1. Residency and Financials

1.1 RESIDENCY AND FINANCIALS

This Lease Contract is between you, the undersigned resident(s):

Fireweed Farm

and us, the owner/manager:

Joseph Warren

You've agreed to rent the property located at

2326 N. Love Drive Palmer, Alaska 99645

for use as a private residence only. The terms "you" and "your" refer to all residents listed above. The terms "we," "us," and "our" refer to the owner/manager listed.

The Leased Premises will be occupied exclusively by the resident(s) listed above. Any change in occupancy will require written consent of the Landlord and may be subject to an adjustment in the amount of rent. The Tenant will use the Leased Premises only as a residence.

1.2 LEASE DURATION

The terms of this tenancy shall commence on **8-1-22** and end on **8-1-25**, and thereafter, shall be month-to month on the same terms and conditions as stated herein, save any changes made pursuant to law, until terminated.

At the end of this Lease Agreement, this lease will continue in full force and effect on a month to month basis unless Tenant or Landlord provides written notice to the other party at least 30 days before the end of the term (Term of Lease Agreement) to terminate the Lease (including any exercised renewal or extension thereof).

1.3 RENTS AND CHARGES

You shall pay $**2000.00** per month for rent. The first month's rent and/or prorated rent amount of **$2000.00** shall be due prior to move-in.

Every month thereafter, you must pay your rent on or before the 5th day of each month. Late fee of $50 will be charged for rent received after this date.

(Please note: Late fees are STRICTLY enforced. You are responsible to pay the rent due ON or BEFORE the 5st of the month.)

A charge of $30 will apply for every returned check or rejected electronic payment plus the amount of any fees charged to the Owner/Agent by any financial institution as a result of the check not being honored, plus any applicable late fee charges. If you don't pay rent on time, you'll be delinquent and all remedies under this Lease Contract and/or State Law will be authorized.

We may change the terms of this lease in accordance with applicable law, including rent increases and other modifications to the terms of the contract.

1.4 SECURITY DEPOSIT

The total security deposit at the time of execution of this Lease Contract for all residents on the Leased Property is **$2000.00**, which must be paid upon the signing of this Lease Contract. We will hold the security deposit for the term of the tenancy and, upon termination of the tenancy, reserve the right to use the security deposit, or portions thereof, to cover any charges related to your, performance of this Lease Contract, including, but not limited to, cleaning, repair of damages, unpaid rent, late fees, keys, and returned check fees. Provided the Tenant(s) fulfill all of the obligations of the Lease Agreement, the Landlord will return either an itemized accounting for charges with any balance of the security deposit or the entire security deposit to the Tenant within 14 days.

1.5 UTILITIES

We'll pay for the following utilities:

None

You'll pay for all other utilities, related deposits, and any charges, fees, or services on such utilities. We do not guarantee or warrant that there will be no interruption of utility service. Tenant shall notify the Landlord of any malfunction of a utility. You shall contact the utility service provider in the event of an interruption of service. If your electricity is ever interrupted, you must use only battery-operated lighting.

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Tenant is responsible for the following utilities and services:
Electricity and Gas
and is required to register the utilities and services in Tenant's name. Tenant understands and agrees that essential services are to be maintained and operational at all times. **PLEASE REMEMBER: FAILURE TO PAY UTILITIES MAY RESULT IN IMMEDIATE EVICTION. ANY DAMAGES CAUSED BY INTERRUPTED UTILITIES WILL BE THE SOLE RESPONSIBILITY OF THE TENANT.**

For Gas Service, contact Enstar (Wasilla) at:
Phone: (907) 376-7979
Address: E. Palmer Wasilla Hwy
Wasilla, AK 99654

For Electric Service, contact Matanuska Electric Association at:
Phone: (907) 761-9500
Address: 1401 S. Seward Meredian Parkway
Wasilla, AK 99654

1.6 INSURANCE

We do not maintain insurance to cover your personal belongings or personal injury. You assume all liability for personal injury, property damage or loss, and insurable risk. You are required to get your own insurance for losses to your personal property or injuries due to theft, fire, water damage, pipe leaks and the like from an insurance company properly licensed to do business in the state.

YOU ARE RESPONSIBLE FOR SHOVELING SNOW/ICE AND SPREADING GRAVEL, SAND, OR SALT TO PREVENT SLIPPING/ FALLING ON YOUR STEPS AND DRIVEWAY. WE HIGHLY RECOMMEND ICE CLEATS FOR YOUR FOOTWEAR. PLOWING INCLUDES ONLY THE MAIN ROAD AND AT TIMES IF POSSIBLE YOUR PERSONAL DRIVEWAY AS A COURTESY TO YOU BUT ONLY IF THE DRIVEWAY IS COMPLETELY CLEAR OF ALL BELONGINGS. MAINTAINING YOUR DRIVEWAY/WALKWAY AND ACQUIRING PROPER SNOW AND ICE TIRES AND/OR FOUR WHEEL DRIVE FOR YOUR VEHICLE IS YOUR RESPONSIBILITY ENTIRELY. AT TIMES A PLOW TRUCK MAY BE DELAYED BY UNEXPECTED CIRCUMSTANCES. OWNER AND/OR MANAGEMENT COMPANY ARE NOT HELD LIABLE FOR DELAY'S DUE TO NATURE OR EXTREME INCLEMENT WEATHER OR ANY INJURY OR DAMAGE RELATED TO YOUR MAINTENANCE OR NON MAINTENANCE OF YOUR DRIVEWAY.

1.7 KEYS AND LOCKS

You will be provided with:

2 keys &

1 garage door openers

All deadlocks, keys, window latches, doorknobs and any additional device required by local government ordinance, will be in working order when you move in.

You shall be liable for the entire cost all of key and lock replacements. You shall not change the locks or add a deadbolt lock without our written consent.

All keys and garage door remote(s) must be returned to us when you vacate the unit. You will be charged $150 for the cost of new keys and locks that are not returned. You will be charged $200 for each garage door opener(s) which is not returned.

By initialing below, you acknowledge and agree to the terms in Section 1.

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2. Policies and Procedures

2.1 COMMUNITY POLICIES OR RULES

N/A You and all guests and occupants must comply with any written community rules and policies, including instructions for care of our 2

property. Any rules are considered part of this Lease Contract. We may make reasonable changes to written rules, effective immediately, if distributed and applicable to all units in the community.

2.2 RESIDENT SAFETY AND PROPERTY LOSS

You and all occupants and guests must exercise due care for your own and others' safety and security, especially in the use of smoke detectors, keyed deadbolt locks, keyless deadbolts, window latches, and other security or safety devices. You agree to make every effort to

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abide by the rules and guidelines in this Lease Contact.

Casualty Loss

We're not liable to any resident, guest, or occupant for personal injury or damage or loss of personal property from any cause, including but not limited to: fire, smoke, rain, flood, water and pipe leaks, hail, ice, snow, lightning, wind, explosions, earthquake, interruption of utilities, theft, or vandalism unless otherwise required by law.

Heat Loss

In the event of lost of heating to the property where you are unable to reach the landlords, please contact Hardrock Plumbing & Heating at (907) 841-4430 for immediate service. Notification to landlord is still a requirement.

Fire

The Unit is equipped with smoke and carbon monoxide detectors in accordance with state or local government regulations. You agree to inspect and hereby acknowledge that all locks and smoke detectors are in working order, as well as any fire extinguishers, security alarm systems, and/or carbon monoxide detectors have also been inspected and are in working order.

You must immediately report smoke-detector malfunctions to us. Neither you nor others may disable smoke detectors. You will be liable to others and us for any loss, damage, or fines from fire, smoke, or water if that condition arises from disabling or damaging the smoke detector or from your failure to replace a dead battery or report malfunctions to us.

Safety and Crime Free

You or any guest or resident under your control, should not engage in any criminal activity in your unit or community.

In case of emergency, fire, accident, smoke or suspected criminal activity, dial 911 or call emergency personnel. You should then contact our representative. Unless otherwise provided by law, we're not liable to you or any guests or occupants for injury, damage, or loss to person or property caused by criminal conduct of other persons, including theft, burglary, assault, vandalism, or any other crimes.

2.3 PARKING

Parking is provided at your own risk. The parking area for this home is in the garage and driveway only. Tenant agrees not to park any vehicle or other object in any manner that blocks or obstructs the normal flow of vehicles to and from the area or impedes access in any way.

We may regulate the time, manner, and place of parking cars, trucks, motorcycles, bicycles, boats, trailers, and recreational vehicles by anyone. We may have unauthorized or illegally parked vehicles towed under an appropriate statute. Vehicles are prohibited from parking on the premises if they are inoperable, have no current license, take up more than one parking space, are parked in a marked handicap space without proper handicap insignia, block other vehicles from existing, are parked in a space not dedicated to parking, including, but not limited to, grass, sidewalks, patio, and fire lanes.

2.4 LAWN MAINTENANCE

Tenant is responsible for removing snow and ice in front of their property. Snow plowing is provided for the main shared access.

Owner is responsible for maintenance of grass and lawn unless otherwise specified in writing by landlord.

2.5 PETS

Pets (including mammals, reptiles, birds, fish, and insects) are allowed only if we have so authorized in writing. You must remove an illegal animal within 24 hours of notice from us, or you will be considered in default of this Lease Contract. We will authorize a service animal for a disabled person. We may require a written statement from a qualified professional, verifying the need for the service animal.

If you or any guest or occupant violates animal restrictions (with or without your knowledge), you'll be subject to charges, damages, eviction, and other remedies provided in this Lease Contract. If an animal has been in the apartment at any time during your term of occupancy (with or without our consent), we'll charge you for de-fleaing, deodorizing, and shampooing.

By initialing below, you acknowledge and agree to the terms in Section 2.

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3. Responsibilities

3.1 CONDITION OF PREMISES AND ALTERATIONS

You accept the apartment, fixtures, and furniture as is, except for conditions materially affecting the health or safety of ordinary persons. We disclaim all implied warranties. You shall maintain the premises in good, clean and tenantable condition throughout the tenancy. You agree not to alter, damage, or remove our property, including alarm systems, smoke detectors, furniture, telephone and cable TV wiring, screens, locks, and security devices. You may not paint or make any permanent alteration without our written consent.

3.2 REQUESTS, REPAIRS, MALFUNCTIONS

Landlord will supply and maintain: Washing Machine, Dryer, Dishwasher, Refrigerator, and Stove. Tenant will keep appliances provided by Landlord in good working order, including maintaining refrigerator filtration system and dryer lint traps, and shall report any malfunction to the Landlord. Any damage sustained due to the neglect or misuse by Tenant will become the full responsibility of the Tenant, either in the appliance repair or replacement. Tenant agrees that the items specified above are the property of the Landlord and will remain with the Leased Premises at the end of this lease term.
Tenant must have written approval before installing any appliance. Landlord accepts no responsibility for the maintenance, repair or upkeep of any appliance supplied by the Tenant. Tenant agrees he/she is responsible for any damage that occurs to the Leased Premises resulting from the addition of any appliance that is supplied by the Tenant.

You shall report any damage or problem immediately upon discovery or you may be held responsible for the cost. Our complying with or responding to any oral request regarding security or nonsecurity matters doesn't waive the strict requirement for written notices under this Lease Contract. You must promptly notify us in writing of: water leaks; electrical problems; malfunctioning lights; broken or missing locks or latches; and other conditions that pose a hazard to the property, or your health, or safety. We will respond in accordance with state law and the Lease Contract to repair or remedy the situation, as necessary. We may turn off equipment and interrupt utilities as needed to avoid property damage or to perform work.

3.3 RIGHT OF ENTRY AND INSPECTIONS

We have the right to enter the premises at all reasonable hours, with proper notice, for the purpose of inspection, responding to your request, making repairs and/or preventative maintenance, pest control, showing to prospective residents, buyers, loan officers or insurance agents, and for any emergency situations that may arise.

3.4 MOVE-OUT

You will give us a written notice with your intent to vacate 30 (thirty) days prior to the date of expiration of the Lease Contract. In such notice, you will include your forwarding address.

Notices may be given by either party to the other in any of the following ways, or any other manner provided for by law: I.
Email.
II. Personal delivery
III. Certified or registered mail, return receipt requested
IV. Regular mail

Notices can be submitted to the following e-mail addresses:
chadstigen@gmail.com or mckenzie@matsurealtyak.com

Surrender, abandonment, and eviction ends your right of possession for all purposes and gives us the immediate right to: clean up, make repairs in, and relet the apartment; determine any security deposit deductions; and remove property left in the apartment. Surrender, abandonment, and eviction affect your rights to property left in the apartment. Surrender, abandonment, and eviction do not affect our mitigation obligations.

Cleaning

You must have carpeting professionally steam cleaned at tenants expense upon moving out at the termination of the lease and shall provide proof of receipt. You must thoroughly clean the unit, including doors, windows, furniture, bathrooms, kitchen appliances, patios, balconies, garages, carports, and storage rooms. The property should be returned to the same condition in regard to cleanliness as they were upon move-in. **If you don't clean adequately, you'll be liable for all cleaning charges.**

Charges

You'll be liable for the following charges, if applicable: unpaid rent; unpaid utilities; unreimbursed service charges; repairs or other damages, excluding ordinary wear and tear; replacement cost of property that was in or attached to the apartment and is missing; unreturned keys; missing or burned-out light bulbs; removing or rekeying unauthorized security devices or alarm systems; agreed reletting charges; packing, removing, or storing property removed or stored; removing illegally parked vehicles; animal-related charges; government fees or fines against us for violation (by you, your occupant, or guest) of local ordinances relating to smoke detectors, false alarms, recycling, or other matters; late-payment and returned-check charges, plus attorney's fees, court costs, and filing fees actually paid; and other sums due under this Lease Contract.

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Deposit Refund

We'll mail to you at your last known address your security-deposit refund (less lawful deductions) and an itemized accounting of any deductions no later than 14 days after the Lease Contract termination and delivery of possession to us.

By initialing below, you acknowledge and agree to the terms in Section 3.

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4. General Clauses

4.1 RELEASE FROM LEASE CONTRACT

Unless you're entitled to terminate this Lease Contract, you won't be released from this Lease Contract for any reason, including, but not limited to, voluntary or involuntary school withdrawal or transfer, voluntary or involuntary job transfer, marriage, separation, divorce, reconciliation, loss of co-residents, loss of employment, bad health, or death.

Military Personnel Clause

You may terminate the Lease Contract if you enlist or are drafted or commissioned and on active duty in the Armed Forces of the United States. You must give us written notice of termination, 60 (sixty) days prior to the termination date. You must provide us proof that you qualify for this limited exception.

Replacements and Subletting

Replacing a resident, subletting, or assignment is allowed exclusively with our written consent.

If we approve a replacement resident, at our option, the replacement resident must sign this Lease Contract with or without an increase in the total security deposit; or the remaining and replacement residents must sign an entirely new Lease Contract.

4.2 DEFAULT BY RESIDENT

You'll be in default if you or any guest or occupant violates any terms of this Lease Contract including but not limited to the following violations: failure to pay rent or other amounts that you owe when due; you or any guest or occupant violates the apartment rules, or fire, safety, health, or criminal laws, or engages in dangerous behavior, regardless of whether or where arrest or conviction occurs; you abandon the apartment; you give incorrect or false answers in rental application or you provide false or fraudulent documentation requested by us; you or any occupant is arrested, convicted, or given deferred adjudication for a felony offense; any illegal drugs or paraphernalia are found in your apartment; you or any guest or occupant engages in any prohibited conduct; or you or any occupant, in bad faith, makes an invalid complaint to an official or employee of a utility company or the government. If you are in default for any reason, we may file a suit for Lease Contract termination after giving you a required written notice of Lease Contract termination. Such notice will state that your Lease Contract will terminate at a specified time following your receipt of the notice, unless the breach is remedied within the required period of time.

Holdover

You or any occupant, invitee or guest must not hold over beyond the date contained in your move-out notice to vacate (or beyond a different move-out dated agreed to by the parties in writing). If a holdover occurs, then we shall be entitled for damages for the hold-over period plus any expenses incurred due to the breach of this condition of the Lease Contract.

Other Remedies

If your rent is delinquent, you immediately forfeit all rights to occupy the apartment any longer. We may report unpaid amounts to credit agencies. Upon your default and early move-out, you will pay us any amounts stated to be rental discounts, in addition to other sums due. Upon your default, we have all other legal remedies, including suit for Lease Contract termination, possession, damages, rent, and all other monies due. We may turn any returned checks over to law enforcement officials for prosecution according to law.

4.3 FINAL RULES AND REGULATIONS

A. Late fees are strictly enforced and any unpaid fees will not be waived.
B. Absolutely no smoking is permitted in the Leased Premises.
C. The Tenant may not interfere with the peaceful enjoyment of the neighbors.
D. The Tenant will be responsible for any fine and/or violation that is imposed on the Landlord due to the Tenant's negligence. E. The Tenant shall abide by all Federal, State, and Local laws.
F. The Tenant shall notify the police and Landlord of any illegal activity that is witnessed in or around the Leased Premises. G. The Tenant agrees not to use the Leased Premises for any unlawful purpose including but not limited to the sale, use or possession of illegal drugs on or around the Leased Premises.
H. The Tenant agrees to test smoke detector(s) periodically as well as maintain operational batteries at all times. I. The Tenant must report any

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malfunction with smoke detector(s) immediately to Landlord. The Tenant agrees not to remove, dismantle or take any action to interfere with the operation of any smoke detector(s) installed on the Leased Premises.
J. The Tenant agrees to test carbon monoxide detector(s) periodically as well as maintain operational batteries at all times. The Tenant must report immediately to the Landlord any malfunction with carbon monoxide detector(s).
K. Absolutely no hazardous materials are permitted to be in or around the Leased Premises at any time.
L. The Tenant may not use or store Kerosene or space heaters at any time in or around the Leased Premises.
M. Under no circumstance may a stove, oven or range be used as a source for heat.
N. Charcoal and Gas Barbecue grills may not be used inside the Leased Premises.
O. The Tenant shall use ventilating fans at all times when bathing and cooking.
P. All windows and doors must remain closed during inclement weather.
Q. The Tenant shall notify Landlord of any pest control problems.
R. The Tenant must notify Landlord of any changes in employment.
S. The basement and/or attic may not be modified for the use as living quarters without written permission of the Landlord. T. Trampolines are not permitted on the Leased Premises.
U. Waterbeds and liquid furniture are not permitted without the written permission of the Landlord.
V. The Tenant must obtain written permission to install a satellite system or antenna on or around the Leased Premises. W. The Tenant may not store or park a recreational vehicle, commercial vehicle, or watercraft on Leased Premises without Landlord's written permission.
X. The Tenant may not hang or place any signs on or about the Leased Premises.
Y. The Tenant may not block the fire escape at any time.
Z. Charcoal and Gas Barbecue grills may not be used or stored on any common areas. Barbecues need to be a minimum of 4 (four) feet away from the exterior walls on the leased premises.
AA. The Tenant may not use windows, decks, or balconies for the purpose of drying laundry.
BB. Landlord does not permit loud gatherings. A disturbance caused by Tenant or Tenant's occupants or invitees that results in any police action or complaints from neighbors is considered sufficient cause for termination of this Lease and action for eviction as permitted by law.

4.4 CONTRACT TERMINATION AND DISPUTE

This Lease Contract may only be amended, waived, or terminated by our representatives in writing. Any oral promises, representations or agreements by our representatives shall not be considered legally binding. No action or omission of our representative will be considered a waiver of any subsequent violation, default, or time or place of performance. Our not enforcing or belatedly enforcing written notice requirement, rental due dates, acceleration, liens, or other rights isn't a waiver under any circumstances.

Waiver of Jury Trial

To minimize legal expenses and, to the extent allowed by law, you and we agree that a trial of any lawsuit based on statute common law, and/or related to this Lease Contract shall be to a judge and not a jury.

Force Majeure

We shall be excused from performance of obligations if we are prevented from fulfilling such obligations by an act of God, strikes, epidemics, war, acts of terrorism, riots, or other occurrence, which is beyond our control.

By initialing below, you acknowledge and agree to the terms in Section 4.

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5. Lease Addendum

5.1 CARPET CLEANING

Landlord: Joseph Warren
Tenant: **Fireweed Farm**
Leased Premises: **2326 N Love Drive Palmer, Alaska 99645**

This LEASE ADDENDUM is incorporated into and made part of the Lease executed by the Landlord and the Tenant referring to and incorporating the Leased Premises.

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The Leased Premises carpets are to be professionally steam cleaned immediately before termination of the Lease Agreement and end of the Tenant Occupancy of Premises. Proof of professional cleaning having been done is to be provided to landlord before the release of any refundable deposits, with such release being in accordance with the State of Alaska Landlord Tenant Act.

The Tenant understands that violation of this addendum is a default of the Lease and will result in the Landlord taking the necessary steps towards eviction of the Tenant. The Tenant may then be responsible for the rent remaining due for the balance of the balance of the Lease term, court costs, attorney fees, and other charges in accordance with all applicable Alaska and local laws and regulations. If there should by any conflict between the provisions of the Lease Agreement and this Addendum, the provisions of this Addendum will control. All other terms and conditions of the Lease Agreement will remain in full force and effect unless otherwise agreed upon in writing by the parties.

By initialing below, you acknowledge and agree to the terms in Section 5.

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6. Mold Prevention Addendum

6.1 MOLD PREVENTION ADDENDUM

LEASED PREMISES: **2326 N Love Drive Palmer, Alaska 99645**
TENANT(S): **Fireweed Farm**

It is Landlord's objective to maintain the highest quality building environment for any and all Tenants. You are hereby notified that mold can grow if the leased Premises that is not properly maintained and ventilated. if moisture is allowed to accumulate in the building, it can cause mildew and mold to grow. It is important that Tenants frequently allow air to circulate in the Leased Premises. It is also important that Tenants keep the inside of the Leased Premises clean and that you **promptly report** to the Landlord any leaks, moisture problems, and/ or mold growth. The following are possible causes of indoor moisture problems: Humidifiers, steam from cooking, wet clothes, leaky roofs or windows, house plants, shower/bath steam and leaks, constant running water/plumbing leaks, and backed up sewers, overflows, or flooding.

Tenant is responsible for maintenance of the Leased Premises in a manner that prevents the occurrence of the existence of mold or mildew in the Leased Premises. Tenant agrees to uphold this responsibility in part by complying with the following list of responsibilities.

1. Tenant shall keep the Leased Premises including but not limited to all counter and floor surfaces, windows and window sills, free of dirt and debris that can become a haven for mold and mold growth.
2. Tenant shall immediately report to Landlord any water concerns, such as running faucets, roof leaks, plumbing leaks, drips, sweating pipes, or discoloration of walls and/or ceilings.
3. Tenant shall notify Landlord of water overflowing from bathrooms, kitchen, or laundry and whether overflow was a result of the condition of the Leased Premises or from Tenant accident or misuse.
4. Tenant shall instantly report to the Landlord any mold growth whatsoever on any surface inside the Leased Premises. 5. Tenant shall allow the Landlord to enter the Leased Premises to inspect and make necessary and/or agreed upon or desired repairs. 6. Tenant shall use bathroom fans, if available, in their units while showering or bathing, and to report to the Landlord any non-working fan. If a fan is not provided in your bathroom(s) you shall use the window for ventilation of steam during and after showers, bathing, and use of water.
7. Tenant shall use exhaust fans whenever cooking, dishwashing, or cleaning. Tenant shall leave on or open the ventilation until all steam, whether in bathroom or other areas of the Leased Premises, is gone.

8. Tenant shall use all reasonable care to close all windows and other openings in the Leased Premises to prevent outdoor water (i.e. rain, sprinklers, etc.) from gaining access into the inside of the Leased Premises.
9. Tenant shall clean and immediately dry any visible moisture on the surface of windows and/or window frames as well as on any other surfaces including personal property. As an example, due to weather conditions inside and outside some homes, the interior surface of windows and surfaces may "sweat" or become wet due to excessive use of water int he home, laundry being permitted to dry inside, cooking. etc. This water should be removed from the surface of windows immediately so that if the Landlord inspects the Leased Premises, no accumulation of the dirt and debris at the bottom of windows and on windows sills should ever be seen.
10. Tenant shall immediately notify the Landlord of any problems with the air conditioning, if any, or heating system problems that are discovered by Tenant. Further Tenant shall immediately report both verbally and in writing any potential mold causing conditions to the Landlord or the Landlord's authorized Agent.
11. Tenant shall inspect beneath cabinets, vanities, sinks, closets, and areas near indoor plants frequently as to determine whether there are any leaks or excessive moisture.

12. Tenant shall not store anything in the crawlspace, or access the crawlspace and tamper with or adjust anything without expressed written consent signed by the Landlord

If the Tenant violates any part of this Addendum, the Tenant will then be in default of the Lease. In the event of a default, the landlord may initiate legal proceedings with all applicable AK and local regulations to evict or have the Tenant removed from the Leased Premises; as well as seek judgment against the Tenant for any monies owed to the Landlord as a result of the Tenants default.

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By initialing below, you acknowledge and agree to the terms in Section 6.

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7. Satellite Dish/Antenna Installation Permission Addendum

7.1 SATELLITE DISH/ANTENNA INSTALLATION PERMISSION ADDENDUM

Landlord: Joseph Warren
Tenant: **Fireweed Farm**
Leased Premises: **2326 N Love Drive, Palmer, Alaska 99645**

This LEASED ADDENDUM is incorporated into and made part of the lease executed by the Landlord and the Tenant referring to and incorporating the Leased Premises.

The installation and wiring of a Satellite Dish or Antenna may only be performed by a trained and/or licensed professional. All of the specs, sizes, and information regarding the equipment, installation and wiring including location must be provided to the Landlord prior to installation. The installation may not block the access or intrude on any common areas. This possibility of blocking and/or intrusion includes but is not limited to the roof, exterior wall, parking area, window, or fence. It is not permissible to attach Dish or Antenna to roof, exterior wall, parking area, window or fence.

A professional installation company must be used for installation and proof of liability insurance is required before equipment is installed. The Tenant is responsible for any damages that may occur from the installation or wiring of the Satellite Dish or Antenna. The installation, maintenance and safety of both activities are the responsibility of the Tenant.

The Landlord reserves the right to request the temporary removal of the Satellite Dish or Antenna must be removed and/or repaired. Any damages that remain will be subject to charges against but not limited to the security deposit.

If the Tenant violates any part of this Addendum, the Tenant is then in default of the Lease. In the event of a default, the Landlord may initiate legal proceedings in accordance with Alaska and local proceedings in accordance with Alaska and local regulations to evict or have the Tenant removed from the Leased Premises as well as seek judgment against the Tenant for any monies owed to the Landlord as a result of the Tenant's default.

By initialing below, you acknowledge and agree to the terms in Section 7.

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8. Security Alarm System Installation Permission Addendum

8.1 SECURITY ALARM SYSTEM INSTALLATION PERMISSION ADDENDUM

Landlord: Joseph Warren
Tenant: **Fireweed Farm**
Leased Premises: **2326 N Love Drive, Palmer, Alaska 99645**

This LEASED ADDENDUM is incorporated into and made part of the lease executed by the Landlord and the Tenant referring to and incorporating the Leased Premises.

The installation and wiring of a Satellite Dish or Antenna may only be performed by a trained and/or licensed professional. All of the specs, sizes, and information regarding the equipment, installation and wiring including location must be provided to the Landlord prior to installation. The installation may not block the access or intrude on any common areas. This possibility of blocking and/or intrusion includes but is not limited to the roof, exterior wall, parking area, window, or fence. It is not permissible to attach Dish or Antenna to roof, exterior wall, parking area, window or fence.

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A professional installation company must be used for installation and proof of liability insurance is required before equipment is installed. The

Tenant is responsible for any damages that may occur from the installation or wiring of the Satellite Dish or Antenna. The installation, maintenance and safety of both activities are the responsibility of the Tenant.

The Landlord reserves the right to request the temporary removal of the Satellite Dish or Antenna must be removed and/or repaired. Any damages that remain will be subject to charges against but not limited to the security deposit.

If the Tenant violates any part of this Addendum, the Tenant is then in default of the Lease. In the event of a default, the Landlord may initiate legal proceedings in accordance with Alaska and local proceedings in accordance with Alaska and local regulations to evict or have the Tenant removed from the Leased Premises as well as seek judgment against the Tenant for any monies owed to the Landlord as a result of the Tenant's default.

By initialing below, you acknowledge and agree to the terms in Section 8.

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9. Smoke-Free Addendum

9.1 SMOKE-FREE ADDENDUM

Landlord: Joseph Warren
Tenant: **Fireweed Farm**
Leased Premises: **2326 N Love Drive Palmer, Alaska 99645**

This Smoke-Free Property Addendum is incorporated into and made part of the lease agreement (Lease) executed by and between Joseph Warren, **Fireweed Farm**, and the Tenant, **Fireweed Farm** for the Leased Premises located at **2326 N Love Drive Palmer, Alaska 99645**.

The Landlord has implemented a "No Smoking" policy due to the known health effects of secondhand smoke, increased costs incurred due to additional maintenance and licensing, fire risks, and higher insurance costs associated with permitted smoking in the building.

For this Smoke-Free Property Addendum, smoking is defined as inhaling, breathing, or carrying and lit cigarette, cigar, pipe or other tobacco or non-tobacco smoked product in any form, legal and illegal.

The Tenant(s), occupants, and Tenant's invitees and guests acknowledge the Leased Premises are designated as a smoke-free living space. No smoking anywhere within the rental unit is permitted. Where applicable, smoking shall not be permitted in any common areas, including but not limited to hallways, adjoining grounds, balconies and/or patios.

Tenant(s) acknowledges that the Landlord does not promise or guarantee a smoke-free living space. Additionally, Tenant(s) acknowledge the Leased Premises are designated as a smoke-free living space. No smoking anywhere within the rental unite is permitted. Where applicable, smoking shall not be permitted in any common areas, including but not limited to hallways, adjoining grounds, balconies and/or patios.

Tenant(s) acknowledges that the Landlord does not promise or guarantee of a smoke-free living space. Additionally, Tenant(s) acknowledges that Landlord's implementation of a smoke-free living space does not make the Landlord responsible for the Tenant's health or of the smoke

free condition of the Tenant's unit and the common areas. However, Landlord will try to enforce the terms within this Smoke-Free property Addendum with the Lease to create a smoke-free environment.

Tenant accepts that Landlord has limited ability to police, monitor, or enforce the terms of this Smoke-Free Property Addendum. Tenant understands enforcement depends upon the compliance of the Tenant(s), occupants, Tenant's guests and invitees. Landlord puts on notice any Tenant(s) with respiratory illnesses, diseases, allergies, or any other physical or mental condition relating to the effects of smoke that the Landlord assumes no greater duty of care to enforce this Addendum than any other landlord obligation under the Lease.

If the Tenant violates any part of this Addendum, the Tenant will then be in default of the Lease. If a default occurs, the Landlord may initiate legal proceedings under all applicable laws and regulations to evict or have the Tenant removed from the Leased Premises and seek judgment against the Tenant for any monies owed to the Landlord because of the Tenant's default.

By initialing below, you acknowledge and agree to the terms in Section 9.

X EW
Initial Here

10. Tenant Guest Policy Addendum

Received by AMCO 4/28/2022

10.1 TENANT GUEST POLICY ADDENDUM

Landlord:Joseph Warren
Tenant: **Fireweed Farm**
Leased Premises: **2326 N Love Drive Palmer, Alaska 99645**

This Addendum is incorporated into and made part of the Lease executed by and between Joseph Warren and **Fireweed Farm** for the Leased Premises located at **2326 N Love Drive Palmer, Alaska 99645**.

A "guest" is defined as a person invited into the Leased Premises by the Tenant(s) and/or Occupant(s).

A guests may not stay overnight for more then **14 (fourteen)** consecutive nights without the written permission of the Landlord with the exception of the tenants spouse or children .

All guest(s) must observe and obey all terms and conditions contained in the Lease. If the Tenant and or the Tenant's guests violate any part of this Guest Policy, the Tenant is then in default of the Lease. In the event of a default, the Landlord may initiate legal proceedings in accordance with Alaska and local regulations to evict or have the Tenant removed from the Leased Premises as well as seek judgment against the Tenant for any monies owed to the Landlord as a result of the Tenant's default.

By initialing below, you acknowledge and agree to the terms in Section 10.

X EW
Initial Here

11. Watercraft/Travel Trailer Permission

11.1 WATERCRAFT/TRAVEL TRAILER PERMISSION

Landlord: Joseph Warren
Tenant: **Fireweed Farm**
Leased Premises: **2326 N Love Drive Palmer, Alaska 99645**

This LEASED ADDENDUM is incorporated into and made part of the lease executed by the Landlord and the Tenant referring to and incorporating the leased premises.

N/A

The Tenant must obtain permission, permits and/or pay any fees that may be required by the local authorities regarding the parking or storage of Watercraft, Commercial Vehicles and Travel Trailers. The Watercraft, Commercial Vehicle and/or Travel Trailer at any time during the term of the Lease.

If the Tenant violates any part of this Addendum, the Tenant is then in default of the Lease. In the event of a default, the Landlord may initiate legal proceedings in accordance with local and Alaska regulations to evict or have the Tenant removed from the Leased Premises as well as seek judgment against the Tenant for any monies owed to the Landlord as a result of the Tenants default.

By initialing below, you acknowledge and agree to the terms in Section 11.

X EW
Initial Here

12. Zero Tolerance for Criminal Activity

12.1 ZERO TOLERANCE FOR CRIMINAL ACTIVITY

Landlord: Joseph Warren
Tenant:Fireweed Farm
Leased Premises: **2326 N Love Drive Palmer, Alaska 99645**

Received by AMCO 4/28/2022

This LEASE ADDENDUM is incorporated into and made part of the Lease executed by the Landlord and the Tenant referring to and incorporating the Leased Premises.

The Landlord has zero tolerance for criminal activity in or around the Leased Premises.

This policy applies to all Tenants, occupants, guests, and any visitors in or around the Leased Premises. The Landlord will immediately report any evidence of criminal activity to the proper authorities, and the Tenant's engagement in any criminal activity is a default of the Lease.

The Tenant understands his/her responsibility to call the police/emergency services and report any suspicious activity observed, and then notify the Landlord.

The Tenant understands that disturbances of the peace not only infringe on the neighbors' peaceful enjoyment of their property, but are also a default of the Lease.

In the event of any criminal activity in which the Tenant is directly or indirectly involved, the Landlord will take the legal measures necessary to evict the Tenant(s) from the Leased Premises. This includes but is not limited to illegal drug activity, gang involvement, organized crime and disturbances of the peace.

The Tenant understands that violation of this addendum is a default of the Lease and will result in the Landlord taking the necessary steps towards eviction of the Tenant. The Tenant may then be responsible for the rent remaining due for the balance of the Lease term, court costs, attorney fees, and other charges in accordance with all applicable Alaska, local laws and regulations.

By initialing below, you acknowledge and agree to the terms in Section 12.

X EW
Initial Here

13. Tenant Receipt of Keys Addendum

13.1 TENANT RECEIPT OF KEYS ADDENDUM

Landlord: Joseph Warren
Tenant: **Fireweed Farm**
Leased Premises: **2326 N Love Drive Palmer, Alaska 99645**

I/We, **Fireweed Farm**,acknowledge receipt of keys for the Leased Premises located at **2326 N Love Drive almer, Alaska 99645**.

The Tenant(s) agrees that he/she will not change any lock or make any additional keys without the Landlord's permission. Loss of any keys should be immediately reported to the Landlord.

13.2 TENANT RECEIPT OF KEYS

Number of Keys provided to tenant: 2
*If copies of each keys are needed, upon approval by landlord, they will be made by the Landlord **at the cost to the Tenant of $25.00 per/ key** and if pick-up at Mat-Su Reality & Appraisal by Tenant(s) can be arranged.

At the end of tenancy, Tenant must return all keys listed herein. Failure to do so will incur a charge of **$150.00 for unreturned keys**.

13.3 TENANT RECEIPT OF GARAGE DOOR OPENER

Number of remote garage door opener(s) provided to tenant: 0 remote openers.

At the end of tenancy, you must return all keys listed herein. Failure to do so will incur a charge of **$200 per garage door opener(s) which is not returned**.

I/We acknowledge by my/our signatures below that I/we have received all of the keys and remotes listed and agree to the terms contained in this receipt.

By initialing below, you acknowledge and agree to the terms in Section 13.

X EW

Received by AMCO 4/28/2022

Initial Here

14. Sign and Accept

14.1 ACCEPTANCE OF LEASE

This is a legally binding document. By typing your name, you are consenting to use electronic means to (i) sign this contract (ii) accept lease agreement and addenda. You will receive a printed contract for your records.

X EW

Lessee

Date Signed

4/25/2022

X

Lessor

JOSEPH D. WARREN

Date Signed

4/25/2022

Received by AMCO 4/28/2022

Fireweed Farm

and us, the owner/manager:

Joseph Warren

You've agreed to rent the property located at

2326 N. Love Drive Palmer, Alaska 99645

for use as a private residence only. The terms "you" and "your" refer to all residents listed above. The terms "we," "us," and "our" refer to the owner/manager listed.

The Leased Premises will be occupied exclusively by the resident(s) listed above. Any change in occupancy will require written consent of the Landlord and may be subject to an adjustment in the amount of rent. The Tenant will use the Leased Premises only as a residence.

1.2 LEASE DURATION

The terms of this tenancy shall commence on **8-1-22** and end on **8-1-25**, and thereafter, shall be month-to month on the same terms and conditions as stated herein, save any changes made pursuant to law, until terminated.

At the end of this Lease Agreement, this lease will continue in full force and effect on a month to month basis unless Tenant or Landlord provides written notice to the other party at least 30 days before the end of the term (Term of Lease Agreement) to terminate the Lease (including any exercised renewal or extension thereof).

1.3 RENTS AND CHARGES

You shall pay $**2000.00** per month for rent. The first month's rent and/or prorated rent amount of **$2000.00** shall be due prior to move-in.

Every month thereafter, you must pay your rent on or before the 5th day of each month. Late fee of $50 will be charged for rent received after this date.

(Please note: Late fees are STRICTLY enforced. You are responsible to pay the rent due ON or BEFORE the 5st of the month.)

A charge of $30 will apply for every returned check or rejected electronic payment plus the amount of any fees charged to the Owner/Agent by any financial institution as a result of the check not being honored, plus any applicable late fee charges. If you don't pay rent on time, you'll be delinquent and all remedies under this Lease Contract and/or State Law will be authorized.

We may change the terms of this lease in accordance with applicable law, including rent increases and other modifications to the terms of the contract.

1.4 SECURITY DEPOSIT

The total security deposit at the time of execution of this Lease Contract for all residents on the Leased Property is **$2000.00**, which must be paid upon the signing of this Lease Contract. We will hold the security deposit for the term of the tenancy and, upon termination of the tenancy, reserve the right to use the security deposit, or portions thereof, to cover any charges related to your, performance of this Lease Contract, including, but not limited to, cleaning, repair of damages, unpaid rent, late fees, keys, and returned check fees. Provided the Tenant(s) fulfill all of the obligations of the Lease Agreement, the Landlord will return either an itemized accounting for charges with any balance of the security deposit or the entire security deposit to the Tenant within 14 days.

1.5 UTILITIES

We'll pay for the following utilities:

None

You'll pay for all other utilities, related deposits, and any charges, fees, or services on such utilities. We do not guarantee or warrant that there will be no interruption of utility service. Tenant shall notify the Landlord of any malfunction of a utility. You shall contact the utility service provider in the event of an interruption of service. If your electricity is ever interrupted, you must use only battery-operated lighting.

The landlord is aware that Fireweed Farm LLC is cultivating marijuana on the premises.
In the event of default of payment, the landlord will not take possession of any marijuana products and will notify AMCO enforcement to take possession of marijuana products as needed.