AMCO received 7/7/2022

LETTER OF INTENT TO LEASE

This document is a letter of intent to Lease ("Letter") From Kyler Dias, and Ryan McKay Members of KR&W Management, LLC, ("Tenant"), Fort Green, LLC and ALG 2.0, LLC (Sub-Tenants) to Merri Belle Dias and David Dias, ("Landlord") dated this day of June 2022.

This letter shall determine the basic terms that the Parties will abide by upon entering into a Commercial Lease Agreement.

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

PROPERTY: 7823 W. Parks Hwy, Upper Level and Lower Level, Wasilla, Alaska 99623

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

- **Lease Base Rent**: Tenant shall pay $3,965.52 (three thousand nine hundred sixty-five dollars and fifty-two cents) per month, starting either when Tenant obtains approval of license from AMCO Board or execution of Lease Agreement, whichever occurs first.
- **Lease Term**: The initial term shall be ten (10) years.
- **Use**: Commercial Cultivation and retail sales of marijuana.

The Landlord hereby agrees to the terms and conditions of this Letter of Intent:

Merri Belle Dias

Merri Belle Dias Date: 6-28-22

David Dias

David I Dias Date: 6-28-22

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Tenants and Sub-Tenants hereby agrees to the terms and conditions of this Letter of Intent:

Kyler Dias

_____ Date: 6/27/22

Ryan McKay

_____ Date: 6/27/22