December 28, 2020

Oleander, Inc.
10559 Vancouver Circle
Anchorage, Alaska 99515

Jennifer,

This letter is to provide written notice to Landlord that Oleander, Inc. desires to exercise the 5-year renewal "Extension Option Period" as expressed in the Commercial Lease Agreement dated February 27, 2016 between yourself and Oleander, Inc. The Initial Term of the lease expires as of February 28, 2021. With your approval Oleander Inc. will continue to lease the Premises for the stated "Business Use" for the option Year 6 through Year 10 as stated in the Lease Agreement.

Please acknowledge your approval and acceptance by signing as indicated.

Sincerely,

Jerry Workman 12-28-2020

Jerry Workman
President
Oleander, Inc.
Tenant

Dated

As Landlord, I approve and accept the renewal Extension Option Period for Oleander, Inc. as set forth in the Commercial Lease Agreement dated February 27, 2016.

J. E. Watson 12-29-2020

Jennifer Watson
Landlord

Dated

Received by AMCO 11.17.21

AMENDMENT TO COMMERCIAL LEASE AGREEMENT

THIS AMENDMENT is entered into between Landlord and Tenant effective as of the 15th day of December, 2018 under that certain Lease originally dated March 1, 2016, related to the property commonly known as 360 E International Airport Rd, Anchorage, Alaska 99518.

NOW, THEREFORE, FOR GOOD AND VALUABLE CONSIDERATION, RECEIPT OF WHICH IS ACKNOWLEDGED BY BOTH LANDLORD AND TENANT, THE PARTIES HEREBY AGREE THAT THE LEASE IS AMENDED AS FOLLOWS.

1. **Default**: Landlord shall not take into its possession any marijuana or marijuana product and shall contact the State of Alaska AMCO prior to any access to the licensed premises if Tenant cannot be reached, abandons the property, or similar event.

2. **Address Delineation**: The purpose of this amendment is to delineate the suites encompassing Parcel 009-242-49-002 as recorded by the jurisdiction of Anchorage. The approximately 3,018 square feet of Retail / Office / Warehouse / Storage owned by Jennifer / Brian Watson is **Suite 2A & 2B**. This suite delineation supersedes the previously referenced Suite 3.

Except to the extent that the terms and conditions of this Lease Amendment are to the contrary, all other terms and conditions of the original Lease Agreement and any amendments thereto remain in full force and effect.

DATED effective as of the year and date above set forth.

Landlord:
Jennifer Watson

Dec 14th 2018.

By:
Jennifer Watson

Tenant:
Oleander, Inc.

By:
Jerry Workman

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COMMERCIAL LEASE AGREEMENT

THIS COMMERCIAL LEASE AGREEMENT (the "Lease") is made and entered into this 27th day of February, 2016 by and between JENNIFER AND/OR BRIAN WATSON, as "Landlord" and OLEANDER, INC., an Alaska corporation as "Tenant."

LEASED PREMISES: Landlord hereby leases to Tenant and Tenant leases from Landlord, upon all terms, covenants and conditions set forth herein, that certain real property and improvements thereon situated in Anchorage, Alaska as follows (the "Leased Premises"):

360 E International Airport Rd.
Unit 3
Anchorage, Alaska 99518

The Leased Premises is further described as approximately 3,018 square feet of Retail / Office / Storage.

THEREFORE, in consideration of the mutual promises herein, contained and other good and valuable consideration, it is agreed:

1. Term.

A. Landlord hereby leases the Leased Premises to Tenant, and Tenant hereby leases the same from Landlord, for an "Initial Term" beginning March 1, 2016 and ending February 28, 2021. Landlord shall use its best efforts to give Tenant possession as nearly as possible at the beginning of the Lease term. If Landlord is unable to timely provide the Leased Premises, rent shall abate for the period of delay. Tenant shall make no other claim against Landlord for any such delay.

B. Tenant may renew the Lease for one extended term of Sixty Months (60). Tenant shall exercise such renewal option, if at all, by giving written notice to Landlord not less than Ninety Days (90) days prior to the expiration of the Initial Term. The renewal term shall be at the rental set forth below and otherwise upon the same covenants, conditions and provisions as provided in this Lease. Tenant may contact Landlord up to one year prior to lease expiration and no less than One Hundred-Twenty Days (120) prior to lease expiration in an attempt to renegotiate the extension rate. If no agreement is executed, in writing, prior to the Ninety Days (90) prior to expiration the Option will remain as written below.

C. The proposed use of the building is to operate as a state licensed marijuana establishment. In the event Tenant, despite best efforts, is unable to obtain a state license and local use permit approvals, Tenant shall, at Tenant's election, be released from the terms of the lease but shall forfeit its Security Deposit, Option Fee of Five Thousand ($5,000.00) Dollars and any rent already paid to the Landlord as of the date Tenant determines it is unable to obtain state and local licenses and land use permit. Tenant shall then be released from the remainder of the Lease Term. In the event there are changes in the laws, that make the business of Tenant illegal or not feasible to engage in, Tenant shall be released from the terms of the lease. Tenant must notify

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Landlord in writing if they are unable to obtain a permit or laws are changed that make the business of Tenant illegal or not feasible to comply with. Rent will continue to be paid until the Tenant is able to find an acceptable (to the Landlord) sublease Tenant or if they are unable to secure an acceptable sublease they will continue to pay rent until the end of the month following the month after written notice of release is received by the Landlord.

2. Rental.

A. Tenant shall pay to Landlord during the Initial Term rental the following Base Rent:

Year 1:	March 1, 2016	to	April 30, 2016		$0.00	per month	$ 0.00
Year 1:	May 1, 2016	to	February 28, 2017		$2.00	per month	$ 6,036.00
Year 2:	March 1, 2017	to	February 28, 2018	3 %	$2.06	per month	$ 6,217.08
Year 3:	March 1, 2018	to	February 28, 2019	3 %	$2.12	per month	$ 6,398.16
Year 4:	March 1, 2019	to	February 29, 2020	3 %	$2.18	per month	$ 6,579.24
Year 5:	March 1, 2020	to	February 28, 2021	3 %	$2.25	per month	$ 6,790.50

Each installment payment shall be due in advance on the first day of each calendar month during the lease term to Landlord at: **360 E International Airport Rd. Unit 1 Anchorage, Alaska 99518** or at such other place designated by written notice from Landlord or Tenant. The rental payment amount for any partial calendar months included in the lease term shall be prorated on a daily basis.

3. First Month's Rent and Security Deposit.

Tenant shall pay to Landlord a "Security Deposit" of $10,000.00 as a security deposit. Tenant shall additionally pay first month's rent (for May 2016) in the amount of $ 6,036.00 immediately upon the signing of this lease. Additionally Tenant has paid a $5,000.00 non-refundable option fee to secure the property.

4. Extension Option Period.

The Base Rent for any renewal lease term, if created as permitted under this Lease, shall be as follows:

Year 6:	March 1, 2021	to	February 28, 2022		$2.32	per month	$ 7,001.76
Year 7:	March 1, 2022	to	February 28, 2023	3 %	$2.39	per month	$ 7,213.02
Year 8:	March 1, 2023	to	February 29, 2024	3 %	$2.46	per month	$ 7,424.28
Year 9:	March 1, 2024	to	February 28, 2025	3 %	$2.53	per month	$ 7,635.54
Year 10:	March 1, 2025	to	February 28, 2026	3 %	$2.61	per month	$ 7,876.98

5. Type of Business Use.

The Premises will be a Cannabis Retail Store, including the retailing of cannabis paraphernalia, branded clothing, Accessories and related merchandise.

6. Rights of Tenant to Sub-Lease Premises.

The Tenant requires the right to sub-lease all or any-part of the leased premises. To carry on the Type of Business Use, as aforementioned, the Tenant will necessarily be required to lease the premises to another business entity. This entity will hold the state approved marijuana license, and

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use the building as described in the Type of Business Use section to operate as a state licensed marijuana establishment. Landlord shall have the right to approve any sublease Tenant. The Landlord shall not unreasonably withhold the right to sublease.

7. Repairs.
During the Lease term, Tenant shall make, at Tenant's expense, all necessary repairs to the Leased Premises. Repairs shall include such items as routine repairs of floors, walls, ceilings, and other parts of the Leased Premises damaged or worn through normal occupancy, except for major mechanical systems or the roof.

8. Alterations and Improvements.
Tenant, at Tenant's expense, shall have the right, following Landlord's consent, to remodel, redecorate, and make additions, improvements and replacements of and to all or any part of the Leased Premises from time to time as Tenant may deem desirable, provided the same are made in a workmanlike manner and utilizing good quality materials. Tenant shall have all the necessary permits and MOA approved plans to make additions (Build Out). Landlord must approve any "Build Out" prior to construction. Landlord's permission will not be unreasonable withheld. Tenant shall have the right to place and install personal property, trade fixtures, equipment and other temporary installations in and upon the Leased Premises, and fasten the same to the premises. All personal property, equipment, machinery, trade fixtures and temporary installations, whether acquired by Tenant at the commencement of the Lease term or placed or installed on the Leased Premises by Tenant thereafter, shall remain Tenant's property free and clear of any claim by Landlord. Tenant shall have the right to remove the same at any time during the term of this Lease provided that Tenant shall repair all damage to the Leased Premises caused by such removal at Tenant's expense.

9. Property Taxes.
Landlord shall pay, prior to delinquency, all general real estate taxes and installments of special assessments coming due during the Lease term on the Leased Premises, and all personal property taxes with respect to Landlord's personal property, if any, on the Leased Premises. Tenant shall be responsible for paying all personal property taxes with respect to Tenant's personal property and business property at the Leased Premises.

10. Insurance.
A. Landlord shall maintain fire and extended coverage insurance on the Building and the Leased Premises in such amounts, as Landlord shall deem appropriate. Tenant shall be responsible, at its expense, for fire and extended coverage insurance on all of its personal property, including removable trade fixtures, located in the Leased Premises.

B. Tenant and Landlord shall, each at its own expense, maintain a policy or policies of comprehensive general liability insurance with respect to the respective activities of each in the Building with the premiums thereon fully paid on or before due date, issued by and binding upon some insurance company approved by Landlord, such insurance to afford minimum protection of not less than One Million ($1,000,000) Dollars combined single limit coverage of bodily injury, property damage or combination thereof. Landlord shall be listed as an additionally insured on Tenant's policy or policies of comprehensive general liability insurance, and Tenant shall provide

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Landlord with current Certificates of Insurance evidencing Tenant's compliance with this Paragraph. Tenant shall obtain the agreement of Tenant's insurers to notify Landlord that a policy is due to expire at least ten days (10) prior to such expiration. Landlord shall not be required to maintain insurance against thefts within the Leased Premises or the Building.

11. Utilities.

A. Tenant shall pay all charges for gas, electricity, janitorial, refuse collection, telephone, internet and other services and utilities used by Tenant on the Leased Premises during the term of this Lease unless otherwise expressly agreed in writing by Landlord. Tenant shall pay such amounts within fifteen (15) days of invoice. Tenant acknowledges that the Leased Premises are designed to provide standard office use electrical facilities and standard office lighting. Tenant shall not use any equipment or devices that utilizes excessive electrical energy or which may, in Landlord's reasonable opinion, overload the wiring or interferes with electrical services to other tenants.

B. Landlord will pay Water/Sewer, Snow Removal, Unit Taxes & Insurance, and Grounds Maintenance. Tenant is responsible for snow removal/maintenance of the sidewalks.

12. Signs.

Following Landlord's consent, Tenant shall have the right to place on the Leased Premises, at locations selected by Tenant, any signs which are permitted by applicable zoning ordinances and private restrictions. Landlord may refuse consent to any proposed signage that is in Landlord's opinion too large, deceptive, unattractive or otherwise inconsistent with or inappropriate to the Leased Premises of any other tenant or not within the State of Alaska, MOA or Condo Association regulations. Landlord shall assist and cooperate with Tenant in obtaining any necessary permission from adjoining owners and occupants for Tenant to place or construct the foregoing signs. Tenant shall repair all damage to the Leased Premises resulting from the removal of signs installed by Tenant.

13. Entry.

Landlord shall have the right to enter upon the Leased Premises at reasonable hours to inspect the same, provided Landlord shall not thereby unreasonably interfere with Tenant's business on the Leased Premises. Due to the nature of the aforementioned Type of Business Use Tenant requests Landlord provide 24-hours notice of inspection so Tenant or Tenant's employees may escort the Landlord during the inspection.

14. Parking.

During the term of this Lease, Tenant shall have the non-exclusive use in common with Landlord, other tenants of the Building, their guests and invitees, of the non-reserved common automobile parking areas, driveways, and footways, subject to rules and regulations for the use thereof as prescribed from time to time by Landlord. Landlord reserves the right to designate parking areas within the Building or in reasonable proximity thereto, for Tenant and Tenant's agents and employees. Structured parking located about the Building is reserved for tenants of the Building. Landlord provides Tenant the spaces directly in front of the leased premises and on the side totaling nine (9) spaces in such structural parking area, such spaces to be on a first come-first served basis. Landlord will assist Tenant in securing, as may deem necessary, the exclusive usage of the all parking spaces directly in front of the leased premises.

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15. Default.
If default shall at any time be made by Tenant in the payment of rent when due to Landlord as herein provided, and if said default shall continue for thirty days (30) after written notice thereof shall have been given to Tenant by Landlord, or if default shall be made in any of the other covenants or conditions to be kept, observed and performed by Tenant, and such default shall continue for sixty days (60) after notice thereof in writing to Tenant by Landlord without correction thereof then having been commenced and thereafter diligently prosecuted, Landlord may declare the term of this Lease ended and terminated by giving Tenant written notice of such intention, and if possession of the Leased Premises is not surrendered, Landlord may enter said premises. Landlord shall have, in addition to the remedy above provided, any other right or remedy available to Landlord on account of any Tenant default, either in law or equity. Landlord shall use reasonable efforts to mitigate its damages.

16. Quiet Possession.
Landlord covenants and warrants that upon performance by Tenant of its obligations hereunder, Landlord will keep and maintain Tenant in exclusive, quiet, peaceable and undisturbed and uninterrupted possession of the Leased Premises during the term of this Lease.

17. Condemnation.
If any legally, constituted authority condemns the Building or such part thereof which shall make the Leased Premises unsuitable for leasing, this Lease shall cease when the public authority takes possession, and Landlord and Tenant shall account for rental as of that date. Such termination shall be without prejudice to the rights of either party to recover compensation from the condemning authority for any loss or damage caused by the condemnation. Neither party shall have any rights in or to any award made to the other by the condemning authority.

18. Security Deposit.
Landlord shall hold the Security Deposit without liability for interest and as security for the performance by Tenant of Tenant's covenants and obligations under this Lease, it being expressly understood that Tenant shall not consider the Security Deposit an advance payment of rental or a measure of Landlord's damages in case of default. Unless otherwise provided by mandatory non-waivable law or regulation, Landlord may commingle the Security Deposit with Landlord's other funds. Landlord may, from time to time, without prejudice to any other remedy, use the Security Deposit to the extent necessary to make good any arrearages of rent or to satisfy any other covenant or obligation of Tenant hereunder. Following any such application of the Security Deposit, Tenant shall pay to Landlord on demand the amount so applied in order to restore the Security Deposit to its original amount. If Tenant is not in default at the termination of this Lease, Landlord shall return the balance of the Security Deposit remaining after any such application, to Tenant. If Landlord transfers its interest in the Premises during the term of this Lease, Landlord may assign the Security Deposit to the transferee and thereafter shall have no further liability for the return of such Security Deposit. The Security Deposit is forfeited if the Tenant terminates its lease prior to full completion.

19. Notice.
Any notice required or permitted under this Lease shall be deemed sufficiently given or served if sent by United States certified mail, return receipt requested, addressed as follows:

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If to Landlord to:
Jennifer Watson
360 E. International Airport Rd.
Unit 1
Anchorage, AK 99518
(907) 277-0331 - Anchorage
(907) 234-7482 - Seldovia
Jennifereve39@hotmail.com

If to Tenant to:
Oleander, Inc.
c/o Kim Kole
12651 Schooner Dr.
Anchorage, AK 99515
(907) 727-6584
kimkoleinak@gmail.com

Landlord and Tenant shall each have the right from time to time to change the place notice is to be given under this paragraph by written notice thereof to the other party.

20. Brokers.
Tenant represents that Tenant was not shown the Premises by any real estate broker or agent and that Tenant has not otherwise engaged in, any activity which could form the basis for a claim for real estate commission, brokerage fee, finder's fee or other similar charge, in connection with this Lease. REPRESENTATION: The parties acknowledge that the real estate broker representing the Landlord for this transaction is SSS Commercial Real Estate / Jim Patton.

21. Waiver.
No waiver of any default of Landlord or Tenant hereunder shall be implied from any omission to take any action on account of such default if such default persists or is repeated, and no express waiver shall affect any default other than the default specified in the express waiver and that only for the time and to the extent therein stated. One or more waivers by Landlord or Tenant shall not be construed as a waiver of a subsequent breach of the same covenant, term or condition.

22. Memorandum of Lease.
The parties hereto contemplate that this Lease should not and shall not be filed for record, but in lieu thereof, at the request of either party, Landlord and Tenant shall execute a Memorandum of Lease to be recorded for the purpose of giving record notice of the appropriate provisions of this Lease.

23. Headings.
The headings used in this Lease are for convenience of the parties only and shall not be considered in interpreting the meaning of any provision of this Lease.

24. Successors.
The provisions of this Lease shall extend to and be binding upon Landlord and Tenant and their respective legal representatives, successors and assigns.

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25. Consent.
Landlord shall not unreasonably withhold or delay its consent with respect to any matter for which Landlord's consent is required or desirable under this Lease.

26. Performance.
If there is a default with respect to any of Landlord's covenants, warranties or representations under this Lease, and if the default continues more than fifteen (15) days after notice in writing from Tenant to Landlord specifying the default, Tenant may, at its option and without affecting any other remedy hereunder, cure such default and deduct the cost thereof from the next accruing installment or installments of rent payable hereunder until Tenant shall have been fully reimbursed for such expenditures, together with interest thereon at a rate equal to the lessor of twelve percent (12%) per annum or the then highest lawful rate. If this Lease terminates prior to Tenant's receiving full reimbursement, Landlord shall pay the unreimbursed balance plus accrued interest to Tenant on demand.

27. Compliance with Law.
Tenant shall comply with all laws, orders, ordinances and other public requirements now or hereafter pertaining to Tenant's use of the Leased Premises. Landlord shall comply with all laws, orders, ordinances and other public requirements now or hereafter affecting the Leased Premises.

28. Final Agreement.
This Agreement terminates and supersedes all prior understandings or agreements on the subject matter hereof. Only a further writing that is duly executed by both parties may modify this Agreement.

IN WITNESS WHEREOF, the parties have executed this Lease as of the day and year first above written.

Landlord: Jennifer and/or Brian Watson

BY: J. E Watson Date: 24th Feb 2016

IT'S: Owner.

Tenant: Oleander, Inc.

BY: Jerry A Workman Date: Feb 27, 2016

IT'S: CEO

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