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BINDING MEMORANDUM OF UNDERSTANDING

This Memorandum of Understanding (MOU) to owner finance real property ("Letter") between Joshua Fowler, an individual ("Buyer"), and Mark and Maribeth Weeks ("Sellers") dated this 10/3/2023 day of October 2023.

This MOU shall determine the basic terms the Parties shall abide by upon entering into an Owner Financing Agreement.

This MOU is a contractually binding agreement between the parties and shall outline the terms and conditions used in this written agreement between the parties.

PROPERTY: 2644 E Holobinko Road, Wasilla, Alaska 99654.

(shall be referred to as "the Property'' moving forward)

Legal Description: The East one-half of the East one-half of the Southeast one-quarter of the Southeast one-quarter of Section 11, Township 18 North, Range 1 West, Seward Meridian, according to the Records of the Palmer Recording District, Third Judicial District, State of Alaska.

- Purchase Price $350,000.00 (Three Hundred Fifty Thousand Dollars)
- Buyer has provided $290,000.00 (Two hundred Ninety Thousand Dollars) as the down payment
- Buyer is providing Sixty Thousand Dollars ($60,000.00) plus Forty Thousand Dollars ($40,000.00) for property contents for a total of One Hundred Thousand Dollars ($100,000.00). Buyer is paying One Thousand Dollars ($1,000.00) monthly until outstanding balance is paid in full.
- Buyer retains the right to sublease a portion of the premises to Fowler Enterprises, LLC for the commercial cultivation of marijuana.

The Seller hereby agrees to the terms and conditions of this Memorandum of Understanding:

Sellers

DocuSigned by:
5FC07EBD5F364DA...
Mark Weeks

DocuSigned by:
F42642A13D804B4...
Maribeth Weeks

Buyer

DocuSigned by:
F70B3C87FC4C407...
Joshua Fowler