Bluebird Investments LLC
41364 Aksala Ln, Soldotna, Alaska 99669

COMMERCIAL LEASE AGREEMENT

Date: 05/01/2021

Bluebird Investments LLC-Landlord, and CROY's Enterprises LLC-Tenant agree as follows:

1. PROPERTY: Landlord leases to tenant the "premises" described as 36130 Pine Street, Soldotna, Alaska 99669.
2. TERM: The term of this agreement shall commence on 05/01/2021. This lease is valid for five years from the date which it is signed, at which time it must be agreed upon by both parties to extend the lease for another two-year term.
3. USE: Landlord acknowledges that CROY's Enterprises LLC is a business catering to the cannabis industry and allows that type of business activity within this lease agreement.
4. RENT: Tenant agrees to pay 15,000.00 per month plus 5,000.00 dollars for a utility allowance totaling 20,000.00 per month. Tenant agrees to make lease payment on or before the 1st of every month.
5. PAYMENT: The lease shall be paid at 36130 Pine Street, Soldotna, Alaska 99669 office.
6. UTILITIES: Landlord agrees to pay for: All utilities and insuring the building against loss or damages. Tenant agrees to provide insurance for "slips, trips, and falls" as well as any and all product liability and other as needed.
7. REMODEL, MAINTENANCE, and UPKEEP: Landlord will execute and provide all remodels to existing building, parking areas, and grounds.
8. RULES and REGULATIONS: Tenant agrees to comply with all rules and regulations which are posted at any time on the premise, or delivered to tenant, and be liable for any fines, or charges incurred due to violations.
9. ENTRY: Upon not less than a 24 hour notice, tenant shall make the premise available during normal business hours to landlord, authorized agent, or representative, for the purpose of entering to make necessary or agreed repairs, decorations, alterations, or improvements, or supply necessary or agreed service. In an emergency, landlord, authorized agent, or representative may enter the premise, at any time, without prior permission from tenant.
10. ASSIGNMENT and SUBLETTING: Tenant shall not let, or sublet any part of the premise, nor assign this agreement, or any interest in it, unless there is prior written permission and agreement between landlord and tenant.
11. TERMINATION: Landlord may serve necessary notice to vacate for nonpayment of lease, and, or breach of this lease agreement, and for any complaints received by landlord of tenants conduct in or upon the premise. Landlord will not take possession of or remove Marijuana from the premises. Landlord will contact AMCO in the event that marijuana need be removed from the premises.
12. ATTOURNEY FEES: In the event that the landlord must take any action, or proceedings arising out of this agreement, landlord shall be entitled to reasonable attorney fees.

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13. NOTICE: Any notice to landlord may be served to landlord at 36130 Pine Street, Soldotna, AK 99669 office.
14. ENTIRE CONTRACT: Time is of the essence. All prior agreements between the parties are incorporated in this agreement, which constitutes the entire contract. It's terms are intended by the parties as a final expression of their agreement with respect to such terms, as are included herein and may not be contradicted by evidence of any prior agreement or contemporaneous verbal agreement. NOTE: This lease agreement may be modified only by an amicable agreement between landlord and tenant.
15. CONSUMPTION OF MARIJUANA PRODUCTS AND/OR TOBACCO PRODUCTS: is strictly prohibited within the building and also within 25 feet of the premises. Keep all entrances, sidewalks, and parking areas clear and clean of excess trash.
16. CONFLICT OF INTEREST: Land lord is licensed to lease real estate in the state of Alaska.
17. RETURNED CHECK: Tenants will be charged $25.00 for any check returned for any reason other than bank error. If a returned check causes late payment of lease, the late fee will also be assessed.
18. KEYS: All keys issued to tenant must be returned to landlord at termination of occupancy.
19. NARCOTICS CONTROL: The property is to be maintained as a respectable establishment for conducting legitimate business activities. If you notice what appears to be illegal drug activity, let landlord know, or contact local law enforcement immediately.
20. LOITERRING: Because of the nature of the business activity (Marijuana Establishment(s)), no one under the age of 21 is allowed within the premises and loitering within the business is strictly prohibited.

ACKNOWLEDGEMENT: The undersigned have read the foregoing pages prior to execution, and acknowledged receipt of copy, and agrees to execute the lease or rental agreement above.

Landlord (Bluebird Investments LLC): _____
Date: 5/1/21

Tenant (CROY's Enterprises LLC): _____
Date: 5/1/21

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