DocuSign Envelope ID: C8041525-5710-4099-A914-6F56BB764BCF

Lease Agreement

This Real Estate Lease Agreement (" Lease") is dated June _____ 6/29/2021, 2021, by and between Southeast Staffing and Logistics, LLC, an Alaskan Limited Liability Company ("Landlord"), and Jim Strassburg, dba JWS Enterprises, a sole proprietorship ("Tenant"). The parties agree as follows:

PREMISES. Landlord, in consideration of the lease payments provided in this Lease, leases to Tenant (the "Premises") the building and land located at 3000 West Tongrass Narrows, Ketchikan, AK 99901.

PURPOSE. The sole purpose of this Agreement is simply to meet regulatory requirements for proof of possession of the premises for AMCO regulations and purposes for the interim period of the JWS License Transfer that has been pending in review for almost a year. The intent of this Agreement is to provide JWS with possession of the premises, but this Agreement shall NOT impute any liability on him in regards to destruction/damage to the premises, to any persons, or otherwise, as the transfer has taken way longer than anticipated and the license is being managed and operated by E&M Holdings, LLC, a ancillary company of Landlord.

LEASE PAYMENTS AND TERM. The Lease begins on June ____ 6/29/2021, 2021 and shall be in effect until the effectuation of the transfer of License #10657 through the AMCO office. Tenant shall pay Landlord Zero dollars ($0) per month. This Lease shall be null and void upon approval of the transfer by the Marijuana Control Board. However, the Indemnity provision below shall survive.

UTILITES AND SERVICES. Landlord shall be responsible for all utilities and services in connection with the property including but not limited to: Taxes (real estate and personal), property insurance, maintenance and repair, renovations, and any and all expenses relating to the property and businesses on the property.

INDEMNITY REGARDING USE OF PREMISES. To the extent permitted by law, Landlord agrees to indemnify, hold harmless, and defend Tenant from and against any and all losses, claims, liabilities, and expenses, including reasonable attorney fees, if any, which Tenant may suffer or incur in connection with the use or misuse of the Premises, and any and all claims that relate to, directly or indirectly, to the use of the premises and operation of the license, and/or any injuries to persons on the Premises.

DEFAULT: *Landlord will contact the Alaska Marijuana Control Office and ensure Enforcement for AMCO removes all marijuana and marijuana product from facility.*

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

ENTIRE AGREEMENT. This Lease Agreement contains the entire agreement of the parties and there are no other promises, conditions, understandings, or other agreements, whether oral or written, relating to the subject matter of this Lease. This Lease may be modified or amended in writing, if the writing is signed by the party obligated under the amendment.

BINDING EFFECT. The provisions of this Lease shall be binding upon and inure to the benefit of both parties and their respective legal representatives, successors, and assigns.

DocuSign Envelope ID: C8041525-5710-4099-A914-6F56BB764BCF

Landlord

DocuSigned by:
Eric Riemer
92EBEDB5AE8C4BF...

Southeast Staffing and Logistics, LLC

Tenant

DocuSigned by:
1DBA644D1690439...

Jim Strassburg – JWS Enterprises