REAL ESTATE
SUBLEASE

This Sublease Agreement (this "Sublease") is dated August 31, 2022 by and between C NETT, LLC ("Sublessor"), and H-OP, LLC DBA Mile High Alaska ("Sublessee"). The parties agree as follows:

PREMISES. Sublessor in consideration of the lease payments provided in this Sublease, leases to H-OP, LLC (the "Premises") located at 910 West International Airport Road, Suite B, Anchorage, Alaska 99518.

TERM. The sublease term will begin upon effectuation of the license transfer from T&D Resources, LLC and will terminate on April 30th, 2025. Sublessor shall have the option to renew this Sublease on a month to month basis or for the term outlined in the master lease renewal.

LEASE PAYMENTS. Sublessee shall pay to Sublessor monthly installments of $2685.00 payable on the first day of each month.

POSSESSION. Sublessee shall be entitled to possession on the first day of the term of this Sublease and shall yield possession to Sublessor on the last day of the term of this Sublease, unless otherwise agreed by both parties in writing.

USE OF PREMISES. Sublessee may use the Premises for the commercial sale of marijuana. The Premises may be used for any other purpose only with the prior written consent of Sublessor, which shall not be unreasonably withheld. Sublessee shall notify Sublessor of any anticipated extended absence from the Premises not later than the first day of the extended absence.

LATE PAYMENTS. For any payment that is not paid within 15 days after its due date, Sublessee shall pay a late fee of $250.00.

UTILITIES: Utilities are to be paid by the Sublessee.

HOLDOVER. If Sublessee maintains possession of the Premises for any period after the termination of this Sublease ("Holdover Period"), Sublessee shall pay to Sublessor lease payment(s) during the Holdover Period at a rate equal to the most recent rate preceding the Holdover Period. Such holdover shall constitute a month-to-month extension of this Sublease.

CUMULATIVE RIGHTS. The rights of the parties under this Sublease are cumulative and shall not be construed as exclusive unless otherwise required by law.

NON-SUFFICIENT FUNDS. Sublessee shall be charged $100.00 for each check that is returned to Sublessor for lack of sufficient funds.

REMODELING OR STRUCTURAL IMPROVEMENTS. Sublessee shall have the obligation to conduct any construction or remodeling (at Sublessee's expense) that may be required to use the

Shadeland Holdings, LLC 8/31/2022

Premises as specified above. Sublessee may also construct such fixtures on the Premises (at Sublessee's expense) that appropriately facilitate its use for such purposes. Such construction shall be undertaken, and such fixtures may be erected only with the prior written consent of the Sublessor which shall not be unreasonably withheld. Sublessee shall not install awnings or advertisements on any part of the Premises without Sublessors prior written consent. At the end of the lease term, Sublessee shall be entitled to remove (or at the request of Sublessor shall remove) such fixtures and shall restore the Premises to substantially the same condition of the Premises at the commencement of this Sublease.

ACCESS BY SUBLESSOR TO PREMISES. Subject to Sublessee's consent (which shall not be unreasonably withheld), Sublessor shall have the right to enter the Premises to make inspections, provide necessary services, or show the unit to prospective buyers, mortgagees, tenants or workers. However, Sublessor does not assume any liability for the care or supervision of the Premises. As provided by law, in the case of an emergency, Sublessor may enter the Premises without Sublessee's consent. During the last three months of this Sublease, or any extension of this Sublease, Sublessor shall be allowed to display the usual "To Let" signs and show the Premises to prospective tenants. During any entry by Landlord or its agents on the premises, Landlord's agents or employees shall be over the age of 21 and shall comply with Sublessee's visitor policy, show government issued ID, wear a visitor badge, remain in eye sight of a designated Tenant agent, comply with and sign into the log in sheet and sign out when leaving the premises, as is required by the Alaska Marijuana Control Board Regulations. At no time shall Landlord have more than five persons enter the premises.

INDEMNITY REGARDING USE OF PREMISES. To the extent permitted by law, Sublessee agrees to indemnify, hold harmless, and defend Sublessor from and against any and all losses, claims, liabilities, and expenses, including reasonable attorney fees, if any, which Sublessor may suffer or incur in connection with Sublessee's possession, use or misuse of the Premises, except Sublessors act or negligence.

COMPLIANCE WITH REGULATIONS. Sublessee shall promptly comply with all laws, ordinances, requirements and regulations of the federal, state, county, municipal and other authorities, and the fire insurance underwriters. However, Sublessee shall not by this provision be required to make alterations to the exterior of the building or alterations of a structural nature.

MECHANICS LIENS. Neither the Sublessee nor anyone claiming through the Sublessee shall have the right to file mechanics liens or any other kind of lien on the Premises and the filing of this Sublease constitutes notice that such liens are invalid. Further, Sublessee agrees to (1) give actual advance notice to any contractors, subcontractors or suppliers of goods, labor, or services that such liens will not be valid, and (2) take whatever additional steps that are necessary in order to keep the premises free of all liens resulting from construction done by or for the Sublessee.

ARBITRATION. Any controversy or claim relating to this contract, including the construction or application of this contract, will be settled by binding arbitration under the rules of the American Arbitration Association, and any judgment granted by the arbitrator(s) may be enforced in any court of proper jurisdiction.

DEFAULT. In the event of a 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 license premises if Tenant cannot be reached, abandons the property, or similar event.

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NOTICE. Notices under this Sublease shall not be deemed valid unless given or served in writing and forwarded by mail, postage prepaid, addressed as follows:

SUBLESSOR:

C NETT, LLC
1901 Beaver Place
Anchorage, AK 99504

SUBLESSEE:

H-OP, LLC
9919 Annette Circle
Eagle River, AK 99577

Such addresses may be changed from time to time by either party by providing notice as set forth above. Notices mailed in accordance with the above provisions shall be deemed received on the third day after posting.

GOVERNING LAW. This Sublease shall be construed in accordance with the laws of the State of Alaska.

ENTIRE AGREEMENT/AMENDMENT. This Sublease Agreement contains the entire agreement of the parties and there are no other promises, conditions, understandings or other agreements, whether oral or written, relating to the subject matter of this Sublease. This Sublease may be modified or amended in writing, if the writing is signed by the party obligated under the amendment.

SEVERABILITY. If any portion of this Sublease shall be held to be invalid or unenforceable for any reason, the remaining provisions shall continue to be valid and enforceable. If a court finds that any provision of this Sublease is invalid or unenforceable, but that by limiting such provision, it would become valid and enforceable, then such provision shall be deemed to be written, construed, and enforced as so limited.

WAIVER. The failure of either party to enforce any provisions of this Sublease shall not be construed as a waiver or limitation of that party's right to subsequently enforce and compel strict compliance with every provision of this Sublease.

BINDING EFFECT. The provisions of this Sublease shall be binding upon and inure to the benefit of both parties and their respective legal representatives, successors and assigns.

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.

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SUBLESSOR:

C NETT, LLC
BY:

CHRIS NETTELS
Managing Member, Chris Nettles

SUBLESSEE:

H-OP, LLC
BY:

M.A. OPPEGAARD
Managing Member – Mark Oppegaard

I, Keith Clark, Secretary of Midnight Commercial Investments, Inc., owner of the property located at 910 West International Airport Road, Anchorage, AK. hereby agree to allow C NETT, LLC to sublease Suite B of 910 West International Airport Road, Anchorage, Alaska 99518, to H-OP, LLC for the purposes referred to in this sublease agreement.

Dated this 31ST day of AUGUST, 2022.

Keith Clark – Midnight Commercial Investments, Inc.

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LEASE AGREEMENT

THIS LEASE, made in Anchorage, Alaska, this 31st day of August, 2022 between Midnight Commercial Investments, Incorporated, hereinafter referred to as "Lessor", and C. Nett LLC, hereinafter referred to as "Lessee".

WITNESSETH:

1. Personal Guarantee. The sole principal of Lessee C. Nett LLC is Christopher Nettels, who pledges his personal guarantees of each and every term of this Lease as additional security.

2. Description of Premises. Lessor hereby leases to Lessee and Lessee leases from Lessor on the terms, covenants, and conditions as set forth herein, those premises described in Exhibit "A", attached hereto, and by this reference incorporated herein (hereinafter referred to as the "Premises").

3. Business Purpose. The Premises are to be used for the purpose of conducting therein a retail marijuana store and also selling CBD, Cannabis Accessories, and for no other business or purpose, without the written consent of Lessor, which will not be unreasonably withheld.

4. Tenant Compatibility. Lessor agrees not to lease the adjoining east half of the building (Lot 7 Block A Sperstad) to a cannabis related business.

5. Term. Lessee shall have the option to renew this Lease on a month to month basis and shall commence on the effectuation of license transfer from T&D Resources, LLC. Such term to be upon the same terms and conditions specified in this Lease except that the rental rate shall be as per Exhibit "B". As conditions precedent to Lessee's right to renew this Lease beyond the initial term, Lessee shall not be in default in any of its obligations in this Lease and shall notify Lessor of its intent to renew at lease 120 days prior to the expiration of the existing term.

6. Rent. Lessee Covenants and agrees to pay Lessor, as rental for said Premises, a monthly rental of (see Exhibit "B"), in lawful money of the United States in advance on the 1st day of each calendar month of the Lease term, the first month of which is payable to Lessor at the address specific in Exhibit "B" or at such other place as Lessor may hereinafter designate. The rent quoted is exclusive of any sales, franchise, business, occupation or other taxes based on rents, and should any such taxes apply or be enacted during the term of this Lease, the rent shall be increased by such amount.

7. Security Deposit. Lessee will require a Security Deposit of $2,500.00 as Security for the full performance of all of the provisions of this Lease, upon Lease execution. If at any time during the Lease term, or the Lease term as it may be extended, Lessee shall default in payment of rent or any other sum due Lessor as additional rent,

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Lessor may appropriate all or part of the deposit to repair damages to the Premises caused by Lessee or defray any and all reasonable expenses incurred by Lessor in cleaning the Premises upon the termination of the tenancy. Upon use of any part or all of the deposit, Lessee shall pay to Lessor, on demand, a like sum as additional security. If Lessee shall have fully complied with all of the covenants and conditions of this lease, but not otherwise, such sum shall be repaid to Lessee within thirty (30) days after the expiration or termination of this Lease.

8. Utilities. Lessee covenants and agrees to be responsible for individual janitorial, telephone, and refuse. Lessor will invoice all charges for 50% of electricity and gas.

9. Acceptance of Premises. Lessee hereby accepts the premises in their condition existing as of the day of the execution hereof, subject to all applicable zoning, municipal, county and state laws, ordinances and regulations governing and regulating the use of the Premises, and accepts this Lease subject thereto and to all matters disclosed thereby and by an exhibits attached hereto.

10. Repairs and Care of Premises.

a) Lessee will permit no waste, damage or injury to the Premises. Lessee, at its sole cost and expense, will keep all drainage pipes free and open and will protect water, heating and other pipes serving the Premises so that they will not freeze or become clogged, and will repair all leaks, and will also repair all damages caused by leaks by reason of Lessee's failure to protect and keep free, open and unfrozen any of the pipes and plumbing serving said Premises. Lessee shall at all times use said Premises in accordance with, and comply with, the laws of the State of Alaska and ordinances of the appropriate city in which said Premises are located, and in accordance with all directions, rules and regulations of the health officer, fire marshal, building inspector, or other proper officer of said city, at the sole cost and expense of Lessee. At the expiration or sooner termination of this Lease, Lessee will quit and surrender the Premises in a neat and broom-cleaned condition, and will deliver all keys belonging to said Premises to Lessor or Lessor's agent. Should Lessee fail to tender possession of the Premises to Lessor as provided herein, Lessor shall have the right to perform any work necessary to put said Premises in a broom-clean condition, at Lessee's expense, and Lessee agrees to reimburse Lessor for such cost.

b) Lessee will replace any glass of all windows as may become cracked or broken. Except for damage by fire, windstorm or acts of God, Lessee will, at his sole cost and expense, keep and preserve the Premises including, but not limited to , the interior partitions, doors, fixtures, serving the Premises, and equipment (including lighting, heating, and plumbing fixtures) in as good repair as they were at the commencement of the original lease term; provided, this responsibility shall not apply to roofs or structural portions of the exterior walls and foundation, unless the damage is caused by the negligence of Lessee, its agents, customers, guests, visitors, vendors, employees or designates. Lessor agrees to keep the

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basic building structure of the Premises, including the roof, roof supports, foundation and structural supports, exterior and support walls, structural portion of the floors, skylights, utility supply lines, gutters, downspouts and exterior doors, plus all structural heating, electrical

and mechanical equipment in good repair during the Lease term. Lessee shall keep the balance of the Premises, including the interior, in good order and repair except for those items enumerated above as the responsibility of the Lessor.

c) In the event of emergency, Lessee may expend a sum not to exceed Two Thousand Dollars ($2,000.00) per occurrence for Lessor's account in satisfaction of Lessor's obligation contained in this Section 12(b), and in the event Lessor does not pay to Lessee the amount expended by lessee concerning such emergency repairs with fifteen (15) days of billing, Lessee may deduct the amount unpaid from the next install of rent coming due. Lessee agrees not to commence emergency repairs pursuant to this paragraph until after Lessee has made reasonable efforts to secure Lessor's approval by phone. Such approval to be obtained from Lessor directly.

11. Alterations.

a) Lessee agrees not to make any interior alterations, additions, or improvements to the Premises exceeding $5,000 without the written consent of the Lessor first being obtained. Lessee may, at the expiration of this Lease, or any extension or renewal thereof, remove all of its equipment, personal property and trade fixtures, provided Lessee restores the Premises to their former condition.

b) Lessee shall pay, when due, all claims for labor or materials furnished or alleged to have been furnished to or for Lessee, which claims are or may be secured by a mechanic's or materialmen's lien against the Premises or any interest therein. If Lessee disputes the lien, it must secure a bond to release Lessor and Lessor's property from the lien, and Lessee hereby agrees to personally indemnify Lessor for any and all costs incurred by Lessor as a result of said lien claim. Lessee shall give Lessor not less than ten (10) days notice prior to the commencement of any work in the Premises, and Lessor shall have the right to post notices of non-responsibility in or on the Premises as provided by law.

c) All permanent alterations, improvements, additions and utility installations, which may be made on the Premises, shall become the property of the Lessor and remain upon and be surrendered with the Premises at the expiration of the Lease term. Notwithstanding the provisions of this Paragraph, Lessee's machinery and equipment, other than that which is affixed to the Premises, shall remain the property of Lessee and may be removed by Lessee subject to the provisions of this Paragraph.

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12. Accidents. All personal property kept on said Premises shall be kept at the risk of the Lessee. Lessor shall not be liable for theft, injury or damage either to person or property, sustained by Lessee or others, except as occasioned by the neglect of Lessor, or Lessor's agents.

13. Use. Lessee shall continuously conduct and carry on in said Premises, during normal operating hours, the business for which said Premises are leased, and shall not use the Premises for illegal purposes. Lessee agrees that no stock of goods will be carried, or anything done in or about the Premises which will increase the present rate of insurance. The rental contained herein is predicted on, among other things, Lessor's existing insurance premiums, and in the event that the Lessee's usage shall cause an increase in the insurance rate or rating, then in that event, Lessee shall pay for any resulting increase. Lessee shall not commit or allow to be committed any waste upon the Premises or any public or private nuisance or other act or thing which disturbs the quiet enjoyment of any other tenants in the adjoining Premises.

14. Liens and Insolvency. Lessee shall keep the Premises and the property on which the lease Premises are located, free from any liens arising out of any work performed, material furnished or obligations incurred by Lessee. In the event Lessee becomes insolvent, voluntarily or involuntarily bankrupt, or if a receiver, assignee or other liquidating officer is appointed for the business of the Lessee, then Lessor may cancel this Lease at Lessor's option.

15. Assignment and Subletting.

a) Lessee shall not voluntarily or by operation of law assign, transfer, mortgage, sublet or otherwise transfer or encumber all or any part of Lessee's interest in this Lease or in the Premises, without Lessor's prior written consent, which Lessor shall not unreasonably withhold. Any attempted assignment, transfer, mortgage, encumbrance or subletting without such consent shall be void, and shall constitute a breach of this Lease.

b) Regardless of Lessor's consent, no subletting or assignment shall release Lessee of Lessee's obligation or alter the primary liability of Lessee to pay rent and to perform all other obligations to be performed by Lessee hereunder. The acceptance of rent by Lessor from any other person shall not be deemed to be a waiver by Lessor of any provision hereof. Consent to one assignment or subletting shall not be deemed consent to any subsequent assignment or subletting. In the event of an assignment or subletting under any circumstances, the assignee or sub Lessee's occupancy shall be deemed pursuant to the terms herein.

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16. Indemnification.

a)Lessee shall defend and indemnify Lessor and save it harmless from and against any and all liability, damages, costs, or expenses, including attorney's fees, arising from any act, omission, or negligence of Lessee or the officers, contractors, licensees, agents, servants, employees, guests, invitees, or visitors of Lessee in or about the Premises, or arising from any accident, injury, or damage, howsoever and by whomsoever caused, to any person or property, occurring in or about the Premises; provided that the foregoing provisions shall not be construed to make Lessee responsible for loss, damage, liability or expense resulting from injuries to third parties caused by the negligence of Lessor, or of any agent of Lessor.

b) Lessor shall defend and indemnify Lessee and save it harmless from and against any and all liability, damages, costs, or expenses, including attorney's fees, arising from any act, omission, or negligence of Lessee or the officers, contractors, licensees, agents, servants, employees, guests, invitees, or visitors of Lessor in or about the Premises, or arising from any accident, injury, or damage, howsoever and by whomsoever cause, to any person or property, occurring in or about the Premises; provided that the foregoing provisions shall not be construed to make Lessor responsible for loss, damage liability or expense resulting from injuries to third parties caused by the negligence of Lessee, or of any employee, agent, customer, guest or visitor of Lessee.

17. Destruction of Premises. In the event of partial destruction of the Premises by fire, earthquake, war, or any other casualty, Lessor shall forthwith repair the same and such other portions of the building containing the Premises as are necessary to the use of the Premises, provided such repairs can, with ordinary efforts, be made within one hundred and eighty (180) days after such partial destruction; there shall be a proportionate rent reduction, based on the extent the Premises are not tenantable, while such repairs are being made. If repairs cannot be made within a reasonable period, this Lease maybe terminated at the option of either party. If the Premises are completely destroyed, or if such other portions of said building cannot, after destruction, be restored to use pending permanent repair, this Lease shall terminate, with no further monetary obligation on behalf of the Lessee.

18. Condemnation. If all of the Premises or such portion of any building wherein the Premises may be located as may require for any reasonable use of the Premises, is taken by eminent domain, this Lease shall automatically terminate as of the date Lessee is required to vacate the Premises and all rentals shall be paid to that date. In case of a taking of a part of the Premises, or a portion of any building wherein the leased Premises may be located, not

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required for the reasonable use of the Premises, then this Lease shall continue in full force and effect and the rental shall be equitably reduced based on the portion by which the floor area of the Premises is reduced, such rent reduction to be effective as of the date possession of such portion is delivered to the condemning authority. Lessor reserves all rights to damages to the Premises for any taking by eminent domain. Lessee shall have the right to claim and recover from the condemning authority compensation for any loss which Lessee may be put for Lessee's moving expenses and for the interruption of or damage to Lessee's business.

19. Personal Property Taxes. Lessee shall pay prior to delinquency all taxes assessed against and levied upon trade fixtures, furnishings, equipment, and all other personal property of Lessee contained in the Premises or elsewhere.

20. Notices. All notices to be given by the parties hereto shall be in writing and may either be served personally or deposited in the United States mail, postage prepaid, by either registered, certified or regular mail with certificates of mailing obtained; and if to be given Lessor, to be addressed to Lessor at the address specified herein, or, if to be given Lessee, may be addressed to Lessee at the leased Premises or the address specified herein.

    a) LESSOR'S ADDRESS: 1503 W. 33rd Avenue, Suite 204, Anchorage, AK 99503.

    b) LESSEE'S ADDRESS: c/o C. Nett LLC, 910 West International Airport Rd., Ste B, Anchorage, AK 99518

21. Signs. All signs or symbols placed in the windows or doors of the Premises, or upon any exterior part of the building by Lessee, shall be subject to the prior written approval of Lessor, which approval shall not be unreasonably withheld. Lessor agrees not to interfere with C. Nett LLC trademark designs. Any sign so placed on the Premises shall be so placed upon the understanding and agreement that Lessee will remove same at the termination of the tenancy herein created and repair any damage or injury to the Premises caused thereby, and if not so removed by Lessee, then Lessor may have same removed at Lessee's expense. The expense for installation, maintenance, and removal of Lessee's signs shall be borne by Lessee. Lessee to comply with all applicable codes and bear all cost for permits and related expenses.

22. Lessee's Default. If Lessee at any time during the term of this Lease (and regardless of the pendency of any bankruptcy, reorganization, receivership, insolvency or other proceedings in law, inequity or before any administrative tribunal, which have or might have the effect of preventing Lessee from complying with the terms of this Lease) shall: (A) fail to make payment of any installment of rent or of any other sum herein specified to be paid by Lessee, or (B) fail to observe or perform any of Lessee's other covenants,

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agreements or obligations hereunder, and if any such default shall not be cured (a) within five (5) days after such failure to make payment, or (b) within ten (10) days after Lessor shall have given to Lessee written notice specifying a non –monetary default, Lessee shall not have commenced to cure such default and proceed diligently to cure the same, or (1) Lessee files a petition under 11 U.S.C. 701, et seq.; or (2) or a voluntary petition under any other provision of said Bankruptcy Act; or (3) if Lessee finally and without further possibility of appeal or review is adjudicated as bankrupt or insolvent; or (4) has a receiver or a Trustee Retail appointed for all or substantially all of its business or assets on the ground of Lessee's insolvency; or (5) has itself appointed as debtor-in-possession in a proceeding for a reorganization or an arrangement; or (6) files a petition or a petition is filed, seeking any relief under the Bankruptcy Act of the United States, or any other act of the United States or any state having the same general purposes; or (7) if Lessee shall make an assignment for the benefit of its creators, then in any such event, Lessor shall have the right at its election, then or at any time thereafter, and while such default, defaults or events shall continue, to give Lessee notice of Lessor's intention to terminate this Lease and all Lessee's rights hereunder, on a date specified in such notice which date shall not be less than ten (10) days after the date of giving of such notice, and on the date specified in such notice, the term of this Lease and all rights granted Lessee hereunder shall come to an end as fully as if the Lease then expired by its own terms, and Lessee hereby covenants peaceable and quietly to yield up and surrender to Lessor said Premises and all structures, buildings, improvements and equipment located thereon, and to executed and deliver to Lessor such instrument or instruments as shall be required by Lessor as will properly evidence termination of Lessee's rights hereunder or its interest therein. In the event of termination of this Lease as in this paragraph above provided, Lessor shall have the right to repossess the Demised Premises and such structures, building improvements and equipment, either with process of law or through any form of suit or pro ceding, as well as the right to sue for and recover all rents and other sums accrued up to the time of such termination, and damages arising out of any breach on the part of Lessee, including damages for rent not then accrued. Lessor shall also have the right, without resuming possession of the Premises or terminating this Lease, to sue for and recover all rents and other sums, including damages, at any time and from time to time accruing hereunder.

23. Cost Upon Default. In the event either party shall be in default in the performance of any of its obligations under this Lease and an action shall be brought for the enforcement thereof, the losing party shall pay to the other all the expenses incurred therefore, including reasonable attorney's fees.

24. In the event either party shall without default on its part be made a party to any litigation commenced by or against the other, then such other party shall pay all costs and reasonable attorney's fees incurred or paid by such party in connection with such litigation.

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25. Default By Lessor. Should Lessor default in the performance of any covenant or agreement herein, and such default continue for thirty (30) days after receipt by Lessor of written notice thereof from Lessee (except as otherwise provided herein), or if the default of Lessor is of a type which is not reasonably possible to cure within thirty (30) days, if Lessor has not commenced to cure said default within said thirty (30) day period and does not thereafter diligently prosecute the curing of said default to completion (except as otherwise provided herein), in the event Lessor's default is of a type which can be cured by the payment of money, Lessee may pay any sums necessary to perform any obligation of Lessor hereunder and deduct the cost thereof, with interest ant the highest rate not prohibited by law at the date of Lessee's payment of said sums from the date of Lessee's payment to the date of Lessee's reimbursement, from rents due and to become due hereunder.

26. Late Charges. If any installment of rent or any other sum due from Lessee shall not be received by Lessor or Lessor's designee within five (5) days after such amount shall be due, Lessee shall pay to Lessor a late charge as liquidated damages equal to 5% of the total payment due and $100.00 for any such check returned "NSF". The parties hereby agree that such late charge represents a fair and reasonable estimate of the costs Lessor will incur by reason of late payment by Lessee. Acceptance of such late charge by Lessor shall in no event constitute a waiver of Lessee's default with respect to such overdue amount, not prevent Lessor from exercising any of the other rights and remedies granted hereunder.

27. Lessor's Consent and Waiver. Whenever Lessor's consent is required under the terms hereof, such consent shall not be unreasonably withheld.

28. No waiver by Lessor or any provision hereof shall be deemed a waiver of any other provision hereof or of any subsequent breach by Lessee of the same or any other provision. Lessor's consent to or approval of any act shall not be deemed to render unnecessary the obtaining of Lessor's consent to or approval of any subsequent act by Lessee. The acceptance of rent hereunder by Lessor shall not be a waiver of any preceding breach by Lessee of any provision hereof, other than failure of Lessee to pay the particular rent so accepted, regardless of Lessor's knowledge of such preceding breach at the time of acceptance of such rent.

29. Removal of Property. In the event of any entry in or taking possession of the Premises as aforesaid, Lessor shall have the right, but not the obligation, to remove from the Premises all personal property located therein, and may store the same in any place selected by Lessor, including, but not limited to, a public warehouse, at the expense of the owner thereof, with the right to sell such stored property, after it has been stored for a period of thirty (30) days or more, the proceeds of such sale to be applied first to the costs of such sale, second to the payment of charges for storage, if any, and third to the payment of any other sums of money which may then be due from Lessee to Lessor under any of the terms hereof, the balance, if any, to be paid to Lessee.

30. Heirs and Successors. Subject to the provisions hereof pertaining to assignment and subletting, the covenants and agreements of this Lease shall be binding upon the heirs, legal representatives, successors and assigns of any or all of the parties hereto.

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31. Holdover. If Lessee shall, with the written consent of Lessor, hold over after the expiration of the term of this Lease, such tenancy shall be for an indefinite period of time on a month-to-month tenancy, which tenancy may be terminated by written notification to Lessee from Lessor at least thirty (30) days prior to the effective date of the termination. During such tenancy, Lessee agrees to pay to Lessor the same rate of rental as set forth herein, unless a different rate is agreed upon, and to be bound by all of the terms, covenants, and conditions as herein specified, so far as they are applicable.

32. Subordination. This Lease is subject to and is hereby subordinated to all present and future mortgages, deeds of trust and other encumbrances affecting the Premises or the property of which said Premises are a part. Lessee agrees to execute, at no expense to Lessee, any instrument which may be deemed necessary by Lessor to further effect the subordination of this Lease to any mortgage, deed of trust or encumbrance.

33. Liability Insurance. Lessee shall, at Lessee's sole cost and expense, obtain and keep in force during the term of this Lease, a policy of comprehensive public liability insurance insuring Lessor and Lessee against any liability arising out of the ownership, use, occupancy, or maintenance of the leased Premises, and any other areas under Lessee's control. Such insurance policy shall be in the amount of not less than $1,000,000.00 for injury to or death of more than one person in any one accident or occurrence. Such insurance shall further insure Lessor and Lessee against liability for property damage of at least $100,000.00. In the event that the Premises constitute a part of a large property,said insurance shall have a Lessor's Protective Liability endorsement attached thereto.

    If Lessee shall fail to procure and maintain said insurance, Lessor may, but shall not be required to, procure and maintain the same, but at the expense of the Lessee. Lessee's liability is not limited to the coverage provided for under any insurance policy or policies.

34. Insurance Policies. Insurance required to be carried by Lessee shall be in companies rated AAA or better in "Best's Insurance Guide". Lessee shall deliver to Lessor copies of policies of liability insurance required under Paragraph 37 or certificates evidencing the existence and amounts of such insurance with loss payable clauses satisfactory to Lessor. No such policy shall be cancelable or subject to reduction of coverage or other modification except after ten (10) days prior written notice to Lessor. Lessee shall, within ten (10) days prior to expiration of said policies, furnish Lessor with renewals or "binders" thereof, or Lessor may order such insurance and charge the cost thereof to Lessee, which amount shall be payable by Lessee on demand. Lessee shall not do, or permit to be done, anything which shall invalidate any insurance policies required to be provided by Lessee under this Lease. The delivering of insurance policies to Lessor as herein required shall not operate as a waiver by Lessor of any obligations of Lessee in the event that said policies do not provide the coverage herein required to be maintained by Lessee.

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35. Costs and Attorney Fees. If Lessee or Lessor shall bring any action for any relief against the other, declaratory or otherwise, arising out of this Lease, including any suit by Lessor for the recovery of rents or possession of the Premises, the losing party shall pay the successful party a reasonable sum for attorney's fees in such suit, and such attorney's fees shall be deemed to have accrued on the commencement of such action.

36. Estoppel Certificate. Lessee shall at any time upon on less than ten (10) days prior written notice from Lessor, execute, acknowledge and deliver to Lessor a statement in writing in a similar form of Exhibit "C" (1) certifying that this Lease is unmodified and in full force and effect (or, if modified, stating the nature of such modification and certifying that this Lease, as so modified, is in full force and effect) and the date to which the rent and other charges are paid in advance, if any, and (2) acknowledging that there are not, to Lessee's knowledge, any uncured defaults on the part of Lessor hereunder, or specifying such defaults if any are claimed, and (3) that not more than one month's rent has been paid in advance. Any such statement may be conclusively relied upon by a prospective buyer or encumbrancer of the Premises.

37. Binding Effect – Choice of Law. Subject to any provisions hereof restricting assignment or subletting by Lessee, this Lease shall bind the parties, their personal representatives, successors and assigns. This Lease shall be governed by the laws of the State of Alaska.

38. Incorporation of Prior Agreements – Amendments. This Lease contains all agreements of the parties with respect to any matter mentioned herein. No prior agreement or understanding pertaining to any such matter shall be effective. This Lease may be modified in writing only, signed by the parties in interest at the time of modification.

39. Covenants and Conditions. Each provision of this Lease performable by Lessee shall be deemed both a covenant and a condition.

40. Lessor's Access. Lessor and Lessor's agents shall have the right to enter the Premises at reasonable times for the purpose of inspecting the same, showing the same to prospective purchasers, or lender, and making such alterations, repairs, improvements, or additions to the Premises or to the building of which they are a part as Lessor may deem necessary or desirable upon reasonable notice. Lessor may at any time place on or about the Premises any ordinary "For Lease" signs, all without rebate of rent or liability to Lessee.

41. Janitorial. Lessee is responsible for keeping the Premises in a neat and clean condition and agrees to provide and pay for janitorial services.

42. Collateral Assignment of Subleases. As additional security for the prompt payment of the rent herein reserved to Lessor, and for the faithful performance and punctual observance

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of all of the other covenants and conditions herein contained to be performed or observed on Lessee's part, Lessee hereby assigns to Lessor all of Lessee's right, title and interest in

and to any sublease which may be made by Lessee or any assignments of Lessee's interest affecting the Premises, or any part thereof, and in and to the rents due or to become due under the terms of any such subleases or assignments.

EXECUTED at Anchorage, Alaska this 31st day of August, 2022.

LESSOR: Midnight Commercial Investments, Incorporated

H. Keith Clark

LESSEE: C. Nett LLC

By: Chris Nettels

Its: SOLE PROPRIETOR

LESSEE'S PERSONAL GUARANTEE:

Christopher Nettels Chris Nettels

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EXHIBIT "A"

LEGAL DESCRIPTION OF PREMISES

Sperstad Block A Lot 8

aka 910 West International Airport Road Ste B, Anchorage, Alaska 99518

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EXHIBIT "B"

RENTAL RATE AGREEMENT

LEASE RATE; RENT PAYMENTS:

Months 1 thru 12 will be $2,685.00 per month.

Lease payments will continue uninterrupted.

Lease Payments to be made to: Midnight Commercial Investments, Incorporated, 1503 W. 33rd Avenue, Suite 204, Anchorage, Alaska 99503

OPTION RATE:

Option rate to be negotiated by both parties one hundred and twenty (120) days prior to the expiration of the Lease. It is agreed that the guideline will be the net change in the CPI for Anchorage between the date of execution of this Lease and the date of renewal, using the most recent available economic data for both dates. Any extension will be calculated using the same method.

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