Commercial Lease Agreement

This Commercial Lease Agreement ("Lease") is made and effective July, 1, 2017, by and between Shaune O'Neil ("Landlord") and Absolem's Garden, LLC ("Tenant").

Landlord is the owner of land and improvements commonly known and numbered as 13247 E Wycoff Drive, Palmer, Alaska 99645 (Address)

Landlord desires to lease the Leased Premises to Tenant, and Tenant desires to lease the Leased Premises from Landlord for the term, at the rental and upon the covenants, conditions and provisions herein set forth.

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

1. Term. Landlord hereby leases the Leased Premises to Tenant, and Tenant hereby leases the same from Landlord, for an "Initial Term" beginning August 1, 2017 and ending December, 31, 2025. On September 1, 2017 Tenant shall have possession of the lease premises.

2. Rent. Tenant shall pay to Landlord a monthly rent during the initial term and during the renewal period lease of $. 300 per month.

3. Use. Notwithstanding the forgoing, Tenant shall not use the Leased Premises for the purposes of storing, manufacturing or selling any explosives, flammables or other inherently dangerous substance, chemical, thing or device.

4. Sublease and Assignment. Tenant shall not sublease all or any part of the Leased Premises, or assign this Lease in whole or in part without Landlord's effective written consent.

5. Utilities. Tenant shall pay all charges for sewer, gas, electricity, telephone 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.

6. Entry. Landlord shall not have the right to enter upon the Leased Premises without notification to the Tenant, the Landlord shall not interfere with Tenant's business on the Leased Premises.

7. Leased Premises Rules. Tenant will comply with the rules of the Leased Premises adopted and altered by Landlord from time to time and will cause all of its agents, employees, invitees and visitors to do so; all changes to such rules will be sent by Landlord to Tenant in writing.

IN WITNESS WHEREOF, the parties have executed this Lease on August 4, 2017.

Shaune O'Neil

Shaune O'Neil

Landlord

Absolem's Garden, by Lorrie Moffitt, Agent

Lorrie Moffitt

Tenant

AMCO

JUN 17 2020

Proof of Possession
Absolem's Garden, LLC
License No. 12612

Addendum to Lease between Shaune O'Neil and Absolem's Garden, LLC.

1. The Lessor (landlord) understands that the premises will be used for the purpose of growing marijuana commercially.

2. In the case of default; should the Lessor (landlord) regain control of the property; she will not seize any marijuana or any marijuana product. The Lessor shall immediately contact AMCO Endorsement for guidance and instruction.

Agreed to this date October 11, 2017 by

Shaune O'Neil, Lessor

Torrie A Moffitt for Absolem's Garden

AMCO

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