LETTER OF INTENT TO LEASE

This Letter of Intent ("LOI") is intended to document the mutual understanding and intent of the Parties regarding a Lease Agreement between Zell 2015 Family Trust (collectively, "Landlord") and Higher by Bad Gramm3r, LLC. ("Tenant"). This LOI serves to clarify specific key points and expectations of both Parties concerning the Lease and option agreement:

This letter is not a contractually binding agreement between the parties and shall only serve as a listing of the terms and conditions used in a formal written agreement between the parties.

PROPERTY: 6199 East Mountain Heather Way, Palmer, Alaska 99654

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

- **Lease Base Rent**: Tenant shall pay the Landlord the rent amount of **$2,100.00 per month** on or before the fifth day of each succeeding month. Any leasehold improvements made, and trade fixtures installed by the Tenant shall not increase the monthly rent.

- **Lease Term**: The initial term shall be three (3) years, with one option to renew the Lease for an additional three (3) years.

- **Use**: Operating a commercial marijuana retail license.

This LOI is intended to clarify the Parties' intentions and not to modify or replace the terms of the Lease and Option Agreement. Any amendments or changes to the Lease shall be made in accordance with the provisions outlined in the Lease itself.

Both Parties acknowledge their understanding and agreement with the points outlined in this Letter of Intent by signing below.

Zell 2015 Family Trust

(Landlord) Date: 11/3/23

By: Peter Zell

Its: Trustor Date: 11/3/23

By: Teresa Zell

Its: Trustor

AMCO Received 11.3.2023

Tenant – Higher by Bad Gramm3r,

LLC By: Peter Zell Date: 11/3/23

Its: Manager, Member

By: Teresa Zell Date: 11/2/23

Its: Manager, Member

AMCO Received 11.3.2023

THIS DOCUMENT HAS BEEN
ELECTRONICALLY RECORDED
STEWART TITLE COMPANY

STA1828211

WARRANTY DEED
A.S. 34.15.030

The Grantor,

DJ1, LLC, a(n) Alaska limited liability company, whose address is 2970 Cottle Loop, Wasilla, AK 99654, for and in consideration of Ten Dollars ($10.00), and other good and valuable consideration, in hand paid, the receipt of which is hereby acknowledged, conveys and warrants to the Grantee,

ZELL 2015 FAMILY TRUST, whose address is 5850 East Alder Circle, Wasilla, AK 99654, the following described real property:

> Lot 1A, Block 1, MOUNTAIN ASH SUBDIVISION, according to the official plat thereof, filed under Plat No. 2009-101, Palmer, Recording District, Third Judicial District, State of Alaska.

Subject to:

Liability for future taxes and/or assessments as may be imposed by Matanuska-Susitna Borough.

Reservations and exceptions as contained in the United States Patent and/or in Acts authorizing the issuance thereof.

Easement for utility, and the terms and conditions thereof, wherein grantee is Matanuska Electric Association, Inc., recorded August 1, 1979, Book 195 Page 955.

Covenants, Conditions and Restrictions, as provided in an instrument recorded November 2, 1984, Book 387 Page 596, amended by instrument recorded January 4, 1985, Book 397 Page 726.

Reservations of all oil, gas and mineral rights together with the right to remove the same by any subterranean process at least 500 feet below the surface without damage to surface improvements by Grantors in Deed recorded May 15, 1996, Book 848 Page 52.

AMCO Received 11.3.2023

A L A S K A

2022-023520-0
Recording Dist: 311 - Palmer
10/10/2022 09:08 AM Pages: 1 of 3

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AMCO Received 11.3.2023

Easement for utility, and the terms and conditions thereof, wherein grantee is Matanuska Electric Association, Inc., recorded October 13, 2000, Book 1094 Page 854.

Blanket Easement for utility, and the terms and conditions thereof, wherein grantee is Matanuska Electric Association, Inc., recorded September 7, 2001, Book 1162 Page 64.

Easement for well facilities, including terms and provisions thereof, granted to Laidlaw Transit, Inc., recorded July 21, 2006, as Instrument No. 2006-020365-0.

All matters shown on the plat filed under Plat No. 2009-101, located in the Palmer Recording District, Third Judicial District State of Alaska.

Further subject to reservations and exceptions in U.S. and/or State of Alaska Patents and in Acts authorizing the issuance thereof, easements, rights-of-way, covenants, conditions, reservations, notes on plat, by-laws, and all other restrictions of record, if any.

Dated: 10/7/2022

GRANTOR:

DJ1, LLC

By _____
DORWIN SMITH, Manager

STATE OF ALASKA)
) ss.
THIRD JUDICIAL DISTRICT)

The foregoing instrument was acknowledged before me on Oct. 7th, 2022, by DORWIN SMITH, Manager of DJ1, LLC, a(n) Alaska limited liability company, on behalf of the company.

_____
Notary Public in and for Alaska
My Commission Expires: 4/11/24

STATE OF ALASKA
NOTARY PUBLIC
Sonja R. Dupuis
My Commission Ends April 11, 2024

AMCO Received 11.3.2023

Dated: 10/7/2022

GRANTEE:

ZELL 2015 FAMILY TRUST

By _____
PETER WILLIAM ZELL, Trustee

By _____
TERESA CLAIRE ZELL, Trustee

STATE OF ALASKA)
) ss.
THIRD JUDICIAL DISTRICT)

The foregoing instrument was acknowledged before me on Oct 7, 2022, by PETER WILLIAM ZELL and TERESA CLAIRE ZELL, Trustees of ZELL 2015 FAMILY TRUST, on behalf of the trust.

_____
Notary Public in and for Alaska
My Commission Expires: 4/11/24

STATE OF ALASKA
NOTARY PUBLIC
Sonja R. Dupuis
My Commission Ends April 11, 2024

Record in Palmer Recording District.
Return to:
ZELL 2015 FAMILY TRUST
5850 East Alder Circle
Wasilla, AK 99654

AMCO Received 11.3.2023