ASSIGNMENT OF LEASE

THIS ASSIGNMENT OF LEASE ("Assignment") is made on the day executed by the last signatory hereto by and between Broken Dirt LLC dba Catalyst Cannabis Co., an Alaska limited liability company (hereinafter ASSIGNOR) and Catalyst Cultivation, LLC an Alaska limited liability company (hereinafter "ASSIGNEE"), whose mailing address is 6967 Laser Drive, Anchorage, Alaska 99504.

The effective date of this Assignment shall be the date that State of Alaska Limited Marijuana Cultivation Facility License #15015 is transferred to Assignee ("Effective Date").

RECITALS

A. Alaska Drywall Investments (hereinafter "LESSOR") is lessor under that certain Commercial Lease Agreement dated April 23, 2023 (the "Lease") with ASSIGNOR, of real property located at Unit A3, Building A, of Lot 18, Block 1, Winding Brook Estates, Palmer Recording District, Third Judicial District, State of Alaska, known as 1705 N Winding Brook Loop Unit A3, Palmer, Alaska, 99645 (the "Leased Premises").

B. Pursuant to Section Twenty-Seven of the Lease, LESSOR granted ASSIGNOR permission to assign its rights under the Lease to ASSIGNOR'S wholly-owned subsidiaries, including ASSIGNEE.

C. It is now the desire of ASSIGNOR to assign and transfer all its rights, interests, liabilities and obligations in the Leased Premises to ASSIGNEE, its wholly-owned subsidiary, and it is the desire of ASSIGNEE to accept all rights, interests, liabilities and obligations in the Lease with respect to the Leased Premises.

AGREEMENT

NOW THEREFORE, in consideration of the foregoing and other good and valuableconsideration, ASSIGNOR, and ASSIGNEE agree as follows:

1. As of the Effective Date, ASSIGNOR hereby assigns all of its rights, interests, liabilities and obligations in the Lease with respect to the Leased Premises, to ASSIGNEE; and ASSIGNEE hereby accepts and assumes all of ASSIGNOR'S rights, interests, liabilities and obligations in the Lease with respect to the Leased Premises.

2. As of the Effective Date, ASSIGNEE shall at all times henceforth be considered as the Lessee under the terms of the Lease with respect to the Leased Premises, and shall perform all of the obligations of Lessee as set forth in the Lease.

ASSIGNOR

BROKEN DIRT LLC dba CATALYST CANNABIS CO.

Dated: Jul 19, 2023

By: William Schneider
William Schneider
Its: Manager

ASSIGNEE

CATALYST CULTIVATION, LLC

Dated: Jul 19, 2023

By: William Schneider
William Schneider
Its: Manager

Assignment of Lease - 1705 N Winding Brook Loop #A3

Final Audit Report 2023-07-20

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