Property Lease Agreement

To lease said property located at 1900 Mineral Creek Loop Rd exclusively for operating a Maijuana Retail store.

Agreement, from (Dwain Dunning and William Watson an enity , Cannabis 49 LLC) operating as Coastal Cannabis (hereinafter tenants)

Wilson Bros Distributributors (hereinafter "lessors")
1900 Mineral Creek Loop Rd

Effective 3-12 Sun 13:15, 2023_, tenant offers to lease from lessor the building set up at 1900 Mineral Creek Loop Rd upon the following terms and conditions;

DURATION The above-described premises are conveyed as a leased tenancy beginning_____, 2023__. This lease automatically terminates for failure to timely pay rent in the calendar month in which the monthly rent was not paid. These monthly payments shall be $1000.00_____, payable in advance by cashier check or postal money order,cash or personal check on the first day of each calendar month to lessor. Lease will continue till lessor or tenant decides to not continue ,given a 30day notice.

RENTAL ADJUSTMENTS Tenants monthly rental payment will not be adjusted for the first ____6___months of this lease agreement while appling for a Marijuane Retail store license. After this time the rent will increase monthly to ___$1500.00 __which at this time we need to occupy the building to do any upgrades needed along with setting up fixtures. With the store licensed and open we are anticipating the rent not to exceed ___$3000.00 __monthly but are negotable at that time.

UTILITIES: Tenant shall be responsible for the payment of all utilities and services except that Lessor shall provide sewer and water. Tenant agrees that the severe winter months may cause irregular interruption of these services through no fault of Lessor and Tenant agrees to not hold Lessor responsible for any interruptions unless directly attributable to Lessor's negligence or Lessor fails to diligently pursue correction of the failure in service.

PREMISES ARE EXCLUSIVELY commercial zoned LI: Tenant hereby agrees that the building unit and lot on which it sets shall be for commercial use only and no residental living shall be conducted on the premises. Tenant further agrees that the premises shall be used exclusively for operating a Maijuana Retail store and this area on this lot will only be used for customer and employee parking unless it's amended.

CONDITION OF PREMISES: Tenant, by signing this agreement, acknowledges that he/she has examined and knows the condition of the unit prior to moving in. No representation or warranty has been made by Lessors except that the heat, water sewer do work. Tenant shall maintain, at there own expense, the area and building in a clean and sanitary manner. Tenant shall return them at the termination of this lease in as good condition as received, normal wear and tear excepted.

William A. Watson 3-12-23

Tenant_____ 3/12/23

Lessor_____ 3-12-23

Sun 13:15

WILSON BROTHERS DISTRIBUTING CO. INC.

Received By

Curt Wilson

AMCO

JUN 21 2023

Property Lease Agreement addendum 01

To lease said property located at 1900 Mineral Creek Loop Rd exclusively for operating a Maijuana Retail store.

Agreement, from (Dwain Dunning and William Watson an enity , Cannabis 49 LLC) operating as Coastal Cannabis (hereinafter tenants)

Wilson Bros Distributributors (hereinafter "lessors")
1900 Mineral Creek Loop Rd

amendment added to original property lease agreement

Effective_Sept 25_____, 2023_, tenant while leasing from lessor the building set up at 1900 Mineral Creek Loop Rd to operate a Maijuana Retail store. If in the event of default of the lease the landlord (lessor) will not and should not remove or take ownership of the product or any products.\

.They will contact AMCO in this event.

Alcohol and Marijuana Control Office
550 W 7th Ave, suite 1600
Anchorage, Alaska 99501
907-269-0350

Tenant_____

Tenant_____

Lessor_____