LEASE AGREEMENT

WHEREAS, on this 1st day of May, 2021, the Lessor, whose name and address is:

Revilla Rentals, LLC
7180 Revilla Road, Suite 300
Ketchikan, AK 99901

and the Lessee, whose name and address is:

Last Frontier Joint Operations, LLC
5911 South Tongass Highway
Ketchikan, AK 99901

both agree to a lease of the premises more particularly described as:

The tenant improvements in the entire ground floor excluding the mechanical room as shown on the plans included as Attachment 1 which totals 6,000 square feet located at 7180 Revilla Road, Ste 100/101 Ketchikan, AK 99901. Specific tenant improvements include but not limited to the following list:

All Mechanical as shown on the stamped mechanical drawings prepared by Modern Mechanical dated April 2017 and approved change order substituting DesertAire Equipment Package with 5 Dehumidifiers and associated ductwork and piping.

All Electrical Installation including transformers, breaker panels, lighting, power and controls and shown on the stamped electrical plans form Haight & Associates Titled Kaiser Grow Facility dated April 2017. Grow Light Fixtures including 32 Sunblaze T5 Fixtures, 75 ICARUS II LED Fixtures, and owner provided fixtures.

All CCTV and Security as required by AMCO.

All misc. equipment as required including piping, CO2 generation, fans, etc. Edibles manufacturing equipment and oil extraction equipment. .

and to the following terms which each has read and fully understands:

1) DURATION. The term of this agreement shall last <u>until December 31, 2022</u>, except that either party may terminate the agreement upon substantial breach of this agreement and prior written notice to the other at the above address. The notice shall contain a clause grating the other party ten days to cure the defect to avoid termination.

2) USE. The property will be used for a marijuana cultivation and processing facility. The

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Lessor acknowledges the premises will be used for a marijuana establishment, and that the landlord/lessor may not remove or take possession of marijuana, and AMCO enforcement will be contacted.

3) AMOUNT. The lease amount shall be fifty thousand and no/100 ($50,000.00) plus applicable sales tax.

4) SECURITY DEPOSIT. None

5) UTILITIES. The Lessee shall pay the following items: water, sewer, garbage, telephone, and electricity.

6) GENERAL CONDITIONS. a) the maximum number of occupants shall be 15; b) the premises may not be sublet without clear consent of the Lessor; c) all of the premises will be kept clean, safe, and in good repair by the Lessee, normal wear and tear expected, PROVIDED that the Lessee will notify the Lessor immediately of any other type of repair needed to keep premises safe and decent; d) Lessor is responsible for the maintenance and repair of any breakage to the structure or equipment belonging to the premises so long as such breakage was not due to negligent or intentional damage to the premises by the Lessee, in which case, the Lessee shall bear such responsibility; e) no alterations or remodel may be done without written approval of the Lessor, and any such improvements becomes a part of the premises; f) all Alaskan Law not specifically preempted herein is made a part of this agreement to the extent that such law would have a reasonable effect upon the agreement.

WHEREFORE, the parties bind themselves hereto by their signatures hereunder and agree to all terms hereinabove written:

Revilla Rentals, LLC
Lessor

Last Frontier Joint Operations, LLC
Lessee

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