MARIJUANA RETAIL STORE LEASE AGREEMENT

This Marijuana Retail Store Lease Agreement (the "Lease") is entered into within thirty days of AMCO approval, by and between:

Landlord:
Keith Andrew Nelson
33829 Birch Street
Anchor Point Alaska 99556

Tenant:
The Green Anchor
Owners: Keith Andrew Nelson, Homer Sven Olson
34145 Chapman St
Anchor Point Alaska 99556

1. PROPERTY

The Landlord agrees to lease the following commercial property to the Tenant for the purpose of operating a marijuana retail store:

Property Address:
34145 Chapman St

2. TERM

The lease term will commence within thirty days of AMCO approval, and continue for an initial period of 20 years with a 20 year option. The Tenant or Landlord may have the option to renew the lease under mutually agreeable terms.

3. RENT

The monthly rent for the property is $3500.00 dollars, three thousand and five hundred dollars, payable on the 25th of each month.

4. COMPLIANCE WITH LAWS AND REGULATIONS

The Tenant agrees to comply with all federal, state, and local laws and regulations pertaining to the operation of a marijuana retail store, including but not limited to licensing requirements and restrictions.

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NOV 15 2023

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2. HANDLING OF MARIJUANA PRODUCTS

If a default occurs, the Landlord shall not take physical possession or ownership of any marijuana products located on the leased premises. Instead, the Landlord agrees to promptly notify the Alaska Marijuana Control Office (AMCO) and provide relevant information regarding the default and the presence of marijuana products on the premises.

3. AMCO NOTIFICATION

Upon notification, the Landlord will inform AMCO of the default and cooperate fully with any instructions provided by AMCO regarding the proper handling, disposal, or transfer of the marijuana products in accordance with applicable laws and regulations.

4. LANDLORD'S LIABILITY

The Landlord shall not be held liable for the Tenant's default, and the Tenants remain solely responsible for any consequences arising from the default, including any actions taken by AMCO.

LANDLORD: Keith A. Nelson

Date: 11-29-23

TENANTS: Homer Sven Olsen

Date: 11-24-23

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Kenai Peninsula Borough, Alaska
Assessing Department

AMCO
JUL 12 ... 3

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Property Owner:
NELSON KEITH A
PO BOX 785
ANCHOR POINT AK 99556-0785

Change of Address

Owner(s)

Property ID	16905063
Address	34145 CHAPMAN ST
Transfer Date	9/9/2019
Document / Book Page	20190026350
Acreage	1.1000
Tax Authority Group	68 - WESTERN EMERGENCY SVS

Description

T 5S R 15W SEC 4 Seward Meridian HM 0830120 S J CHAPMAN SUB NO 10 LOT 18A

2023 VALUES ARE NOT CERTIFIED AND ARE SUBJECT TO APPEAL
CERTIFIED VALUES FOR 2023 WILL NOT BE AVAILABLE UNTIL JUNE 1, 2023

Year	2023	2022	2021	2020	2019	2018	2017	2016	2015
Reason	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main Roll Certification	Main R Certifica
Land Assd	$26,100	$16,700	$16,200	$16,200	$21,000	$21,000	$21,000	$21,000	$21,
Imp Assd	$98,900	$0	$0	$0	$0	$0	$0	$0	
Total Assd	$125,000	$16,700	$16,200	$16,200	$21,000	$21,000	$21,000	$21,000	$21,

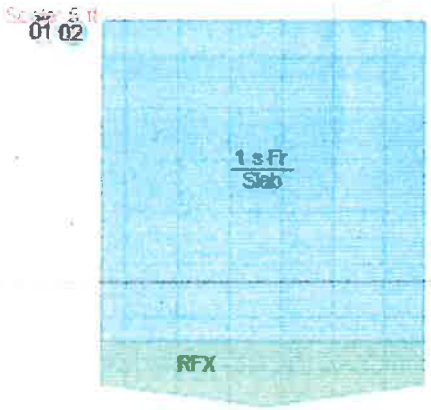
R01

	Type	1 L LOG
	Occupancy	Single family
	Roof Structure	Gable
	Roof Cover	Metal
	Heating	Radiant - floor
	Stories	1.00
	Bathrooms	1
1	Exterior Wall	Log rustic
1	Interior Wall	Normal for Class

AMCO Received 7.13.2023

R01 - Extension Details

Address 34145 CHAPMAN ST
Type 1 L LOG
Grade A-
Year Built 2022
Value $94,700



Attributes

Story	Attribute	Detail
	Type	1 L LOG
	Occupancy	Single family
	Roof Structure	Gable
	Roof Cover	Metal
	Heating	Radiant - Floor
	Stories	1.00
	Bathrooms	1
1	Exterior Wall	Log rustic
1	Interior Wall	Normal for Class
1	Interior Finish	Base Allowance

Floor Areas

Code	Description	Gross	Finished	Construction
1.0	First Level	900	900	Wood frame
Total		900	900	

Exterior Features

Code	Description	Size	Construction
RFX/	Roof Extension	120	

Improvements

Code	Year	Bldg	Length	Width	Units	Unit Type	Value
DRIVE	2020	R01	8.00	8.00	1	SF	2,000
SHEDGF	2020	R01	16.00	16.00	256	SF	2,200

Land Details

Primary Use	Land Type	Acres	Eff Frontage	Eff Depth	Land Value
	Residential Recreational	[illegible]	[illegible]	[illegible]	$35,100

AMCO Received 7.13.2023

Kenai Peninsula Borough

Assessing Department
144 N. Binkley Street
Soldotna AK 99669

General Information

[redacted]	Property ID	15505063
	Address:	3445 CHAPMAN ST
	Document / Book Page	2019002635D
	Acreage:	1.1000

Owners

Property ID	Display Name	Address
15505063	[redacted]	PO BOX 785

Legal Description

Description
T 55 R 15W SEC 4 Seward Meridian HM 0630120 S J CHAPMAN SUB NO 10 LOT 18A

Value History

Year	Reason	Assessed		
		Land	Structures	Total
2023	Main Roll Certification	$125,000	$0	$125,000
2022	Main Roll Certification	$16,700	$0	$16,700
2021	Main Roll Certification	$16,200	$0	$16,200
2020	Main Roll Certification	$16,200	$0	$16,200
2019	Main Roll Certification	$21,000	$0	$21,000
2018	Main Roll Certification	$21,000	$0	$21,000
2017	Main Roll Certification	$21,000	$0	$21,000
2016	Main Roll Certification	$21,000	$0	$21,000
2015	Main Roll Certification	$21,000	$0	$21,000
2014	Main Roll Certification	$21,000	$0	$21,000
2013	Main Roll Certification	$21,000	$0	$21,000
2012	Main Roll Certification	$14,000	$0	$14,000
2011	Main Roll Certification	$14,000	$0	$14,000
2010	Main Roll Certification	$14,000	$0	$14,000
2009	Main Roll Certification	$14,000	$0	$14,000
2008	Main Roll Certification	$11,200	$0	$11,200
2007	Main Roll Certification	$11,200	$0	$11,200
2006	Main Roll Certification	$11,200	$0	$11,200
2005	Main Roll Certification	$11,200	$0	$11,200
2004	Main Roll Certification	$9,300	$0	$9,300
2003	Main Roll Certification	$9,300	$0	$9,300
2002	Main Roll Certification	$9,300	$0	$9,300
2001	Main Roll Certification	$9,300	$0	$9,300

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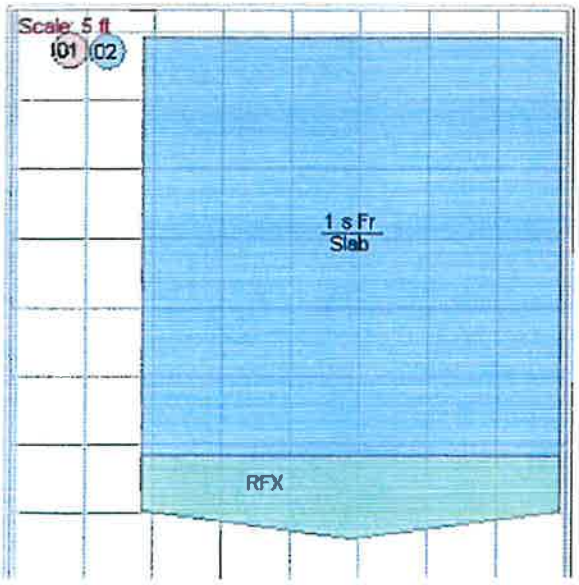
Land Assd	$26,100	$16,700	$16,200	$16,200	$21,000	$21,000	$21,000	$21,000	$2
Imp Assd	$98,900	$0	$0	$0	$0	$0	$0	$0	
Total Assd	$125,000	$16,700	$16,200	$16,200	$21,000	$21,000	$21,000	$21,000	$2

Extension Details

R01



Attributes | Floor Areas | Exterior Features

Story	Attribute	Detail
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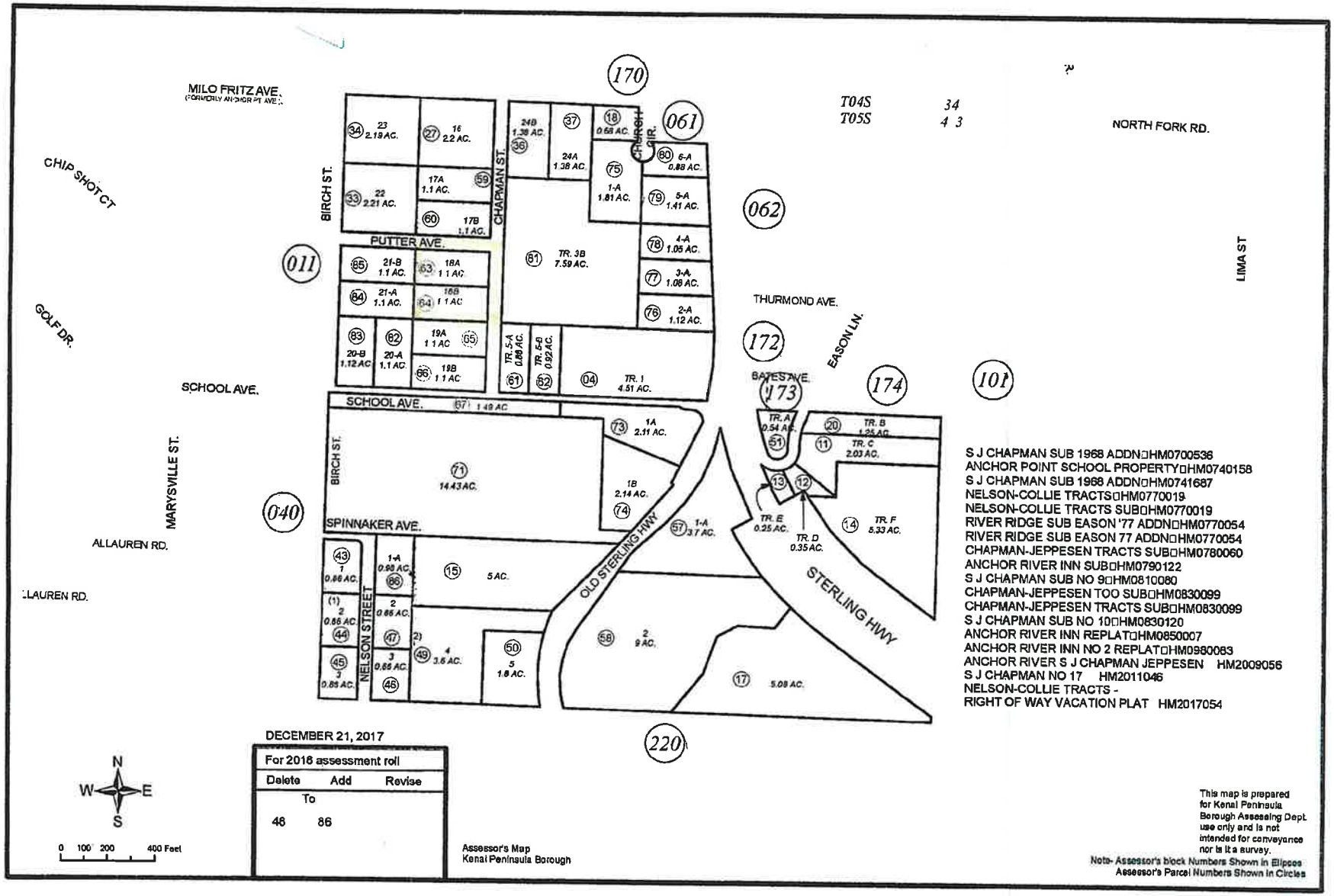

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