DON & KAREN HESS
P.O. BOX 556
842 MAIN ST.
HAINES, AK. 99827

RENTAL AGREEMENT
FLOWER MOUNTAIN LLC
Ethan Julian / Manager

11/09/2023

1) TERM / Monthly
This rental agreement is between the Landlords and Tenants, 1) Flower Mountain LLC (Ethan Julian, Kelsey Gay, Emily Julian, Joel Stuk, Carol Waldo). Ethan Julian will be the responsible party for rent for Flower Mountain, LLC. The listed parties will be referred to as Primary Tenants. 2) Don E. & Karen M. Hess are members of Lucky Dog Properties that owns the property that is being rented and shall be referred to as the Landlords for the purpose of this agreement.

2) RENT / $700 per month plus sales tax total ~~$738.50~~ $770.00
Rent will begin at date of move in and will be due each month thereafter, on same date of the month as move in date.

3) PARKING
Parking for this office space will be the front of the office and ½ way down the building alongside and next to the parking lot. Parking must not block the car wash bays during the summer months when the car wash is open. No parking in front of the building across the parking lot.

4) SNOW REMOVAL / WINTER MONTHS

The Landlord is responsible for snow removal and tenant will be responsible for salting or sanding at the front of the office by the porch, during the winter months, to protect customers from slippery surfaces. Tenants must not leave any vehicles in front or side of the building overnight. Snow removal will happen early in the morning vehicles must be moved.

5) INSURANCE

Landlord shall maintain fire and liability coverage on the building and the leased premises, in such amounts as Landlord shall deem necessary. Tenants shall be responsible, at their expense, for extended insurance for coverage of personal property, including removable trade fixtures, located within the rented premises. This is commonly known as renter's insurance.

6) ENTRY INTO PREMISES

Landlord shall have the right to enter leased premises at reasonable hours to inspect or for repairs that may be necessary or in case of emergency. Landlord shall not enter premises that would unreasonably interfere with Tenant's business.

7) BATHROOM ACCESSIBILITY

Bathroom #1: Bathroom facilities are available at the back of the office of Last Frontier T&T, located on the premises. The tenant will receive a key to this bathroom. A second bathroom is available at the back of the building where the Flower Mountain office is located. The second bathroom has another business in that area and the second bathroom can only be used if the 1st bathroom is not available and upon permission from that tenant. Bathroom #1 is our preference for this business to use.

8) DEFAULT

If default shall, at any time, occur by Tenant, of rent when rent is due to Landlord and if said default shall continue for (15) days after written notice has been given to Tenant of default, the Tenant must vacate the premises within the 15 day notice. Landlord may declare the term of the rental agreement ended by giving Tenant a written notice of such intention. Ethan Julian will be responsible for adhering to the agreement for the Flower Mountain, LLC organization. Ethan Julian must sign this agreement for all parties involved. All parties except Ethan must initial by their name for validation

9) SUCCESSORS

The provisions of this rental agreement shall extend to and be binding upon Landlord and Tenant and their respective and legal representatives, successor, and assigns.

11/09/2023

Tenant Manager: Ethan Julian for DATE:

Emily Julian / Kelsey Gay / Joel Stuk / Carol Waldo

KG JS, C.J. W.

11/09/2023

Landlord: Don E. Hess DATE:

11/09/2023

Landlord: Karen M. Hess DATE: