AMENDMENT ONE

RENEWAL AND EXTENSION OF LEASE

This Renewal and Extension of Lease (this "Amendment 1") is executed as of Aug 15th, 2018. By and between LET, LLC. ("Landlord") and Evan Schlosberg and Beth Brewington, d.b.a. The Frost Frontier, LLC ("Tenant").

Recitals

1. Landlord and Tenant, have previously entered into that certain Lease Agreement dated January 28, 2016 (the "Lease").
2. Pursuant to the Lease, Tenant leases from Landlord the Premises described as 5,600 rentable square feet of warehouse/retail space at 8535 Dimond D Circle Unit C Anchorage, Alaska 99515 (legal: Dimond D Development Blk 2 Lt 3A) the "Premises".
3. Landlord and Tenant have agreed to modify and amend the existing Lease to extend the current Term of the Lease, and to make additional changes pursuant to the terms and conditions set forth herein.

Agreements

NOW, THEREFORE, in consideration of the mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Landlord and Tenant agree as follows:

1. Amendment to Lease. The Lease is hereby amended, modified and revised as follows:
2. Term. The Term of the lease is hereby extended for Three (3) years from the existing termination date of April 30, 2019 such that the Term of the Lease shall now expire on April 30, 2022, unless sooner terminated pursuant to the terms of the Lease.
3. Basic Rent. Commencing on May 1, 2019 Tenant shall pay to Landlord the Basic Rent in equal monthly installments as set forth below thereafter the new Three (3) year term shall commence:

Term	Annual Base Rent	Monthly Base Rent
05/01/2019 to 04/30/2020	$79,200.	$6,600
05/01/2020 to 04/30/2021	$81,600.	$6,800
05/01/2021 to 04/30/2022	$84,000.	$7,000

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4. Option to Renew. Tenant is hereby granted one(1) five(5) year option to renew subject to Tenant giving written notice to Landlord at least 120 days prior to 04/30/2022 and Tenant not being in default of any provisions of the Leasehold. Rental Rates for the extended Five year term shall be as follows:

Term	Annual Base Rent	Monthly Base Rent
05/01/2022 to 04/30/2023	$86,400.	$7,200
05/01/2023 to 04/30/2024	$88,800.	$7,400
05/01/2024 to 04/30/2025	$91,200.	$7,600
05/01/2025 to 04/30/2026	$91,200.	$7,800
05/01/2026 to 04/30/2027	$84,000.	$8,000

5. All other terms and conditions of the original Leasehold Agreement, not altered by this, the First Amendment, are hereby affirmed by Landlord and Tenant and shall remain the same.

AGREED to this 15th day of ~~May~~ Aug, 2018. 27

LANDLORD

LET, LLC

By: Larry Zylor

Name: Partner Larry Taylor

Title: Owner

TENANT

THE FROST FRONTIER, LLC

By: Beth Brewington

Name: Beth Brewington

Title: Owner, Member LLC

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AMENDMENT TWO

RENEWAL AND EXTENSION OF LEASE

This Renewal and Extension of Lease (this "Amendment 2") is executed as of 2nd day of July, 2019. By and between LET, LLC. ("Landlord") and Evan Schlosberg and Beth Brewington, d.b.a. The Frost Frontier, LLC ("Tenant").

Recitals

1. Landlord and Tenant, have previously entered into that certain Lease Agreement dated January 28, 2016 (the "Lease").
2. Pursuant to the Lease, Tenant leases from Landlord the Premises described as 5,600 rentable square feet of warehouse/retail space at 8535 Dimond D Circle Unit C Anchorage, Alaska 99515 (legal: Dimond D Development Blk 2 Lt 3A) the "Premises".
3. Landlord and Tenant have agreed to modify and amend the existing Lease to extend the current Term of the Lease, and to make additional changes pursuant to the terms and conditions set forth herein.

Agreements

NOW, THEREFORE, in consideration of the mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Landlord and Tenant agree as follows:

1. Amendment to Lease. The Lease is hereby amended, modified and revised as follows:
2. Term. Should the Landlord (LET, LLC) exercise its right to evict the tenant (The Frost Frontier, LLC) for any legal reasons, the Landlord will not take possession of or remove marijauana from the premises, and that AMCO will be contacted in the event that removal is necessary.
3. All other terms and conditions of the original Leasehold Agreement and First Amendment, not altered by this, the Second Amendment, are hereby affirmed by Landlord and Tenant and shall remain the same.

AGREED to this 2nd day of Aug, 2019.

LANDLORD	TENANT
LET, LLC	**THE FROST FRONTIER, LLC**
By: Larry Taylor	By: Beth Brewington
Name: Larry Taylor	Name: Beth Brewington
Title: Owner (LET, LLC)	Title: Owner, (The Frost Frontier LLC Member LLC)

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ADDENDUM A TO SPACE LEASE BETWEEN THE FROST FRONTIER LLC, AND LET LLC

The lease dated the 28th of January, 2016 between the Frost Frontier LLC, and Let LLC shall undergo the following addendum in order to continue with the Tenant's on going license with the State of Alaska for cultivation of marijuana. The executed Leasehold Agreement shall remain in full force and effect, with the following changes:

1. The Tenant shall be The Frost Frontier LLC, Evan Schlosberg and Beth Brewington shall maintain their personal guarantee on the full performance of the lease.
2. Section 2.04 -Surrender of Possession shall include that if any marijuana and/or marijuana products are left onsite of the premises after Tenant vacates, the Landlord agrees they shall notify AMCO Enforcement to remove marijuana/marijuana related equipment from the premises. The Landlord shall not retain or remove any of these items themselves.
3. The Tenant signature line shall be The Frost Frontier LLC, signed by Evan Schlosberg and Beth Brewington.

All parties signed below agree to the original Leasehold Agreement (dated January 28th, 2016) with the changes made here in Addendum A.

LANDLORD: LET LLC.

Larry Taylor — Aug 7, 2019

By Larry Taylor, Managing Partner — Date

TENANT: THE FROST FRONTIER LLC.

Evan Schlosberg — 8-7-2019

BY: Evan Schlosberg — Date

Beth Brewington — Aug 7, 2019

BY: Beth Brewington — Date

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ADDENDUM A TO SPACE LEASE BETWEEN THE FROST FRONTIER, LLC AND LET, LLC:

The Lease dated the 28th of January, 2016 between The Frost Frontier, LLC and LET, LLC shall undergo the following addendum in order to continue with the Tenant's pursuit for a license with the State of Alaska for cultivation of marijuana. The executed Leasehold Agreement shall remain in full force and effect, with the following changes:

1. The Tenant shall be The Frost Frontier, LLC. Evan Schlosberg and Beth Brewington shall maintain their personal guarantee on the full performance of the lease.
2. Section 2.04 - Surrender of Possession shall include that if any marijuana and/or marijuana products are left on the premises after the Tenant vacates, that the Landlord agrees they shall notify AMCO Enforcement to remove marijuana from the premises. The Landlord shall not retain or remove any product themselves.
3. The Tenant signature line shall be The Frost Frontier, LLC signed by Evan Schlosberg and Beth Brewington.

All parties signed below agree to the original Leasehold Agreement (dated January 28th, 2016) with the changes made here in Addendum A:

LANDLORD: LET, LLC

Larry Taylor — 05/18/2016

By: Larry Taylor — Date

Its: Managing Partner

TENANT: The Frost Frontier, LLC

5-18-16

By: Evan Schlosberg — Date

Beth Brewington — May 18, 2016

By: Beth Brewington — Date

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