SUBLEASE AGREEMENT

This Sublease Agreement (the "Sublease") is made effective as of October 30, 2019, by and between Southeast Staffing and Logistics, LLC ("Tenant"), and E & M Holdings, LLCdated October 30, 2019 (the "Prime Lease"), a copy of which is attached as an exhibit to this Sublease. The Tenant now desires to sublet the leased property to the Subtenant and the Subtenant desires to sublet the leased property from the Tenant. Therefore, the parties agree as follows:

PREMISES. Tenant, in consideration of the sublease payments provided in this Agreement, sublets to Subtenant Two buildings housing and a greenhouse housing marijuana cultivation facilities located at 3000 & 3002 West Tongass Narrows, Ketchikan, Alaska 99901 (the "Premises").

TERM AND POSSESSION. The term of this Sublease will begin on October 30, 2019 and unless terminated sooner pursuant to the terms of this Sublease, it will continue for the remainder of the term provided in the Prime Lease, which terminates October 31, 2024. Subtenant's tenancy will terminate on October 31, 2024, unless Landlord and Subtenant sign another written agreement prior to the end of tenancy providing for an additional period of tenancy. Subtenant is not responsible for finding a replacement upon the termination of his or her tenancy.

SUBLEASE PAYMENTS. Subtenant shall pay to Tenant sublease payments of (see addendum) per month, payable in advance on the first day of each month, for a total sublease payment of $906,000. Sublease payments shall be made to Tenant at 420 Front St, Ketchikan, Alaska 99901, which may be changed from time to time by Tenant.

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

TENANT:

Southeast Staffing and Logistics, LLC
420 Front St
Ketchikan, Alaska 99901

SUBTENANT:

E & M Holdings, LLC
420 Front St
Ketchikan, Alaska 99901

Such addresses may be changed from time to time by any party by providing notice to the other interested parties as described above.

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

INCORPORATION OF PRIME LEASE. This Sublease is subject to all of the terms of the Prime Lease with the same force and effect as if each provision of the Prime Lease were included in this Sublease, except as otherwise provided in this Sublease. All of the obligations of Tenant under the Prime Lease shall be binding upon Subtenant. All of the obligations of Landlord under the Prime Lease shall inure to the benefit of Subtenant. It is the intent of the parties that, except as otherwise provided in this Sublease, the relationship between Tenant and Subtenant shall be governed by the various provisions of the Prime Lease as if those provisions were included in this Sublease in full, except that the terms "Landlord," "Tenant" and "Lease" as used in the Prime Lease, shall instead refer to, respectively, "Tenant," "Subtenant" and "Sublease."

ALCOHOL AND MARIJUANA CONTROL BOARD CONSIDERATIONS/DISCLAIMER: Landlord nor tenant will sieze/take control of any marijuana products at the facility. In the event that marijuana products must be removed from preises, AMCO will be contacted prior to removal of any marijauan products.

TENANT

By: _____ Date: 06/01/2021

Southeast Staffing and Logistics, LLC

SUBTENANT

By: Eric Riemer Date: 6/1/2021

E & M Holdings, LLC

RESIDENTIAL SUBLEASE
DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT
OR LEAD-BASED PAINT HAZARDS

Lead Warning Statement

Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, landlords must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Tenants must also receive a federally approved pamphlet on poisoning prevention.

Landlord's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (Check (i) or (ii) below):

(i) _____ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain):
_____

(ii) __X__ Landlord has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the landlord (Check (i) or (ii) below):

(i) _____ Landlord has provided the Tenant with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents):
_____

(ii)__X__ Landlord has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Tenant's Acknowledgment (initial)

(c) _____ Tenant has received copies of all information listed above.

(d) _____ Tenant has received the pamphlet Protect Your Family From Lead In Your Home.

Agent's Acknowledgment (initial)

(e) _____ Agent has informed the landlord of the landlord's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

By: Eric Riemer _____ Date: 6/1/21 _____

Southeast Staffing and Logistics, LLC

By: _____ Date: _____

_____

By: Eric Riemer Date: 6/1/21

E & M Holdings, LLC

By: _____ Date: _____