DocuSign Envelope ID: DEADFE6B-E1D4-4B5C-8801-D648436180CC

ASSIGNMENT AND AMENDMENT OF LEASE AGREEMENT

Date of this Document: January 4, 2022

Lease Agreement being Assigned and Amended: *Lease Agreement* dated February 11, 2021 between GH Enterprises, LLC and Mimi Kings, LLC (collectively referred to as Landlord) and AK Restorations, LLC (Tenant).

New Tenant to Which the Lease Agreement is Being Assigned, subject to the modifying clauses below: L&J Ventures, Inc., an Alaska Limited Liability Company, State of Alaska entity number 10071481.

Parties to this Agreement:
Landlord: GH Enterprises, LLC and Mimi Kings, LLC
New or Succeeding Tenant: L&J Ventures, Inc.
Former or Preceding Tenant: AK Restorations, LLC

Property Being Leased:
Approximately 1,220 square feet of improvements and approximately 15,000 square feet of land at 1551 E. Tudor Road, Anchorage, Alaska 99507, having a legal description of:

> That portion of the Southeast One-Quarter (SE ¼) of the Southwest One-Quarter (SW1/4) of Section 29, Township 13 North, Range 3 West, Seward Meridian, Anchorage Recording District, Third Judicial District, State of Alaska, more particularly described as follows:
>
> Commencing at the Southeast (SE) Corner of the Southwest One-Quarter (SW1/4) of Section 29; thence North 0 degrees 06' 30" West 50 feet to the actual Point of Beginning; thence North 0 degrees, 06' 30" West 150 feet to the Southeast (SE) corner of Lot 10-A, Block 1, Kimberly Terrace Subdivision, according to Plat 65-167, Anchorage Recording District, Third Judicial District, State of Alaska; thence West along the South boundary line of said Lot 10-A, 100 feet to the Northeast (NE) corner of Lot 8-A, Block 1 of said Kimberly Terrace Subdivision; thence South 150 feet to the North boundary line of Tudor Road Right of Way; thence East 100 feet to the Point of Beginning.

Attachments: *Lease Agreement* dated February 11, 2021.

Clauses:

1.) **Assignment:** The *Lease Agreement* is hereby assigned from Preceding Tenant AK Restorations, LLC to Succeeding Tenant L&J Ventures, Inc.

2.) **No Future Assignment of the Agreement:** Regarding Item 15, Page 5 of the *Lease Agreement*: The sentence "Tenant is permitted to assign or sublease premises, to a wholly owned entity owned by Lou Weaver, and none other" is to be voided and removed from the contract. The voided sentence shall be replaced with the following: "Tenant is not permitted to assign or sublease the premises."

3.) **Renewal Options:** Tenant shall have two (2) options to renew the lease for five (5) years each with at least one hundred eighty (180) days written notice of its intention to renew lease.

Should the Tenant choose to exercise the first five-year option, the Tenant shall pay Landlord during the option term the following sums:

Rental Payment Schedule

Payment Numbers	Dates	Monthly Rent
61-72	February 1, 2026 - January 31, 2027	$2,730
73-84	February 1, 2027 - January 31, 2028	$2,980
85-96	February 1, 2028 - January 31, 2029	$3,230
97-108	February 1, 2029 - January 31, 2030	$3,480
109-120	February 1, 2030 - January 31, 2031	$3,500

Should the Tenant choose to exercise the second five-year option, the Tenant shall pay Landlord during the option term the following sums:

Rental Payment Schedule

Payment Numbers	Dates	Monthly Rent
121-132	February 1, 2031 - January 31, 2032	$3,640
133-144	February 1, 2032 - January 31, 2033	$3,785
145-156	February 1, 2033 - January 31, 2034	$3,937
157-168	February 1, 2034 - January 31, 2035	$4,095
169-180	February 1, 2035 - January 31, 2036	$4,258

I/ We agree with and to this Assignment and Amendment of Lease Agreement, and the Lease Agreement, in their entirety and without reservation. I/We understand that the Assignment and Amendment of Lease Agreement, and the Lease Agreement, taken together, are the entire Agreement, and that it is a legally binding contract.

Landlord: GH Enterprises, LLC DocuSigned by: Glen Hemingson 1/5/2022 8D025D4EB5B048E... Date By: Glen Hemingson Its: Managing Member	Succeeding Tenant: L&J Ventures, Inc. 1/5/2022 Date By: James Hacker Its: President
Landlord: Mimi Kings, LLC DocuSigned by: Hugh Wade 1/5/2022 3D9F31837C47434... Date By: Hugh Wade Its: Managing Member	Preceding Tenant: AK Restorations, LLC 1-6-23 13:00 Date By: Lou Weaver Its: Managing Member

DocuSign Envelope ID: 86BB19DE-AA86-4682-B368-0C74001B4D5A

LEASE AGREEMENT

The Date of this Lease is February 11, 2021. It is being executed in the Municipality of Anchorage in the State of Alaska.

This Lease is made between GH Enterprises, LLC & Mimi Kings, LLC (collectively referred to as Landlord) and AK Restorations, LLC - (managing member Lou Weaver) (Lessee or Tenant).

Landlord hereby leases to Tenant and Tenant hereby rents the space known as known as:

1551 E. Tudor Road, Anchorage, Alaska 99507

The space has a legal description of:

> That portion of the Southeast One-Quarter (SE ¼) of the Southwest One-Quarter (SW1/4) of Section 29, Township 13 North, Range 3 West, Seward Meridian, Anchorage Recording District, Third Judicial District, State of Alaska, more particularly described as follows:
>
> Commencing at the Southeast (SE) Corner of the Southwest One-Quarter (SW1/4) of Section 29; thence North 0 degrees 06' 30" West 50 feet to the actual Point of Beginning; thence North 0 degrees, 06' 30" West 150 feet to the Southeast (SE) corner of Lot 10-A, Block 1, Kimberly Terrace Subdivision, according to Plat 65-167, Anchorage Recording District, Third Judicial District, State of Alaska; thence West along the South boundary line of said Lot 10-A, 100 feet to the Northeast (NE) corner of Lot 8-A, Block 1 of said Kimberly Terrace Subdivision; thence South 150 feet to the North boundary line of Tudor Road Right of Way; thence East 100 feet to the Point of Beginning.

1.) Term. The term of this Lease is 60 months, beginning February 1, 2021 and terminating on January 31, 2026 at 11:59 pm (hereinafter referred to as the "Term").

2.) Rent. Tenant shall pay Landlord during the term of this lease a minimum monthly rental in the following sums:

Rental Payment Schedule

Payment Numbers	Dates	Monthly Rent
01-12	February 1, 2021 - January 31, 2022	$1,750
12-24	February 1, 2022 - January 31, 2023	$2,000
24-36	February 1, 2023 - January 31, 2024	$2,250
36-48	February 1, 2024 - January 31, 2025	$2,360
48-60	February 1, 2025 - January 31, 2026	$2,480

DocuSign Envelope ID: 86BB19DE-AA86-4682-B368-0C74001B4D5A

Tenant covenants and agrees to pay, on or before the first day of each month of the term of this Lease, monthly rent in the sum outlined above.

Payments shall be made to Landlord at the address set forth on the last page of this Lease or by mutually agreeable arrangement.

Tenant agrees that on default in the payment of any installment of rent due hereunder, Tenant shall pay Landlord as additional rent a late charge of 10% of any outstanding remaining balance on any installment not made on or before the seven (7) days after the day of the month when the rent is due.

3.) Security Deposit. An essential inducement to Landlord from Tenant for this Lease is a security deposit by Tenant in the amount of zero dollars ($0), receipt of which by Landlord is hereby acknowledged. Said deposit is partial security for the full and faithful performance by the Tenant of all the covenants and terms of this Lease required to be performed by Tenant. Such security deposit shall be returned to the Tenant after the expiration of this Lease if Tenant has fully and faithfully carried out all of its covenants and terms. If Tenant does not fully and faithfully perform the covenants and terms of this Lease, Landlord may apply the aforementioned security deposit against damages resulting from breaches by Tenant. In the event all or part of the security deposit is so applied, Tenant shall upon demand, promptly pay to Landlord such amount as may be necessary to replenish the security deposit to its original amount.

In the event of a bona fide sale of the property of which the leased premises are a part, the Landlord shall have the right to transfer such security deposit to Purchaser to be held under the terms of this Lease, and in that event the Landlord shall be released from all liability for the return of such security deposit to the Tenant. The Tenant may not assign or encumber the money deposited as security, and neither the Landlord nor its successors or assigns shall be bound by any such assignment or encumbrances.

4.) Rules and Regulations. Tenant shall observe the rules and regulations which the Landlord may from time to time promulgate and distribute. Landlord reserves the right to make reasonable amendments or changes thereto as in its judgment may from time to time be necessary and desirable.

5.) Utilities and Services. Tenant shall pay for electrical, gas, water and sewer, refuse and lot maintenance associated with Tenants use of the leased premises. Tenant will also arrange and pay for all other services furnished to the leased premises for the term of this Lease, including any telephone, internet, and/or janitorial service.

6.) **Landlord's Obligations**. Landlord, at Landlord's expense, shall keep in good order, condition and repair the foundation and structural portions of the exterior walls and exterior roof of the building, along with the exterior doors and windows of the building. Landlord shall also be responsible for replacement of mechanical, plumbing, electrical, hot water and HVAC systems, except where failure is resulting from damage, negligence or lack of proper maintenance by tenant, it's employee's, invitees, contractors or customers.

DocuSign Envelope ID: 86BB19DE-AA86-4682-B368-0C74001B4D5A

7.) Acceptance of the Premises. By execution of this agreement, Tenant acknowledges that it has examined the leased premises and accepts the same as being in the condition called for by this Lease.

8.) Alterations and Mechanics Liens. Alterations to the leased premises may not be made without the prior written consent of the Landlord. Tenant shall return the leased premises upon the termination of this Lease in the same condition as when rented to Tenant, reasonable wear and tear and approved improvements excepted. Tenant shall keep the leased premises, the building and the property in which the leased premises are situated free from any liens arising out of any work performed for, material furnished to or obligations incurred by Tenant. At Landlord's option, Tenant shall at its own expense when surrendering the leased premises remove there from all partitions, counters, and other improvements installed by Tenant, unless the Landlord gives permission for all or some of those items to stay.

Tenant shall leave the Premises upon expiration or termination of the Lease in a "broom clean" condition.

9.) Insurance.

a.) Liability Insurance. Tenant shall procure and maintain in force at Tenant's expense during the term of this Lease and any extension thereof, general liability insurance with insurers and brokers approved by Landlord. Such coverage shall be in the minimum amount of One Million Dollars ($1,000,000) per occurrence. The insurance policies shall name Landlord as an additional insured. Tenant shall deliver a certificate or copy of such policy to the Landlord prior to the commencement date of this Lease. Tenant shall maintain a written obligation from the insurers to notify Landlord in writing at least thirty (30) days prior to cancellation or refusal to renew any policy. If the insurance coverage is not kept in force during the entire term of this Lease or any extension thereof, Landlord may provide the necessary insurance and pay the premium therefore, and the premium shall be repaid to Landlord by Tenant as an additional rent installment for the month following the date in which the premiums were paid by Landlord.

b.) Fire and Extended Coverage Insurance. Landlord's obligation to maintain fire and extended coverage insurance is limited to the structure and does not extend to coverage to Tenant, its personal property, or other property in or on the Premises. If the insurance premium on the Building of which the Premises are a part shall be increased because of the use or occupancy by Tenant, then in that event, upon written notice from Landlord, Tenant may elect to abate the use which has caused the increase of premium or shall thereupon and thereafter reimburse Landlord for the amount of increase in the premium.

c.) Waiver of Subrogation. So long as the following does not impair the coverage required under this Lease, Landlord and Tenant each release the other and waive its entire right of recovery against the other for loss or damage arising out of or against and to the perils described in standard fire insurance policies and all perils described in the extended coverage insurance endorsed and approved by the State of Alaska which occurs in, on or about the Premises, whether due to the negligence by the party, their agents, invitees,

DocuSign Envelope ID: 86BB19DE-AA86-4682-B368-0C74001B4D5A

contractors, or employees or otherwise. The parties hereto shall, upon obtaining the policies of insurance mentioned herein, give notice to the insurance carrier or carriers that the foregoing mutual waiver of subrogation is contained in this Lease. The obligations of Tenant under this Section arising by reason of any occurrence taking place during the term shall survive any termination of this Lease.

d.) Tenant to Hold Landlord Harmless. Tenant agrees to indemnify and hold Landlord harmless from and against any and all claims arising from any breach of this Lease by acts, omissions or negligence of Tenant, its contractors, licensees, agents, invitees, or employees or arising from any accident, injury, or damage whatsoever caused to any person or property occurring in , on or about the Premises or any part of them and from and against all costs, expenses and liability incurred in or in connection with any such claim or proceeding. Tenant further agrees to indemnify Landlord from any claim brought by any persons, including without limitation, the employees of Tenant with respect to any obligation under applicable laws or acts pertaining to the Premises. The above indemnities do not apply to those claims arising out of or caused or contributed by Landlord's negligence or breach of Landlord's obligations under this Lease. This provision shall survive termination of the Lease.

10.) Repairs. Tenant agrees to keep its leased premises in good and sanitary order, condition and repair. Tenant expressly waives all right to make repairs at the expense of Landlord, absent the written consent of Landlord. Landlord and Tenant warrant that all lighting, HVAC, electrical, water and sewer systems at the initiation of this lease are all in good working order.

11.) Entry by Landlord. Tenant shall permit Landlord and Landlord's agents to enter the leased premises at all reasonable times for the purpose of inspecting the premises or for the purpose of maintaining the building, or for the purpose of making repairs, alterations or additions to any portion of the building including the erection and maintenance of such scaffolding, canopies, fences and props as may be required, or for the purpose of posting notices of non-responsibility for alterations, additions, or repairs, or for the purpose of placing upon the building any usual or ordinary "For Sale" or "For Rent" signs, without any abatement of rent and without any liability to the Tenant for any loss of occupation and client enjoyment of the leased premises thereby occasioned. Tenant shall permit Landlord at any time within sixty (60) days prior to the expiration of this Lease to place upon the premises any usual or ordinary "For Rent" signs. Tenant shall give Landlord notice in writing five (5) days prior to employing any laborer or contractor to perform work resulting in alteration to the leased premises so that Landlord may post such notices as are necessary in Landlord's discretion.

12.) Abandonment. Tenant shall not vacate nor abandon the leased premises at any time during the lease term nor permit the leased premises to remain unoccupied for a period longer than ten (10) consecutive days during the lease term. If Tenant shall abandon, vacate, or surrender the leased premises or be dispossessed by process of law or otherwise, any personal property belonging to Tenant and left on the leased premises shall at the action of the Landlord be deemed abandoned. Absence from the premises for longer than ten (10) days while an installment of rent is due and owing shall be deemed abandonment, unless prior written approval is obtained from Landlord.

DocuSign Envelope ID: 86BB19DE-AA86-4682-B368-0C74001B4D5A

13.) Destruction of the Premises. In the event of either a partial destruction of the leased premises or the building during the leased term which requires repairs either to the leased premises or the building, or in the event that the leased premises or the building are declared unfit for occupancy by any authorized public authority (for any reason other than the Tenant's acts, omission to act, use or occupancy of the premisses) which declaration requires repairs either to the leased premises or the building, Landlord agrees that to the extent that cost thereof is covered by fire or extended coverage insurance to forthwith repair same. This Lease shall remain in full force and effect except that Tenant shall be entitled to a proportionate reduction of rent while such repairs are being made based on the extent to which the making of such repairs shall interfere with the business carried on by Tenant at the leased premises.

In the event the leased premises are damaged or require repairs, or the building requires repairs, as above referenced, and the same are not covered by fire or extended coverage insurance, then Landlord, at its option, may either undertake such repairs and restoration with this Lease continuing in full force and effect with the rental to be proportionately reduced as hereinabove provided, or Landlord may give notice to Tenant at any time within thirty (30) days after such event and such notice shall, at the option of the Landlord, terminate this Lease as of the date specified in such notice, which termination shall not be less than thirty (30) days nor more than sixty (60) days after the giving of such notice. In the event that giving such notice, this Lease shall expire and all interest of Tenant in the leased premises shall terminate on the date so specified in such notice and the rental shall be reduced by any proportionate reduction based on the extent, if any, to which such damage interferes with the business carried on by Tenant in the leased premises provided that Tenant's rent shall be current at the date of such termination.

14.) Condemnation. Eminent domain proceedings resulting in the condemnation of a part of the premises leased herein, but leaving the remaining premises usable by Tenant for the purpose of its business, will not terminate this Lease unless Landlord, at its option, terminates the Lease by giving thirty (30) days written Notice of Termination to Tenant. The effect of any condemnation, where the option to terminate is not exercised, will be to terminate the Lease as to the portion of the premises condemned, and the Lease of the remainder of the leased premises shall remain intact. The rental for the remainder of the leased term shall be reduced by the amount that the usefulness of the premises has been reduced for the business purposes of the Tenant. Tenant hereby assigns and transfers to Landlord any claim it may have to compensation for damages as a result of any condemnation.

15.) Assignment, Sublease, or License. Tenant is permitted to assign or sublease premises, to a wholly owned entity owned by Lou Weaver, and none other.

16.) Right of First Refusal. If Lessor decides to sell Premises or receives a offer for purchase of the Premises that Lessor would accept, Lessor will first offer the Premises for purchase onto Lessor for the same terms of the offer or listing price (in the event Premises is listed for sale) and Lessee shall have first right of refusal for the same.

DocuSign Envelope ID: 86BB19DE-AA86-4682-B368-0C74001B4D5A

17.) Default or Breach. Each of the following events shall constitute a default or breach of this Lease by Tenant:

a.) If Tenant, or any successor assignee of Tenant while in possession shall file a Petition of Bankruptcy or insolvency or for reorganization under any Bankruptcy Act, or shall voluntarily take advantage of such act by answer or otherwise, or shall make an assignment for the benefit of creditors.

b.) If voluntary proceedings under any Bankruptcy Law or Insolvency Act shall be instituted against Tenant, or the receiver or Trustee shall be appointed for all or substantially all of the property of Tenant, and such proceeding shall not be dismissed or the receivership or trusteeship vacated within thirty (30) days after the institution or appointment.

c.) If Tenant shall fail to pay Landlord any rent or additional rent when the rent shall become due and shall not make the payment within ten (10) days after written notice thereof by Landlord to Tenant.

d.) If Tenant shall fail to perform or comply with any of the conditions of this Lease and if the non-performance shall continue for a period of (30) days after written notice thereof by Landlord to Tenant, or if the performance cannot be reasonably had within the thirty (30) day period, or if Tenant shall not in good faith have commenced performance within the thirty (30) day period and shall not diligently proceed to completion of performance.

e.) If Tenant shall vacate or abandon the premises.

f.) If this Lease or the estate of Tenant hereunder shall be transferred to or shall pass to or devolve on any other person or party, except in the manner herein permitted.

18.) Remedies. In the event of any such material default or breach by Tenant, Landlord shall have the following rights and remedies, all in addition to any rights and remedies the Landlord may have by statute, ordinance, law or otherwise, which rights and remedies Landlord may exercise at any time thereafter, without notice or demand, as follows:

a.) Landlord shall have the right to cancel and terminate this Lease, as well as all of the right, title and interest of Tenant hereunder by giving to Tenant not less than fifteen (15) days written notice of the cancellation and termination. On expiration of the time fixed in the notice, this Lease and the right, title and interest of Tenant hereunder, shall terminate in the same manner and with the same force and effect, except as to Tenant's liability, as if the date fixed in the Notice of Cancellation and Termination were the end of the term herein originally determined.

b.) Distrain for rent due.

c.) Landlord may elect, but shall not be obligated, to make any payment required of Tenant herein or comply with any agreement, term, or condition required to be performed by Tenant, and Landlord shall have the right to enter the leased premises for the purpose of

DocuSign Envelope ID: 86BB19DE-AA86-4682-B368-0C74001B4D5A

correcting or remedying any such default and to remain until the default has been corrected or remedied, but any expenditure for the correction by Landlord shall not be deemed to waive or release the default of Tenant or the right of Landlord to take any action as may be otherwise permissible hereunder in the case of any default.

d.) Landlord may re-enter the premises immediately and remove the property and personnel of Tenant, and store the property in a public warehouse or at a place selected by Landlord, at the expense of Tenant. After re-entry, Landlord may terminate the Lease on giving fifteen (15) days written notice of termination to Tenant. Without the notice, re-entry will not terminate the Lease. On termination, Landlord may recover from Tenant all damages proximately resulting from the breach, including the cost of recovering the premises, and the worth of the balance of this Lease over the reasonable rental value of the premises for the remainder of the lease term, which sums shall be immediately due Landlord from Tenant.

e.) After re-entry, Landlord may re-let the premises or any part thereof for any term without terminating the Lease, at the rent and on the terms as Landlord may choose. Landlord may make alterations and repairs to the premises. The duties and liabilities of the parties if the premises are re-let as provided herein shall be as follows:

(1) In addition to Tenant's liability to Landlord for breach of the Lease, Tenant shall be liable for all expenses of the reletting, for the alterations and repairs made, and for the difference between the rent received by Landlord under the new Lease Agreement and the rent installments that are due for the same period under this Lease.

(2) Landlord shall have the right, but shall not be required, to apply the rent received from the reletting (1) to reduce the indebtedness of Tenant to Landlord under this Lease, not including indebtedness for rent, (2) to expenses of the reletting and alterations and repairs made, (3) to past rent due under this Lease, or (4) to payment of future rent under this Lease as it becomes due.

(3) If the new Tenant does not pay a rent installment promptly to Landlord, and the rent installment has been credited in advance of payment to the indebtedness of Tenant other than rent, or if rentals to the new Tenant have been otherwise applied by Landlord as provided for herein and during any rent installment period are less than the rent payable for the corresponding installment period under this Lease, Tenant shall pay Landlord the deficiency separately for each installment deficiency, and before the end of that period. Landlord may at any time after reletting terminate the Lease for the breach on which Landlord had based the re-entry and subsequently relet the premises.

19.) Notice. All notices to be given with respect to this Lease shall be in writing. Each notice shall be sent by registered or certified mail, postage prepaid and return receipt requested, to the party to be notified at the address set forth hereinafter, or at such other address as either party may from time to time designate in writing.

DocuSign Envelope ID: 86BB19DE-AA86-4682-B368-0C74001B4D5A

To Tenant, addressed to: AK Restorations, LLC, 1551 E. Tudor Road, Anchorage, AK 99507.

To Landlord, addressed to: GHW Management, c/o Hugh Wade, 3705 Arctic Blvd #1522, Anchorage, AK 99503-5774.

Every notice shall be deemed to have been given at the time it shall be deposited in the United States mails in the manner prescribed herein. Nothing contained herein shall be construed to preclude personal service of any notice in the manner prescribed for personal service of a summons or other legal process.

20.) Effect of Holding Over. If Tenant holds over after the expiration or earlier termination of the term hereof without the express written consent of Landlord, Tenant shall become a tenant at sufferance only, at a rental rate equal to one hundred fifty percent (150%) of the rent in effect upon the date of such expiration (prorated on a daily basis), and otherwise subject to the terms, covenants and conditions herein specified, so far as applicable. Acceptance by Landlord of rent after such expiration or earlier termination shall not result in a renewal of this Lease nor affect Landlord's right of reentry or any rights of Landlord hereunder or otherwise provided by law. If Tenant fails to surrender the premises upon the expiration of this Lease despite demand to do so by Landlord, Tenant shall indemnify and hold Landlord harmless from all loss or liability, including without limitation, any claim made by any succeeding Tenant founded on or resulting from such failure to surrender and together with interest, attorney's fees and costs.

21.) Waiver. The waiver by Landlord of any breach of any term, covenant, or condition herein contained shall not be deemed to be a waiver of such term, covenant, or condition or subsequent breach of the same or any other term, covenant or condition herein contained. The subsequent acceptance of rent hereunder by Landlord shall not be deemed to be a waiver of any preceding breach by Tenant of any term, covenant or condition of this Lease other than the failure of Tenant to pay the particular rental amount so accepted, regardless of Landlord's knowledge of such preceding breach at the time of the acceptance of such rent.

22.) Attorney's Fees. In the event that it becomes necessary for Landlord to employ legal counsel, or to obtain legal assistance, to enforce any of the provisions herein contained, Tenant agrees to pay as additional rent all attorneys' fees and court costs reasonably incurred thereby. In the event of any legal action or proceeding involving the parties hereto, reasonable attorney's fees and the expenses of the prevailing party incurred in any such action or proceeding may be added to the judgement rendered therein.

23.) Landlord's Lien and Security Interest. Landlord shall have a lien on, and Tenant hereby grants Landlord a security interest in all goods, inventory, equipment, pictures and other personal property, which is or may be put on the premises, to secure the payment of the rent and additional rent reserved under this Lease. If Tenant shall default in the payment of such rent, Landlord may, at its option, without notice or demand, take possession of and sell such property in accordance with the Uniform Commercial Code of Alaska. Landlord shall apply the proceeds of such sale as follows:

DocuSign Envelope ID: 86BB19DE-AA86-4682-B368-0C74001B4D5A

First, to the expenses of sale including all costs, fees, and expenses of Landlord and Landlord's reasonable attorneys' fees in connection with such sales; Second, to the payment of such rent; and Third, the surplus, if any, to Tenant.

24.) Estoppel Certificates. Tenant shall at any time upon not less than (10) days prior written notice from Landlord execute, acknowledge and deliver to Landlord a statement in writing:

a.) Certifying that this Lease is unmodified and in full force and effect, or, if modified, state the nature of such modification and certifying that this Lease as so modified is in full force and effect, and the date to which the rent and other charges are paid in advance, if any;

b.) Acknowledging that there are not to Tenant's knowledge any unsecured defaults on the part of Landlord hereunder or specifying such defaults, if any are claimed. Any such statement may be conclusively relied upon by any prospective purchaser or encumbrance of the premises.

In the event of any sale or conveyance by Landlord of the building containing the leased premises, the sale or conveyance shall operate to release Landlord from any future liability upon any of the covenants or conditions express or implied herein contained in favor of Tenant and in such event Tenant agrees to look solely to the successor in interest of Landlord in and to this Lease to carry out the responsibilities of the Landlord hereunder. It is further agreed that the Lease may, at the option of the Landlord and any lender, be made subordinate to any ground or underlying leases, mortgages, or deeds of trust which may at present or hereafter affect the real property of which the leased premises form a part. Tenant or its successors in interest will execute and deliver upon demand of Landlord any and all instruments desired by Landlord subordinating in the manner requested by Landlord this Lease to such lease, mortgage or deed of trust.

25.) Collection of Less Than Monthly Rent. No payment by Tenant, or receipt of by Landlord, of an amount less than the monthly rent herein stipulated shall be deemed to be other than on account of the stipulated rent, nor shall any endorsement on any check or any accord and satisfaction, but Landlord may accept such rent payment without prejudice to its rights to collect the balance of such rent.

26.) Collection of Rent From Others. If this Lease is assigned, or if the leased premises or any part thereof is underlet, sublet, or occupied by anyone other than Tenant, Landlord may collect rent from such assignee, under tenant, sub-tenant, or occupant and apply the net amount collected to the rent reserved herein, and no such collections shall be deemed a waiver of the covenant herein against assignment, underletting, or subletting or an acceptance of the assignee, under tenant, sub-tenant, or occupant as Tenant, and in every such case Tenant shall perform and continue to perform all of the covenants of this Lease on part of Tenant to be performed.

27.) Abandoned Property. If Tenant vacates or abandons the leased premises in violation of this Lease, any property that Tenant leaves on the premises shall be deemed to have been abandoned and may either be retained by Landlord as the property of Landlord or may be

DocuSign Envelope ID: 86BB19DE-AA86-4682-B368-0C74001B4D5A

disposed of at public or private sale as Landlord sees fit. Any property of Tenant sold at public or private sale or retained by Landlord shall have the proceeds of any such sale, or the then current fair market value of such property as may be retained by the Landlord, applied by the Landlord against (a) the expenses of Landlord for the removal, storage, or sale of the property, (b) the arrears of rent or future rent payable under this Lease, and (c) any other damages to which Landlord may be entitled hereunder. The balance or such amounts if any shall be given to Tenant.

28.) Nuisances. Tenant shall not, during the term hereof, maintain, commit, or permit the maintenance or permission of any nuisance on the leased premises. No smoking of any kind or use of any airborne substances will be allowed inside the building. Tenant agrees to mitigate and remediate any and all odors or contaminates that are created by Tenant's use and occupancy, as deemed necessary by Landlord.

29.) Storage of Explosives and Flammables. Tenant shall not, without Landlord's written consent, keep for use on the leased premises any explosive or flammable substances, beyond those quantities necessary for day-to-day operations.

30.) Tenant Business Signage. Tenant shall bear the cost of any business sign for leased premises, and shall adhere to any and all necessary municipal codes and restrictions.

31.) Miscellaneous Provisions. Whenever the singular number is used in this Lease and when required by context, the same shall include the plural, and the masculine gender shall include the feminine and neuter genders and vice versa, and the word "person" shall include corporations, firms or associations. If there be more than one Tenant, the obligations imposed under this Lease upon Tenant shall be joint and several.

32.) Agency/ Broker Disclosure. Except as set forth below, Tenant represents and warrants to Landlord that Tenant has not engaged any broker, finder or other person (other than Hugh Wade and Spire Commercial) who would be entitled to any commission or fees in respect of the negotiation, execution, or delivery of this Lease and Tenant agrees to indemnify, defend and hold Landlord harmless from and against any loss, cost, liability, or expense incurred by Landlord as a result of any claim asserted by any such broker, finder or other person on the basis of any arrangements made by or on behalf of Tenant.

Landlord and Tenant acknowledge that Hugh Wade of Spire Commercial has acted as a representative of the Seller, and that the Tenant has represented itself without third party representation.

Wade has an ownership interest in the real property. There are no real estate commissions associated with this transaction.

33.) Entire Agreement. This instrument contains all of the agreements and conditions made and existing between the parties to this Lease and may not be modified orally or in any other manner than by an agreement in writing signed by all of the parties to this Lease.

34.) Successors and Assigns. The terms and provisions of this Lease shall be binding upon and inure to the benefit of the heirs, executors, administrators, successors and assigns of Landlord and Tenant.

35.) Severability. If any portion of this Lease is held to be invalid or unenforceable for any reason, such holding shall not affect the validity or enforceability of the remaining portions of this Lease.

36.) Other Clauses.

a.) Property Manager for Landlord. Landlord hereby appoints, and Tenant acknowledges, GHW Management to act as Landlords agent and representative and authorizes GHW Management to act on its behalf with all respects to this Lease and its obligations herein. The Tenant shall make rent payable to GHW Management.

b.) Initial Monetary Consideration from Tenant to Landlord. Upon a fully signed lease, Tenant to provide Landlord/ GHW Management a check for $750, which shall be rent payment for February 1. (As of the writing of this Lease Agreement, the Tenant has already paid $1,000 towards the 2-1-21 rent payment.)

c.) Tenant to Have Top Segment of Illuminated Sign at 1549 E. Tudor for the Term of This Lease. The Landlord owns the adjacent western lot and building at 1549 E. Tudor. Said lot has an illuminated sign bank close to and perpendicular to Tudor Road. The Tenant shall have the use of the top segment of the sign bank as long as this Lease is in effect. Tenant shall maintain and repair the whole sign bank as necessary to keep it in good operating order, with proper illumination, visibility and no unlit or dim or absent individual lights for any of the sign segments.

Time is of the essence of each term and provision of this Lease.

37.) Landlord/Lessor will not take possession of or remove marijuana from the premises and will contact AMCO in the event that removal is necessary.

DS HW DS LW

I/ We agree to this Lease Agreement in its entirety and without reservation. I/We understand that this is a legally binding contract when signed by all parties.

Landlord: GH Enterprises, LLC	Tenant: AK Restorations, LLC
DocuSigned by: Glen Hemingson 8D025D4EB5B048E... 2/17/2021 Date	Lou W
	Date Signed: 02-12-21
By: Glen Hemingson Its: Managing Member	By: Lou Weaver Its: Managing Member

DocuSign Envelope ID: 86BB19DE-AA86-4682-B368-0C74001B4D5A

Landlord: Mimi Kings, LLC DocuSigned by: Hugh Wade 2/17/2021 3D9F31837C47434... Date By: Hugh Wade Its: Managing Member	