned uncollected or unpaid, all future rental payments must be in the form of cashier's check, money order, or cash. Late fees will be assessed until rent payment has been cleared. Payments made by the Tenant shall apply first to the oldest item for which a bill or statement has been presented, or for the earliest month's rent then due.

Rent is late beginning on the 5th day of the month. If rent is not received before the 5th day of the current month, a late fee of One Hundred Fifty Dollars ($150.00) per day will be charged for each day that the rent is late. All late fees shall be deemed additional rent for the rental month and shall be paid and collected as such.

5. SECURITY DEPOSIT. A security deposit of Two Thousand Five Hundred Dollars and No Cents ($2,500.00) will be required pursuant to the terms of this lease.

6. UTILITIES. The Tenant shall pay directly to the service provider all utilities and/or services supplied to the premises, including but not limited to the following:

- Electricity
- Water & Sewer
- Gas
- Heating
- Garbage and Trash Disposal/Recycling
- Janitorial Services
- Telephone and Internet Services
- Security

Any failure by the Tenant to comply with the above responsibility for utilities will constitute a default in the terms of this agreement and the Landlord may terminate the Tenant's right to possession of the premises and/or this agreement, in any manner provided by law. In the event that any utility or service provided to the Premises is not separately metered, Landlord shall pay the amount due and separately invoice Tenant for Tenant's pro rata share of the charges. Tenant shall pay such amounts within thirty (30) days of invoice.

7. PROPERTY CONDITION. The Tenant agrees to have examined the premises, including, but not limited to, any and all furniture, furnishings, fixtures, appliances, equipment, ceilings, walls, windows, doors, floors, carpeting, plumbing

facilities, electrical facilities, hot and cold water supply, building grounds and appurtenances, and acknowledges that the same are in good, clean and sanitary order, condition and repair, unless noted to the Landlord in a signed writing attached hereto. The Tenant shall return the premises to the Landlord in as good order, condition and repair as when received, ordinary wear and tear excepted, and free of all Tenant's personal property. Trash and debris, burns, stains, marks, holes or tears of any size or kind in the carpeting, draperies or walls, does not constitute reasonable wear and tear.

The Tenant acknowledges that no representations as to the condition or repair of the premises, nor as to the Landlord's intentions with respect to any improvement, alteration, decoration or repair of the premises, have been made to the tenant, unless noted in any signed writing attached hereto.

8. MAINTENANCE AND REPAIR. The Tenant shall (1) keep the premises in a clean and sanitary condition; (2) dispose of all rubbish, garbage, and waste in a clean and sanitary manner; (3) properly use and operate all electrical, gas and plumbing fixtures and keep the same in a clean condition; (4) notify the Landlord of any damage to the premises, or areas requiring maintenance and any potential hazard or danger on the property; (5) occupy and use the premises in the manner in which they were designated and intended to be occupied and used; (6) if Tenant's premises are on a septic system for disposal of waste, the Tenant must comply with the proper disposal of waste. If the system is plugged or backed up because of improper disposal of sewage, the Tenant will be charged accordingly. The Tenant shall not alter, add to the premises, paint or wallpaper without prior written consent of the Landlord. The Tenant is responsible for its own garbage service. The Tenant shall be liable for the expense caused by the Tenant's failure to comply with these conditions. Upon the Tenant's failure to comply with these conditions, the Tenant agrees that the Landlord may bring the premises into compliance and charge the Tenant the reasonable cost thereof. Any such expense incurred by the Landlord is payable by the Tenant to the landlord upon presentment of the charges to the Tenant. When the Tenant vacates the premises at the conclusion of the rental term, the Tenant will be charged rent for each day required by the Landlord to clean or repair the premises in order to bring the premises back to its condition at the time of renting.

During the lease term, Landlord will make, at the Landlord's expense, all necessary repairs to the premises regarding structural repairs, plumbing, mechanical system repairs and electrical failures due to normal use. Landlord shall be responsible for lawn care, snow removal and exterior lighting of the building. Landlord is not responsible for repairs or maintenance relating to, or caused by, Tenant's

improvements, remodels, additional structures, storage units, driveway or parking areas.

9. USE OF THE PREMISES. During the term of this lease, Tenant shall use the upstairs space for residential living and the downstairs commercial portion of the premises for the purpose of conducting the business of marijuana manufacturing. Tenant shall not use the premises otherwise or operate any other business upon the premises without the prior written consent of Landlord.

Tenant shall not make any unlawful or offensive use of the premises, or any portion thereof, shall not permit any business to be conducted on the premises by any licensee or concessionaire, and shall not use or permit the premises to be used in a manner that may create a nuisance, disturb neighboring owners or tenants or increase any insurance rates for the premises.

During the term of occupancy, Tenant shall comply with all applicable laws, ordinances, and regulations regarding the use and physical condition of the premises.

10. CHANGES AND ADDITIONS. Landlord reserves the right to build other improvements and buildings on the property, to relocate common facilities and to grant reciprocal easements among various structures and users in the course of development of the property.

11. SIGNS & AWNINGS. Other than existing signs and awnings, Tenant shall not place or maintain on any exterior wall, door or window of the premises any sign, awning, advertising, decoration or lettering of any kind without the prior written approval of Landlord. Any approved sign, awning, advertising, decoration or lettering shall conform to all applicable local or state requirements as to design, size, location and safety and shall be maintained by Tenant in good condition and repair at all times.

12. ALTERATIONS. All additions, alterations and improvements to the premises shall remain the property of Tenant throughout the term of this lease and any extensions or renewals thereof. Upon the expiration of the term of this lease or any renewal thereof, Tenant shall, at Tenant's election, either remove all such additions, alterations and improvements (including fixtures) and restore the premises to their prior condition or shall abandon them, whereupon they shall become Landlord's property.

13. PARKING. During the term of this Lease, Tenant shall have the non-exclusive use in common with Landlord, other tenants of the building, their guests and invitees, of the non-reserved common automobile parking areas, driveways, and footways, subject to the rules and regulations for the use thereof as prescribed from time to time by Landlord. Tenant hereby leases from Landlord commercial parking spaces, which shall now include the full parking lot of the property, and as more specifically set out above.

14. LIENS, ENCUMBRANCES. Tenant covenants and agrees that Tenant will not permit or suffer to be filed or claimed against the premises or real property during this Lease or any renewals hereof, any lien or claim of any kind. If any such lien be claimed or filed, it shall be the duty of Tenant to promptly notify Landlord of the same. Within thirty (30) days after Tenant having been given written notice of such a claim or lien being filed, Tenant shall cause the premises to be released from such claim, either by payment or by the posting of a bond or by the payment into court of the amount necessary to relieve and release the premises from the claim, or in any other manner which, as a matter of law, will result in releasing Landlord and the premises from such a claim. Tenant, as Landlord's agent shall post a Notice of Nonresponsibility on the Landlord's behalf in regard to any alterations, additions or improvements effected by Tenant and in a manner meeting the requirements of AS 34.35.065.

15. DEFAULT. In the event either Landlord, Tenant, their assigns and/or successors, shall neglect or fail to perform or observe any of the covenants, provisions or conditions of this Lease, within ten (10) days of written notice of such default, then the defaulting party shall be liable for any and all damages or remedies available in law or in equity.

The parties to this Lease recognize Landlord's common law rights to distraint and distress, and further stipulate and agree to remedies of distraint and distress in addition and in supplementation to common law rights. In the event of a Tenant default, Landlord may promptly seize and distrain any and all property located upon the premises, subject to release in the event of timely cure, to secure Landlord's rights and remedies in regard to rents, fees, damages and/or losses occasioned by Tenant's default. Landlord's rights of distraint and distress in any property located upon the premises shall be paramount and prior to all other claims of whatsoever nature. In the event of distraint and distress, Landlord may cause any such property to be sold by private or public sale and to have the proceeds applied (a) first to the payment of any expenses incurred by Landlord in seizing the assets, dispossessing Tenant and

subletting or reletting the demised premises, and (b) second to the payment of any rentals and fees reserved in the fulfillment of Tenant's covenants hereunder, and (c) third to any other or further damages occasioned to Landlord by reason of Tenant's default. Landlord shall endeavor to provide Tenant with advance written notice of the place and time of sale. Notice of the sale shall also be posted at the State of Alaska Courthouse in Juneau, Alaska, at the premises, and at one other public location in Juneau, Alaska, for at least seven (7) calendar days prior to the date of sale. Landlord may but shall not be required to bid at any such sales. At Landlord's election, the properties may be sold item-by-item, by lots, by any combination thereof, or as a single lot. Any sale shall be conducted by a process server, peace officer, auctioneer or comparable third party. Any items not sold may be disposed of in any manner as Landlord may deem fit without any liability on the part of Landlord whatsoever.

16. LESSOR'S LIEN.

(a) Common Law.

The parties recognize and agree that Landlord has a common law Lessor's lien upon any and all property located upon the premises, whether owned or possessed by Tenant or otherwise, which lien is superior to the lien of any and all other persons or entities. Landlord may proceed to enforce its lien in addition to or in lieu of any other rights accorded to Landlord under this Lease or otherwise. The fact that Landlord may also pursue enforcement of any statutory or contractual liens shall not be deemed to affect simultaneous enforcement of Landlord's common law lien.

(b) Contractual Lien.

In addition to its common law lien, Landlord is hereby granted a contractual lien upon any and all property located upon the demised premises, whether owned or possessed by Tenant or otherwise.

(c) Enforcement.

Any liens, at common law or otherwise, provided to Landlord shall be deemed perfected at the time goods and properties are brought upon the premises. No goods or properties subject to said lien shall be removed from the premises so long as Tenant is in default of any of its obligations under this Lease except in the ordinary course of its retail trade, and any vehicle in which such goods have been loaded for the purposes of removal under such circumstance shall be considered an extension of the premises for

the purposes of this Section. In the event of a Tenant default, Landlord shall have the right to halt and detain, and to direct a return to the premises of any and all goods and properties, and to enter into and upon the premises or any vehicles in which goods and properties are located to detain and/or restore them to the premises all without being guilty of trespass to any person or property; and Tenant shall save and hold Landlord harmless of and from any and all claims and demands of damage on account thereof.

At its election, and without waiving or supplanting any other right or remedy, Landlord may cause any goods or other property subject to its lien to be sold by private or public sale and the proceeds applied all in accordance with the provisions for default as set forth above, and/or to cause all or any part of the goods and properties to be stored.

17. INSURANCE. Landlord will carry insurance to cover the building and all leased Premises. Tenant shall be responsible, at its own expense, for fire and extended coverage insurance on all of its personal property and any other additional insurance that Tenant might desire.

If the Premises or any other part of the building are damaged by fire or other casualty resulting from any act of negligence of Tenant or any of Tenant's agents, employees or invitees, rent shall not be diminished or abated while such damages are under repair, and Tenant shall be responsible for repairs not covered by Landlord's insurance.

Tenant shall not keep, use or sell in or upon the premises any article that may be prohibited by the standard form of fire insurance policy. Tenant agrees to pay an increase in premiums for fire and extended coverage insurance that may be charged during the term of this lease resulting from the nature of Tenant's occupancy or from the type of merchandise stocked, maintained, or sold by Tenant on the premises whether or not Landlord has consented to the same.

18. TAXES AND ASSESSMENTS. Landlord shall pay all property taxes and assessments levied against the land and improvements that comprise the premises. Tenant shall pay before delinquent all federal, state and municipal taxes assessed against any and all personal property owned by Tenant or placed by it on the premises, together with any taxes associated with any improvements made during the term of the lease.

19. DESTRUCTION OF THE PREMISES. If the premises or any part of the property providing access or essential services to the premises ("relevant space") are damaged by fire or other casualty, but are not thereby rendered partially untenable, Landlord shall cause such damage to be repaired, and the rent payable hereunder shall not be abated.

If the relevant space is damaged in whole or in part, rendering it untenable and the relevant space can be substantially repaired within sixty (60) days, Landlord shall, at its own expense, cause the damage to be repaired. Rent shall abate in proportion to that part of the premises that is unfit for use in Tenant's business. The abatement shall consider the nature and extent of interference to Tenant's ability to conduct business in the relevant space and the need for access and essential services. In the event that such damage results from the negligence or willful misconduct of Tenant or its employees, there shall be no abatement of rent.

In the event that fifty percent (50%) or more of the entire property shall be damaged or destroyed by a fire or other casualty regardless of the extent of damage, if any, to the premises, Landlord shall have the right to elect to cancel and terminate this lease, which option shall be exercised by written notice delivered to Tenant within sixty (60) days from occurrence of the casualty. Upon the giving of such notice, the terms of this lease shall expire by lapse of time upon the third (3rd) day after such notice is given, after which Tenant shall promptly vacate and surrender the premises to Landlord.

20. EMINENT DOMAIN. In the event that the entire premises are condemned by a public authority, or acquired pursuant to a threat of condemnation, or the extent of the taking is such that the demised premises are no longer suitable for the conduct of Tenant's business, this lease shall terminate as of the date title to the subject property is vested in the acquiring party. All compensation for such taking, whether fixed by agreement or judicial award, shall belong to Landlord except those portions of the award that are specifically allocated as compensation for actual expenses incurred by Tenant for moving Tenant's fixtures, stock in trade and inventory and as compensation for the taking of Tenant's fixtures and leasehold improvements, which shall belong to Tenant.

In the event that a portion of the premises is condemned or acquired under threat of condemnation but the remaining portion of the demised premises is suitable for the conduct of Tenant's business, this lease shall not terminate and Landlord shall promptly repair the premises at its own expense in accordance with plans and

specifications approved by Tenant. Following such taking, rent shall be abated proportionately according to the square footage of the premises that were taken and Tenant's ability to continue its business operations in the same manner. In no event shall Landlord be obligated to expend for such repairs any amount in excess of the compensation received from the taking authority. All compensation paid by the condemning authority, whether fixed by agreement or judicial award, shall belong to Landlord except any portions thereof specifically allocated to Tenant as compensation for the taking of Tenant's fixtures or leasehold improvements.

21. INDEMNIFICATION. Tenant's Indemnity. Tenant indemnifies, defends, and holds Landlord harmless from claims: (i) for personal injury, death, or property damage; (ii) for incidents occurring in or about the premises or building; and (iii) caused by the negligence or willful misconduct of Tenant, its agents, employees, or invitees. When the claim is caused by the joint negligence or willful misconduct of Tenant and Landlord or Tenant and a third party unrelated to Tenant, except Tenant's agents, employees, or invitees, Tenant's duty to defend, indemnify, and hold Landlord harmless shall be in proportion to Tenant's allocable share of the joint negligence or willful misconduct.

Landlord's Indemnity. Landlord indemnifies, defends, and holds Tenant harmless from claims: (i) for personal injury, death, or property damage; (ii) for incidents occurring in or about the premises or building; and (iii) caused by the negligence or willful misconduct of Landlord, its agents, employees, or invitees. When the claim is caused by the joint negligence or willful misconduct of Landlord and Tenant or Landlord and a third party unrelated to Landlord, except Landlord's agents, employees, or invitees, Landlord's duty to defend, indemnify, and hold Tenant harmless shall be in proportion to Landlord's allocable share of the joint negligence or willful misconduct.

22. PERSONAL GUARANTY. The undersigned, Casey Wilkins, as Guarantor absolutely and unconditionally guarantees payment and performance by Tenant under this lease agreement, and hereby acknowledges to the Landlord, its successors and assigns, the full and prompt payment of rent, including, but not limited to, the rent, common area charges, utility charges, if applicable, and any and all other sums and charges payable by the Tenant, its successors and assigns under this Lease Agreement; and the full performance and observance of all the covenants, terms, conditions and agreements therein provided; and further hereby covenant and agree to and with the Landlord, its successors and assigns, in the payment of any such sums, or in the performance of any of the terms, covenants, provisions or conditions contained

in said lease, that he will forthwith pay such rent to the Landlord, its successors and assigns, and any arrears thereof, and will forthwith faithfully perform and fulfill all of such terms, covenants, conditions and provisions and will forthwith pay to the Landlord all damages that may arise in consequence of any default by the Tenant, its successors and assigns under said lease, including, without limitation, all reasonable attorneys' fees incurred by the Landlord or caused by any such default and by the enforcement of its personal liability.

Guarantor further covenants that Landlord shall not be bound to exhaust its recourse nor to take any action against Tenant or any other party before being entitled to performance by the Guarantor for all payments, liabilities, indebtedness, responsibilities, and obligations hereby guaranteed. Landlord may apply any money received from Tenant or otherwise, upon Tenant's indebtedness as Landlord might think best without in anyway limiting or lessening the liabilities of the Guarantor.

In the event of any default by Tenant, as referenced in Article 15 of this Lease Agreement, any of the remedies provided for in Article 15 of this Lease Agreement may be exercised by Landlord against the undersigned Guarantor. This shall be a continuing guaranty and shall be binding without notice to Guarantor of their acceptance and shall cover all liabilities, indebtedness, responsibilities, and obligations which Tenant has incurred under the Lease Agreement. Notice of default on the part of the Tenant is hereby waived; and the undersigned Tenant and Guarantor jointly and severally agree to remain bound notwithstanding any extensions or renewals of any indebtedness or of the liabilities, obligations, and responsibilities hereby guaranteed or any part thereof; and consent is hereby given to Landlord to make such renewals and extensions as Landlord at its option may choose to grant or accept. Guarantor expressly waives all demand, presentment, notice of dishonor, grace, notice of nonpayment or other default, and acceleration. Guarantor represents and warrants that they are financially interested in Tenant and will receive benefit from this Lease Agreement entered into between Tenant and Landlord and that Guarantor is adequately informed of the financial condition of Tenant.

23. SALE OR TRANSFER OF PREMISES DURING LEASE TERM. If the property is sold or transferred, voluntarily or involuntarily, Landlord's lease obligations and liabilities accruing after the transfer shall be the sole responsibility of the new owner if: (a) the new owner expressly agrees in writing to assume Landlord's obligations; and (b) the Tenant's funds that Landlord is holding, such as the last month's rent, are given to the new owner.

24. ASSIGNMENT AND SUBLETTING. Tenant shall not assign this lease in whole or in part by operation of law or otherwise, nor sublet all or any part of the premises, without prior written consent of Landlord in each instance. Landlord's consent shall not be unreasonably withheld or unduly delayed. In the event that Landlord consents to assignment or subletting, any increased rent resulting therefrom shall belong to Landlord and Tenant shall not be entitled to any portion thereof. Landlord reserves the right to impose such conditions upon assignment or subletting as in the circumstances may be reasonable and necessary. Notwithstanding any assignment or sublease or Landlord's consent thereto, Tenant shall remain fully liable on this lease and shall not be released from performing any of the terms, covenants and conditions thereof.

25. RIGHT OF ENTRY. Landlord or its agents may upon reasonable advance notice to Tenant (except in emergencies, in which case no advance notice is required) enter the premises during normal business hours to examine the same to show them to prospective purchasers or tenants, and to make such repairs, alterations, improvements or additions as Landlord may deem necessary or desirable. Such actions by Landlord shall not constitute an eviction of Tenant in whole or in part, and there shall be no abatement of rent while any such repairs, alterations, improvements or additions are being made unless such activities render it impractical for Tenant to operate its business while work is going on.

26. SURRENDER. At the expiration of the term of this lease, Tenant shall surrender the premises in the same condition as they were in upon delivery of possession thereof, reasonable wear and tear excepted. Tenant shall surrender all keys for the premises to Landlord at the place then fixed for the payment of rent and shall inform Landlord of all combinations on locks, safes and vaults, if any, in the premises. Tenant shall remove all its furniture, equipment, trade fixtures and any alterations or improvements before surrendering the premises and shall repair any damage to the premises occasioned thereby.

27. HOLDING OVER. Any holding over after the expiration of the term of this lease, with or without the consent of Landlord, shall constitute a tenancy from month to month for one hundred fifty percent (150%) of the rents herein specified and on the other terms and conditions contained herein.

28. WAIVER. The waiver by Landlord or any breach of any term, covenant or condition of this lease shall not be deemed to be a waiver of any past, present or future breach of the same or any other term, covenant or condition of this lease. The

acceptance of rent by Landlord hereunder shall never be construed to be a waiver of any term of this lease. No payment by Tenant or receipt by Landlord of a lesser amount than shall be due according to the terms of this lease shall be deemed or construed to be other than on account of the earliest rent due nor shall any endorsement or statement on any check or letter accompanying any payment be deemed to create an accord and satisfaction.

29. AMENDMENTS IN WRITING. This lease, including the exhibits and riders, if any, attached hereto and forming a part hereof, are all of the covenants, promises, agreements, conditions and understanding, either oral or written, between the parties. No subsequent alteration, change or amendment to this lease shall be binding upon the parties unless reduced to writing and signed by them.

30. ATTORNEYS' FEES. If an action or proceeding is brought in connection with this lease, the successful or prevailing party shall be entitled to recover reasonable attorney's fees, court costs, and other reasonable fees and costs incurred in that action or proceeding (whether at trial, on appeal, and/or in a bankruptcy or similar proceeding) and in enforcing any judgment rendered thereon, in addition to any other relief to which it may otherwise be entitled. For purposes of this agreement, the prevailing party means the party who succeeds either affirmatively or defensively under claims having the greater value or importance, as decided by the court.

31. GOVERNING LAW. This lease shall be governed by law and interpreted in accordance with the laws of the State of Alaska. If any provisions of this lease should be invalid or unenforceable, the validity and enforceability of the remaining provisions of this lease shall not be affected thereby.

32. SUCCESSORS AND ASSIGNS. All rights, remedies, liability and obligations herein given to or imposed upon either of the parties hereto shall inure to the benefit of and be binding upon the respective heirs, executors, administrators, successors in interest and permitted assigns of the respective parties.

33. NOTICES. Any notice or demand which either party hereto is required or desires to give to or make upon the other shall be in writing and shall be given or made by certified mail of the United States Postal Service, return receipt requested, addressed in the case of Landlord to:

34. PROHIBITION OF SEIZURE OF MARIJUANA OR MARIJUANA PRODUCTS; AMCO NOTIFICATION. The Landlord is specifically prohibited from seizing marijuana or marijuana products from the Tenant. The Landlord shall notify the Alaska Marijuana Control Office (AMCO) in the case of the Landlord seizing the premises.

Spruce Holdings LLC
205 W. Walnut Street, #200
Springfield, MO 65806

and addressed in the case of Tenant to:

Tree Logic LLC
P.O. Box 240122
Douglas, AK 99824

and addressed in the case of Guarantor to:

Casey Wilkins
P.O. Box 240122
Douglas, AK 99824

subject to the right of any party to designate a different address by notice similarly given. Any notice or demand so sent shall be deemed to have been given or made on the date the same was deposited with the United States Postal Service as certified matter with postage thereon fully prepaid.

All payments by Tenant to Landlord pursuant to any provision of this lease shall be paid to Landlord at the above-referenced address or at such place or places as Landlord may from time to time designate by notice to Tenant.

LANDLORD:

SPRUCE HOLDINGS, LLC

Date: October 2. 2020

By _____
Charles Moline, Resident Manager

TENANT:

TREE LOGIC LLC

Date: October 2. 2020

By _____
Casey Wilkins, Sole Member

PERSONAL GUARANTOR

Date: October 2 . 2020

Casey Wilkins, Individually

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