LEASE AMENDMENT

SECOND AMENDMENT TO LEASE AGREEMENT

This amendment to the lease agreement (the "Amendment") is made this 26th day of May 2021, by and between Gerhard and Romedia Hafele (lessor) and Alysa Tunnell Eastwood and Clint Tunnell as representatives of their corporation "The Talkeetna Canna Connection, Inc" DBA "Talkeetna Connection" (lessee).

Whereas, both parties having previously signed a lease agreement (the "Lease") of land situated at 39209 S Talkeetna Spur, Talkeetna, Alaska, in effect from December 1, 2020 to November 30, 2025.

Whereas both parties have agreed to make certain modifications to the Lease: Now therefore, in consideration of the mutual promises contained herein and for other good and valuable consideration, the receipt and adequacy of which is herby acknowledged, effective May 26, 2021, the parties agree as follows:

As of 1.02 of the Lease the lessee will be "The Talkeetna Connection, Inc." instead of "Alysa Tunnell Eastwood and Clint Tunnell as representatives of their corporation The Talkeetna Canna Connection, Inc, DBA Talkeetna Connection", P.O. Box 1103, Talkeetna, AK 99676.

Additional term 6.07 will be added: "Disclaimer – The lessor/ landlord may not take possession of any marijuana or marijuana products. AMCO will be contacted in the event that this is necessary."

All other terms of existing lease will remain in effect.

Lessor:

Signature R. Hafele R. Hafele

Gerhard Hafele & Romedia Hafele

GERHARD HAFELE BY ROMEDIA HAFELE AS ATTORNEY IN FACT

Dated 5-29-2021 in INNSBRUCK

Lessee:

Signature

Dated 5/27/21 in Talkeetna, Alaska

Received by AMCO 6/1/2021

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LEASE AGREEMENT LAND

GERHARD & ROMEDIA HAFELE

ALYSA TUNNELL EASTWOOD & CLINT TUNNELL

Whereas, Gerhard and Romedia Hafele have property located at the intersection of the George Parks Highway and the Talkeetna Spur Road and:
Whereas, Alysa Tunnell Eastwood and Clint Tunnell desire to lease said property and:
Whereas, Gerhard and Romedia Hafele are desirous of leasing said property for a term of five years beginning December 2020.

1. PARTIES

1.01 Lessor – means Gerhard H. Hafele and Romedia M.G. Hafele

1.02 Lessee – means Alysa Tunnell Eastwood and Clint Tunnell, as representatives of their corporation "The Talkeetna Canna Connection, Inc" DBA "Talkeetna Connection", PO Box 1103, Talkeetna, AK 99676

2. PROPERTY

2.01 Exact location – One acre parcel at the intersection of the George Parks Highway and the Sunshine- Talkeetna Highway, SE ¼ Section 29, T24N R4W, Seward Meridian, Alaska, the address of which will be 39209 S Talkeetna Spur. The parcel is situated in the northern part of the property, enclosed by the Talkeetna Spur Rd. in the West, the main power line in the East, the side power line in the South and a thought line parallel to the side power line in the North, in such a distance, that it forms one acre of land.

3. PROPERTY IMPROVEMENTS

3.01 The premises are currently covered with bushes and young trees without any man-built structures. Lessee will remove part of vegetation from property and create a level gravel surface. Lessee will apply for driveway permit and connect parcel with Talkeetna spur rd. on its own expenses. Green belts with bushes and trees, even if just narrow shall remain.

3.02 Lessee will set up a main building with approximate size of 33 x 13' with added deck area and potential second building of same size.

3.03 The land use permission is restricted to the listed structures. For any other buildings, structures or roads the written consent of the lessor is required.

3.04 Building – Upon termination of lease, structures on premises shall remain the property of lessee, but be removed on term.

3.05 Water well and septic – Lessee is permitted to have a well drilled and septic system installed on its own expenses. Well and septic shall remain on property on term and become property of lessor.

3.06 Landscaping – Lessee is responsible for snow removal, maintenance of gravel surface, lawn, highway access and keeping the area in safe condition. The whole setting shall be kept in nice, attractive appearance, also when abandoning the property on term. No waste or hazmat shall remain on property.

3.07 Taxes on property and improvements – Lessee will reimburse lessor for paid public property tax for the leased one acre of land as well as for improvements.

3.08 Signage – Signage is restricted to adequate promotion of lessee's business activities and in compliance with the Alaska State Highway Department.

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3.09 All infrastructure has to be built in accordance with setback and other regulations of the State of Alaska, Mat-Su Borough, MEA and MTA. As of Talkeetna Spur Rd a 100 foot setback requirement on either side of road exists.

4. LAND USE

4.01 Litter Control, Maintenance and responsibilities – Lessee shall be responsible for all litter control and adequate maintenance of leased parcel, building and structures.

4.02 Lessee agrees to utilize the rented premises only for the purpose of a marijuana retail store with sale of promoting merchandise and articles of fine art resp. of a private post office. Consume of marijuana on site is not proposed and lessee has to take all means that neighbourhood and adjacent businesses don't get affected negatively in any kind.

4.03 Contiguous land – Lessor agrees to utilize contiguous land not for another directly competing business offering the same goods or services.

4.04 Sub – lease of property – Lessee shall not sub- lease the property to a second party.

4.05 Lessee will pay for construction and maintenance of all needed utilities.

4.06 Lessee has to take all reasonable means to contribute to save the premises in case of danger or disaster and has to report such incidents immediately to the lessor. Lessee will not be responsible for any loss due to flooding, earthquake, forest fire or other acts of God, though.

5. LEASE TERMS AND FEE

5.01 Term – This lease shall be in effect from December 1, 2020 to November 30, 2025.

5.02 Lease payments – A monthly lease fee of $ 400 (four hundred) is due for the period April 1, 2021 to March 31, 2022. For the period April 1, 2022 until March 31, 2023, $ 500 is due and for the remaining months to term $ 550. Before April 2021 no fee is due. The fees will be paid within the first ten days of each month in advance by bank transaction into lessor's account, # specified separately. Payments for more than a month in advance (for example 3- months' lease increments) are possible.

6. OTHER PROVISIONS

6.01 Insurance – Lessee shall procure adequate premises liability and accident insurance, install lessor as an additional insured and provide certificate of insurance to the lessor.

6.02 Disclaimer of liability – Lessee shall indemnify and hold harmless jointly and severally from lessor any acts by lessee, lessee's clientele, lessee's employees or other parties involved.

6.03 Arbitration – Any controversy arising out of this agreement or the refusal to perform the whole or any part hereof shall be settled by arbitration to held in Talkeetna, Alaska in accordance with the rules of the American Arbitration Association as amended from time to time. Judgement upon any award shall be entered in a Superior Court of the State of Alaska.

6.04 Governing Law – This agreement shall be construed in accordance with the governed by the laws of the State of Alaska.

6.05 Binding Effect – This agreement shall be binding upon and work to the benefit of the parties and their heirs, legal representatives, successors and assigns.

6.06 Termination or renewal upon mutual agreement – This contract can be terminated any time or renewed by written mutual agreement of both parties.

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SIGNATURE PAGE

LEASE AGREEMENT LAND

GERHARD & ROMEDIA HAFELE

AND

ALYSA TUNNELL EASTWOOD & CLINT TUNNELL

ROMEDIA HAFELE
BY
GERHARD HAFELE
AS ATTORNEY IN FACT

Lessor:

Signature .....
Gerhard Hafele & Romedia Hafele

Dated 10. Dez. 2020, in Innsbruck, Austria

Dr. Martin STAUDER
OFFENTLICHER NOTAR
Innsbruck · Tirol

Lessee:

Signature .....
Alysa Tunnell Eastwood & Clint Tunnell

Dated 21 November 2020, in Talkeetna, Alaska

Notary in and for the State of Alaska Cassidy R. Owen

My commission expires 01/08/2022

OFFICIAL SEAL
Cassidy R. Owen
NOTARY PUBLIC-STATE OF ALASKA
My Comm. Expires January 8, 2022

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Gebühr in Höhe von € 14,30 entrichtet
Dr. Martin Stauder | öffentlicher Notar
Innsbruck

B.R.Zl: 5673/2020/mb

Die Echtheit der Unterschrift des Herrn **Doktor Gerhard Hafele**, geboren am 16.01.1959 (sechzehnter Jänner neunzehnhundertneunundfünfzig), Bauerngasse 9a, A-6065 Thaur, für sich persönlich und für Frau Romedia Hafele, geboren am 09.02.1971 (neunter Februar neunzehnhunderteinundsiebzig), wird bestätigt. ----------
Weiters bestätige ich, dass die Partei erklärt hat, dass sie den Inhalt der Urkunde kennt und deren Unterfertigung frei von Zwang erfolgt. ----------
Innsbruck, am 10.12.2020 (zehnter Dezember zweitausendzwanzig). ----------

Dr. Martin STAUDER
ÖFFENTLICHER NOTAR
Innsbruck · Tirol

Dr. David Staggl
Substitut des öffentlichen Notars
Dr. Martin Stauder | Innsbruck

AMCO
DEC 15 2020