5 YEAR LEASE AGREEMENT

THE PARTIES. This Business Lease Agreement ("Agreement") made this 1st day of January, 2021 is between

Landlord: _ Kevin Drotzur ("Landlord").

Tenant(s): _ Alaska Beasty Buds ("Tenant")

Landlord and Tenant are each referred to herein as a "Party" and, collectively, as the "Parties."

NOW, THEREFORE, FOR AND IN CONSIDERATION of the mutual promises and agreements contained herein, the Tenant agrees to lease the Premises from the Landlord under the following terms and conditions.

DESCRIPTION OF LEASED PREMISES. The Landlord agrees to lease Tenant the following JE described wholesale space located at 1665 Richardson hwy Unit B North Pole, AK 99705.

LEASE TYPE. This agreement shall be considered a:

Fixed Lease, The Tenant shall be allowed to occupy the Premises starting on January 1st, 2021 (Lease Term"). At the end of the Lease Term the Tenant May Emend 5 yr lease of the Premises under the same terms of Agreement for an additional 5 yrs. With cost of living adjustment of rent up to 15%.

OCCUPANT(S). The Premises is to be occupied strictly as a Wholesale Business.

The aforementioned property shall be leased wholly by the Tenant ("Premises").

PURPOSE. The Tenant and Occupant(s) may only use the Premises as:
A business, Not residence.

EXCLUSIVE USE. The Tenant shall hold exclusive rights operate on the Premises with the following use(s): cultivation of cannabis products.

RENT. The Tenant shall pay the Landlord, in equal monthly installments, $2,000 ("Rent). The Rent shall be due on the 1st of every month (Due Date") and paid under the following instructions: CASH OR CHECK too landlord.

LESSOR'S DEFAULT AND POSSESSION. In the event that the Lessee shall fail to pay said rent and expenses as set forth herein, or any part thereof, when the same are due and payable, or shall otherwise be in default of any other terms of said Lease for a period of more than 30 days, after receiving notice of said default, then the parties hereto expressly agree and covenant that the Lessor may declare the Lease terminated but will not take possession of or remove marijuana/marijuana products from the premises, and will contact AMCO for guidance if removal is necessary.

PARKING. The Landlord: Shall provide 2 parking space(s) to the Tenant.

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UTILITIES. The Landlord shall provide the following utilities and services to the Tenant:
Fuel (Excess usage charge if necessary) & water
Tenant shall pay any and all electric on said bld. $ provide up to $500 dollars for an electric meter to be mounted on front of building to show usage in said building. Landlord shall pay any difference in cost of meter & or mounting & hookup cost.

Any other utilities or services not mentioned will be the responsibility of the Tenant.

NOTICES. Any notice to be sent by the Landlord or the Tenant to each other shall use the following addresses:

Landlord's / Agent's Address:
Kevin Drotzur
1665 Richardson Hwy. North Pole Ak. 99705

Tenant's Mailing Address:
Joseph Eickholt
2008 Levado Ave
North Pole, AK 99705

POSSESSION. Tenant has examined the condition of the Premises and by taking possession acknowledges that they have accepted the Premises in good order and in its current condition except as herein otherwise stated.

SUBLETTING. The Tenant shall not be able to sublet the Premises.

ABANDONMENT. If the Tenant vacates or abandons the Premises for a time-period that is the minimum set by State law or seven (7) days, whichever is less, the Landlord shall have the right to terminate this Agreement immediately and remove all belongings including any personal property off of the Premises. If the Tenant vacates or abandons the Premises, the Landlord shall immediately have the right to terminate this Agreement.

RIGHT OF ENTRY. The Landlord shall have the right to enter the Premises during normal working hours by providing at least twenty-four (24) hours notice in order for inspection, make necessary repairs, alterations or improvements, to supply services as agreed or for any reasonable purpose. The Landlord may exhibit the Premises to prospective purchasers, mortgagees, or lessees upon reasonable notice.

MAINTENANCE, REPAIRS, OR ALTERATIONS. The Tenant shall, at their own expense and at all times, maintain premises in a clean and sanitary manner, and shall surrender the same at termination hereof, in as good condition as received, normal wear and tear excepted. The Tenant may not make any alterations to the leased premises without the consent in writing of the Landlord. The Landlord shall be responsible for repairs to the interior and exterior of the building.

NOISE/WASTE. The Tenant agrees not to commit waste on the premises, maintain, or permit to be maintained, a nuisance thereon, or use, or permit the premises to be used, in an unlawful manner. The Tenant further agrees to abide by any and all local, county, and State noise ordinances.

COMPLIANCE WITH LAW. The Tenant agrees that during the term of the Agreement, to promptly comply with any present and future laws, ordinances, orders, rules, regulations, and requirements of

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the Federal, State, County, City, and Municipal government or any of their departments, bureaus, boards, commissions and officials thereof with respect to the premises, or the use or occupancy thereof, whether said compliance shall be ordered or directed to or against the Tenant, the Landlord, or both.

DEFAULT. If the Tenant fails to comply with any of the financial or material provisions of this Agreement, or of any present rules and regulations or any that may be hereafter prescribed by the Landlord, or materially fails to comply with any duties imposed on the Tenant by statute or State laws, within the time period after delivery of written notice by the Landlord specifying the non-compliance and indicating the intention of the Landlord to terminate the Agreement by reason thereof, the Landlord may terminate this Agreement. If the Tenant fails to pay rent when due and the default continues for the time-period specified in the written notice thereafter, the Landlord may, at their option, declare the entire balance (compiling all months applicable to this Agreement) of rent payable hereunder to be immediately due and payable and may exercise any and all rights and remedies available to the Landlord at law or in equity and may immediately terminate this Agreement.

The Tenant will be in default if: (a) Tenant does not pay rent or other amounts that are owed; (b) Tenant, their guests, or the Occupant(s) violate this Agreement, rules, or fire, safety, health, or criminal laws, regardless of whether arrest or conviction occurs; (c) Tenant abandons the Premises; (d) Tenant gives incorrect or false information in the rental application; (e) Tenant, or any Occupant(s) is arrested, convicted, or given deferred adjudication for a criminal offense involving actual or potential physical harm to a person, or involving possession, manufacture, or delivery of a controlled substance, marijuana, or drug paraphernalia under state statute; (f) any illegal drugs or paraphernalia are found in the Premises or on the person of the Tenant, guests, or Occupant(s) while on the Premises and/or; (g) **as otherwise allowed by law.**

MULTIPLE TENANT OR OCCUPANT(S). Each individual that is considered a Tenant is jointly and individually liable for all of this Agreement's obligations, including but not limited to rent monies. If any Tenant, guest, or Occupant(s) violates this Agreement, the Tenant is considered to have violated this Agreement. Landlord's requests and notices to the Tenant or any of the Occupant(s) of legal age constitutes notice to the Tenant. Notices and requests from the Tenant or any one of the Occupant(s) (including repair requests and entry permissions) constitutes notice from the Tenant. In eviction suits, the Tenant is considered the agent of the Premise for the service of process.

DISPUTES. If a dispute arises during or after the term of this Agreement between the Landlord and Tenant, they shall agree to hold negotiations amongst themselves, in "good faith", before any litigation.

SEVERABILITY. If any provision of this Agreement or the application thereof shall, for any reason and to any extent, be invalid or unenforceable, neither the remainder of this Agreement nor the application of the provision to other persons, entities or circumstances shall be affected thereby, but instead shall be enforced to the maximum extent permitted by law.

SURRENDER OF PREMISES. The Tenant has surrendered the Premises when (a) the move-out date has passed and no one is working on the Premise within the Landlord's reasonable judgment; or (b) Access to the Premise have been turned in to Landlord – whichever comes first.
Upon the expiration of the term hereof, the Tenant shall surrender the Premise in better or equal condition as it were at the commencement of this Agreement, reasonable use, wear and tear thereof, and damages by the elements excepted.

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HAZARDOUS MATERIALS. The Tenant agrees toot possess any type of personal property that could be considered a fire hazard huh as a substance having flammable or explosive characteristics on the Premises. Items that are prohibited to be brought into the Premises, other than for everyday cooking or the need of an appliance, includes but is not limited to gas (compressed), gasoline, fuel, propane, kerosene, motor oil, fireworks, or any other related content in the form of liquid, solid, or gas.

INDEMNIFICATION. The Landlord shall not be liable for any damage or injury to the Tenant, or any other person, or to any property, occurring on the Premises, or any part thereof, or in common areas thereof, and the Tenant agrees to hold the Landlord harmless from any claims or damages unless caused solely by the Landlord's negligence. It is recommended that renter's insurance be purchases at the Tenant's expense.

COVENANTS. The covenants and conditions herein contained shall apply to and bind the heirs, legal representatives, and assigns of the parties hereto, and all covenants are to be construed as conditions of the Agreement.

GOVERNING LAW. This Agreement is to be governed under the laws located in the State where the Premises is located.

ADDITIONAL TERMS AND CONDITIONS. Tenant is responsible for all utility bills on property ie: Electric or any excessive oil usage on their part. (Water if free)

ENTIRE AGREEMENT. This Agreement contains all the terms agreed to b the parties relating to its subject matter including any attachments or addendums. This Agreement replaces all previous discussions, understandings, and oral agreements. The Landlord and Tenant agree to the terms and conditions and shall be bound until the end of the Lease Term.

Landlord's Signature _____ **Date** 1-1-2021

Print Name: Kem Drotzman

Tenant's Signature _____ **Date** 1-1-2021

Print Name: Joseph Eickhalt

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