Signature Real Estate Alaska

1174 N. Leatherleaf loop Suite A

Wasilla , AK 99654 907-631-3033

1. LEASE ADDENDUM

1.1 Amendment to Commercial Lease Agreement

Date 09/21/2023

In reference to the commercial Rental lease agreement between:

Owner /Landlord Stephen D Kretschek and Andrea Kretschek

By and through its agent, Signature Real Estate Alaska, and

Tenant(s) The Culture Cannabis Co., LLC

Covering the property commonly Known as Address:

2301 S Knik Goose Bay Road Unit #1

Wasilla AK 99654

The undersigned Tenant(s) and Owner/Landlord agree to the following:

The Culture Cannabis is subletting to FBBA INC. FBBA Inc. agrees to all the terms of original lease and will follow all the terms with in.

The herein agreement, upon it execution by both parties , is herewith made an integral Part of the aforementioned Commercial Lease Agreement.

Dated: Sept 22-23

By signing below you acknowledge and agree to the terms in Commercial lease dated 10/21/2022.

Lessee:_____The Culture Cannabis Co., LLC

Lessee_____FBBA INC.

Dated 9/22/23

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COMMERCIAL REAL ESTATE LEASE

SECTION 1:

LEASE DATE:	TBD – Upon receiving license approval from AMCO
LANDLORD:	Signature Real Estate (Carolyn DeYoung)
ADDRESS:	1174 N Leatherleaf Loop, Suite B, Wasilla, AK 99654
PHONE NUMBER:	(907) 351-9820
TENANT(S):	The Culture Cannabis Co. LLC
TRADE NAME:	The Culture Cannabis Co. LLC
CONTACT PERSON:	Micheal J. Lee
PHONE NUMBER:	(907) 602-5722
E-MAIL ADDRESS:	
RESIDENCE ADDRESS:	
LIABILTY INSURANCE CO:	
POLICY NUMBER:	
EXPIRATION:	
PREMISES:	2301 South Knik-Goose Bay Road, Unit #1
LEASE TYPE:	Commercial Gross Lease
LEASE COMMENCEMENT:	TBD - Upon receiving license approval from AMCO
LEASE TERMINATION:	August 31, 2029
UTILITY COMMENCEMENT:	September 1, 2022
RENT COMMENCEMENT:	September 1, 2022
MONTHLY INSTALLMENT:	$3,500.00
MONTHLY DISCOUNT:	$1,000.00
SECURITY DEPOSIT:	$3,500.00 (or the greater amount required to restore premises to pre-demise)
LAST MONTHS RENT:	$3,500.00
FIRST MONTH'S RENT:	$3,500.00
DISCOUNTS APPLIED:	$1,000.00
LATE PAYMENT:	$150 (After the 1st day of the month) plus $35 per day beginning the 7th day
USE OF PREMISES:	Marijuana Licensed Business

Tenant shall make a monthly rent payment for the lease of the Premises and shall not be required to make any additional monthly payments, except for late charges, which are considered additional rent. Rent is due on ***day before*** the 1st day of each month and is payable at Landlord's address.

MONTHLY PAYMENTS UNDER LEASE AGREEMENT:

PERIOD	MIN. RENT	EXT. CAMS	INT. CAMS	UTILITIES	TOTAL
06/01/2021 – 08/31/2021	$0	LANDLORD	TENANT	TENANT	$0
09/01/2022 – 08/31/2029	$3,500.00	LANDLORD	TENANT	TENANT	$3,500.00

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SECTION 2:

This Lease Agreement (this "Lease") by and between Landlord and Tenant is a commercial lease agreement and NOT subject to the Alaska Statute (AS 34.03.) Uniform Residential Landlord and Tenant Act. This lease will supersede any other lease agreement between the parties. The parties agree as follows:

PREMISES. Landlord, in consideration of the lease payments provided in this Lease, leases to Tenant the commercial property set-forth in SECTION 1 (the "Premises").

TERM. The lease term will be as set-forth in SECTION 1 (the "Term").

LEASE PAYMENTS. Tenant shall pay to Landlord monthly installments, payable in advance on or before the day before the first day of each month. Lease payments shall be made to the Landlord as set-forth in SECTION 1, which address may be changed from time to time by the Landlord.

DISCOUNTS APPLIED. Any discounts applied are forfeited upon early termination of lease and Tenant's security deposit will be used to reimburse Landlord.

SECURITY DEPOSIT. At the time of the signing of this Lease, Tenant shall pay to Landlord, in trust, a security deposit to be held and disbursed for Tenant damages to the Premises (if any), late fees, utilities, or any other Tenant financial obligation. Tenant's security cannot be used to pay for any month's rent. Tenant's remaining security deposit will be refunded within 21 days of all repairs being completed by Landlord or 60 days after Tenant surrenders possession; whichever comes first. A $500 fee will be charged for changing any locks on premises. Landlord will re-key locks at no charge if Tenant desires once per lease term. An additional security deposit will be required to reinstate the premises to "move-in" condition for any modifications made to the premises before modifications are made.

LATE PAYMENTS. For any payment that is not paid on or before its due date, Tenant shall pay a late fee. Tenant shall be in default of lease until all late fees are paid. A Tenant who is late two consecutive months or four months during a twelve month period shall be in default and may be given 7 days notice to vacate, at Landlord's discretion.

POSSESSION. Tenant shall be entitled to possession on the first day of the term of this Lease provided accounts for gas and electric utilities have been established in Tenants name, and shall yield possession to Landlord on the last day of the term of this Lease, unless otherwise agreed by both parties in writing. At the expiration of the term, Tenant shall remove its goods and effects and peaceably yield up the Premises to Landlord in as good a condition as when delivered to Tenant. Failure to yield possession of the Premises at the expiration of the term or upon Notice to Quit will result in Tenants contents being put into storage by Landlord. Storage fees will accrue at $50 per day.

USE OF PREMISES. Tenant may use the Premises only for the purposes set-forth in SECTION1. The Premises may not be used for any other purpose without the prior written consent of Landlord. Residential use of premises is forbidden. All residential appliances are forbidden other than a microwave or compact refrigerator. Tenant shall notify Landlord of any anticipated extended absence from the Premises no later than the first day of the extended absence.

STORAGE. Tenant shall be entitled to store items of personal property in the commercial space being leased as described herein. Additional storage outside is not permitted except for vehicles used for the daily operations of Tenant's business as described herein and is limited to one vehicle per employee plus two additional vehicles. The premises may not be used to store non-running or personal vehicles. Landlord shall not be liable for loss of, or damage to, such stored items. Items stored outside are subject to immediate removal at Tenants expense without prior Landlord approval.

PROPERTY INSURANCE. Tenant shall maintain casualty insurance on the Premises in an amount not less than 100% of the full replacement value. Landlord shall be named as an additional insured in such policies. Tenant shall deliver appropriate evidence to Landlord as proof that adequate insurance is in force issued by companies reasonably satisfactory to Landlord. Landlord shall receive advance written notice from the insurer prior to any termination of such insurance policies. Tenant shall also maintain any other insurance which Landlord may reasonably require for the protection of Landlord's interest in the Premises. Tenant is responsible for maintaining casualty insurance on its own property.

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Proof of insurance must be provided to Landlord within 7 days of lease execution or Tenant is subject to a $1000 annual fee which will be withheld from Tenant's security deposit or Landlord's may elect to void this lease immediately.

LIABILITY INSURANCE. Tenant shall maintain liability insurance on the Premises in a total aggregate sum of at least $1,000,000.00. Tenant shall maintain fire insurance in the sum of $100,000 and accident insurance in the sum of $5,000. Tenant shall deliver appropriate evidence to Landlord as proof that adequate insurance is in force issued by companies reasonably satisfactory to Landlord. Landlord shall receive advance written notice from the insurer prior to any termination of such insurance policies. Tenant shall identify Landlord as an additional insured. Proof of insurance must be provided to Landlord within 7 days of lease execution or Tenant is subject to a $1000 annual fee which will be withheld from Tenant's security deposit or Landlord's may elect to void this lease immediately.

RENEWAL TERMS. This Lease shall automatically renew for an additional period of month to month per renewal term, unless Tenant gives written notice of termination no later than 180 days prior to the end of the term or renewal term or Landlord gives written notice of termination no later than thirty days prior to the end of the term or renewal term. The lease terms during any such renewal term shall be the same as those contained in this Lease.

RENT ESCALATION. Any rent increases under this Lease shall commence no earlier than one (1) year after the date of the commencement of this Lease OR any prior leases between Tenant and Landlord(s), whichever date is first. The maximum amount that the rent may be increased in any one year (starting in the second year of this Lease) shall be 5% over the beginning base rent under this Lease, discounts excluded. Rent increases may not be charged at the time, but retroactively. At any time after year one, Landlord(s) may elect to retroactively increase rent for any prior year whereby rents were not increased. Landlord(s) may also elect to charge back any uncollected amounts as if the escalation had taken place for any prior years.

EARLY TERMINATION. If Tenant sells business to new owners; this Lease may be terminated with written notice of termination no later than ninety days prior to yielding possession to Landlord and upon refunding to Landlord any discounts applied, broker fees paid, and forfeiting any deposits plus nine months' rent. In the event of bankruptcy, all terms apply plus six months' rent. Landlord will honor this lease in its' entirety upon sale of the tenant's business. The lease terms during any such renewal term shall be the same as those contained in this Lease. Early termination for any other reason will result in Tenant paying to Landlord remaining rent(s) due, refunding any discounts applied, broker fees paid, and forfeiting any deposits or pre-paids.

MAINTENANCE.

Maintenance and Repair by Landlord:

- the roof, outside walls, and other structural parts of the building.
- the parking lot, driveways, and sidewalks, including snow plowing the parking lot.
- the pre-demise plumbing, electrical, & heating systems within their limits at the time of this lease.

Maintenance and Repair by Tenant:

Tenant shall at all times throughout the Lease Term at its sole cost and expense keep the Premises (including exterior doors and entrances, all windows, floor coverings, sills, door closures and moldings and trim of all doors and windows) and all partitions, door surfaces, fixtures, equipment and appurtenances thereof (including lighting, and plumbing fixtures) in good order, condition and repair (including damage from burglary or attempted burglary of the Premises). The costs of any such repairs shall be billed directly to, and paid by Tenant. If there is an air conditioning system serving the Premises, Landlord will contract for preventive maintenance checks, filter changes, repairs and replacement, and service and Tenant agrees the cost of such preventive maintenance calls, filter changes, repairs, and replacements on or for the units serving Tenant's Premises are not included in the exterior common area maintenance expenses to be borne by Landlord. Without limiting the generalities thereof, Tenant shall keep the glass of all windows, doors, and showcases clean and presentable; replace immediately all broken glass in the Premises; at reasonable intervals paint or refinish the interior of the Premises, including entrances as determined by Landlord; make any necessary repairs to, or replacements of, all door closure apparatuses and mechanisms; keep all plumbing clean and in good state of repair including pipes, drains, toilets, basins, water heaters and those portions of the heating systems within the walls of the Premises; and keep all utilities, including circuit breaker and panel box and the Tenant's meters, within the Premises in a good state of repair. Any damage due to Tenant exceeding the capacity of any mechanical system at the time of this lease shall be the sole responsibility of the the Tenant and shall bear

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the cost to repair. This is to include, but not limited to overloading circuit breakers and utilizing septic systems for anything other than human waste.

Failure to Maintain.
If Tenant fails to keep and preserve the Premises as set forth in above, Landlord may, at its option, put or cause the same to be put in the condition and state of repair agreed upon, and in such case, upon receipt of written statements from Landlord, Tenant shall promptly pay the entire cost thereof as additional rent. Landlord shall have the right, without liability, to enter the Premises for the purpose of making such repairs upon the failure of Tenant to do so.

UTILITIES AND SERVICES.

Landlord shall be responsible for the following utilities and services in connection with the Premises:
- water and sewer
- snow plowing the parking lot
- garbage and trash disposal

Tenant shall be responsible for the following utilities and services in connection with the Premises:

- electricity	- M.E.A.:	907.761.9300
- gas	- Enstar:	907.376.7979
- heating		
- janitorial services		
- telephone service		
- environmental	- Advanced Look	907.232.1007

Tenant acknowledges that Landlord has fully explained to Tenant the utility rates, charges and services for which Tenant will be required to pay to Landlord (if any), other than those to be paid directly to the third-party provider.

Tenant acknowledges that failure to pay and keep utility accounts in good standing will result in the accounts (and their financial responsibility) reverting into Landlord's name. Accounts reverting into Landlord's name are subject to immediate shut off and Tenant will be required to pay a deposit of $400 for electricity and $400 for gas upon demand by and to Landlord.

TAXES. Taxes attributable to the Premises or the use of the Premises shall be allocated as follows:

REAL ESTATE TAXES. Landlord shall pay all real estate taxes and assessments for the Premises.

PERSONAL TAXES. Landlord shall pay all personal taxes and any other charges which may be levied against the Premises, and which are attributable to Tenant's use of the Premises, along with all sales and/or use taxes (if any) that may be due in connection with lease payments.

DEFAULTS. Tenant shall be in default of this Lease if Tenant fails to fulfill any lease obligation or term by which Tenant is bound. Subject to any governing provisions of law to the contrary, if Tenant fails to cure any financial obligation within 7 days (or 5 days for unpaid utilities or any other event that result in the Landlord assuming financial responsibility of utilities provided by a third party) and (any other obligation within 10 days) after written notice of such default is provided by Landlord to Tenant, Landlord may take possession of the Premises without further notice (to the extent permitted by law), and without prejudicing Landlord's rights to damages. In the alternative, Landlord may elect to cure any default and the cost of such action shall be added to Tenant's financial obligations under this Lease. Tenant shall pay all costs, damages, and expenses (including reasonable attorney fees and expenses) suffered by Landlord by reason of Tenant's defaults. All sums of money or charges required to be paid by Tenant under this Lease shall be additional rent, whether or not such sums or charges are designated as "additional rent". The rights provided by this paragraph are cumulative in nature and are in addition to any other rights afforded by law.

HOLDOVER. If Tenant maintains possession of the Premises for any period after the termination of this Lease ("Holdover Period"), Tenant shall pay to Landlord lease payment(s) during the Holdover Period at a rate equal to base rent or $3.00 per square foot, whichever is greater.

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NOTICE. Notices under this Lease shall not be deemed valid unless given or served in writing and forwarded by mail, postage prepaid, addressed as follows:

LANDLORD: Signature Real Estate c/o Carolyn DeYoung
1174 N Leatherleaf Loop, Suite B
Wasilla, AK 99654

TENANT: The Culture Cannabis Co. LLC

Such addresses may be changed from time to time by either party by providing notice as set forth above. Notices mailed in accordance with the above provisions shall be deemed received on the third day after posting.

GOVERNING LAW. This Lease shall be construed in accordance with the laws of the State of Alaska.

SEVERABILITY. If any portion of this Lease shall be held to be invalid or unenforceable for any reason, the remaining provisions shall continue to be valid and enforceable. If a court finds that any provision of this Lease is invalid or unenforceable, but that by limiting such provision, it would become valid and enforceable, then such provision shall be deemed to be written, construed, and enforced as so limited.

WAIVER. The failure of either party to enforce any provisions of this Lease shall not be construed as a waiver or limitation of that party's right to subsequently enforce and compel strict compliance with every provision of this Lease.

BINDING EFFECT. The provisions of this Lease shall be binding upon and insure to the benefit of both parties and their respective legal representatives, successors and assigns.

ENTIRE AGREEMENT/AMENDMENT. This Lease Agreement contains the entire agreement of the parties and there are no other promises, conditions, understandings or other agreements, whether oral or written, relating to the subject matter of this Lease. This Lease may be modified or amended in writing, if the writing is signed by the party obligated under the amendment.

By court order dated February 28, 2020, Signature Real Estate has been authorized to act on behalf of Landlord(s) and is responsible for the leasing, management, and collection of all rents and fees. Signature Real Estate receives a fee for providing such services. Until such time the courts order otherwise, no other party(s) may act in the capacity of owner, property manager or collect any rents or fees.

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SECTION 3: LEASE ADDENDUM

Any conditions set forth in the lease are superseded by the following addendum's:

~~This lease is conditional upon Tenant leasing Unit 6.~~
~~Tenant has 90 days to complete buildout.~~

TERM: The term of the lease is conditional upon local and state government laws and regulations permitting the continued operation of a marijuana licensed business as set forth in Alaska Marijuana Regulations 3 AAC Chapter 306. Any laws or regulations preventing the legal operation of such a business will release Tenant of any further obligation set forth in this lease and are subject to the terms of early termination. Landlord's will have 180 days to remedy any action preventing the legal operation of a marijuana licensed business OR the date set-forth for public or governmental vote to address the continued legal operation OR immediate release from any further obligation at the sole discretion of the Landlord's.

MAINTENANCE:
Additionally, Tenant must provide an HVAC system to provide:
- Air exchange to maintain the integrity of the building.
- Relative humidity remediation to maintain the integrity of the building.
- Air and odor pollution remediation.

ASSIGNABILITY/SUBLETTING: Tenant may sub-lease premises to current Tenant (Green Degree) per the terms of their current lease until AMCO approves a transfer of license from Green Degree to The Culture Cannabis Co. LLC.

Tenant must have a licensed and bonded environmental engineering provider test air and wastewater quality and provide bi-monthly reports at their expense.

DEFAULTS: ***In the event of default; State of Alaska AMCO will be notified, and Landlord's will not remove any marijuana or marijuana products.***

LICENSING: Obtaining the required licenses for the operation of a marijuana business is the sole responsibility of the Tenant. By signing this lease, Tenant acknowledges they have read and understand the requirements to qualify and obtain licenses.

It will be the sole responsibility of the Tenant to prepare the premises to meet state and local regulations and to bear the cost to do so.

PURCHASE:
The Tenant has exercised their right to purchase under the following terms:
1. 100% of rents paid during the first 24 months may be applied toward the purchase price.
2. Purchase price is $3,133,000 (NOI x 9% CAP Rate).
3. A 20% deposit may be made in installments beginning June 1, 2022 and no later than June 1, 2023.
4. Ownership will be transferred when 20% of the purchase price has been paid.
5. Owner(s) will finance the remaining balance for a term of 20 years at 7.5% interest.
6. In the event of a vacancy, the average rents of all remaining units will be used to determine the income value of the vacant unit and the net operating income.
7. Under these terms, purchaser will have a positive cash flow each month.
8. Tenant may cancel this purchase agreement at anytime prior to June 1, 2023.

OTHER: Any terms, conditions, requirements, or laws set forth in Statutes AS 17.38 and Regulations 3 AAC Chapter 306 will supersede any other terms set forth in the lease.

Landlord's have 180 days to provide "additional space" required by Tenant at a rate equal to existing space leased. In the event Tenant fails to notify Landlord's of requirement AND executes a lease with another Landlord; Tenant will be in default and will forfeit any discounts applied, broker fees paid, and deposits or pre-paids plus 6 months rent.

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IN WITNESS WHEREOF, the parties hereto have executed this Instrument as of the day and year first above set forth.

LANDLORD:

Landlord — Date: 11/22/22

TENANT:

Date: Nov 15-22

Authorized Agent of:

COMPANY: The Culture Cannabis Co. LLC

NAME: MICHEAL LEE
ADDRESS: 23019 KGB #4
ADDRESS: Wasilla 99654
PHONE: 907.602.5722
E-MAIL ADDRESS: mikeleiax49@gmail.com
D.O.B.: 5/22/80
S.S. #: 574-44-4669
DRIVERS LICENSE#: 6777982

NAME:
ADDRESS:
ADDRESS:
PHONE:
E-MAIL ADDRESS:
D.O.B.:
S.S. #:
DRIVERS LICENSE#:

NAME:
ADDRESS:
ADDRESS:
PHONE:
E-MAIL ADDRESS:
D.O.B.:
S.S. #:
DRIVERS LICENSE#:

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EXHIBIT "A"

LANDLORD'S & TENANT'S WORK

LANDLORD'S WORK: Landlord's work is described as: To provide a clean space, to include walls, floors, ceiling tiles and all electrical, plumbing and mechanical in working order when applicable.

TENANT'S WORK: Tenant agrees to prepare, or cause to be prepared, and submit to Landlord, one set of fully dimensioned one-quarter (1/4") scale drawings showing the layout of the demised premises including store front, trade fixtures and other matters which would affect the construction design of the demised premises, within fifteen (15) days after this lease is fully executed.

Tenant shall provide, administer and pay for any and all work done to the demised premises other than that as so provided by Landlord in it's present "AS IS" condition. Tenant shall pay for any and all plans, drawings, permits, etc., necessary to do said work. Tenant shall provide Landlord a copy of the certificate of occupancy issued by the appropriate governmental agency. Unless otherwise approved by the Landlord's on-site manager, all work shall be done by a licensed contractor who provides the Landlord with a proper Certificate of Insurance prior to commencing the work.

Should the Tenant request, in writing and the Landlord agrees in writing, to have Landlord's contractor perform any of the Tenant's work, it is agreed that Tenant shall pay for all costs of said work in accordance with Landlord contractor's requirements.

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EXHIBIT "B"

DEMISING PLAN OF PREMISES

Premises remains the same as previously submitted to AMCO by previous Tenant .

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To be attached to and form a part of the Lease between Landlord and Tenant, Dated 09/01/22.

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EXHIBIT "C"

SIGN CRITERIA

This sign criteria has been established for the purpose of assuring a high quality office, retail building and for the mutual benefit of all existing and future tenants. Conformance will be strictly enforced. All nonconforming or unapproved signs must be brought into conformance at the expense of the tenant.

Tenant signs shall be governed by the following:

No sign shall be permitted on Commercial Property unless it is determined by the owners of Commercial Property to be in conformity with "sign specifications and locations" detailed below, and unless all necessary city permits have been obtained.

Landlord requires all sign manufacturers/installers to SUBMIT WITH DRAWINGS A CERTIFICATE OF INSURANCE FOR WORKMAN'S COMPENSATION AND LIABILITY. Minimum liability limit One Million and No/100 Dollars ($1,000,000.00). All shop drawings must show the names of the company manufacturing/installing the sign.

1) GENERAL CRITERIA:

A) Prior to the purchase of any sign in the center, the applicable tenant shall submit to landlord two (2) copies of a detailed shop drawing of its purposed sign, prepared by the sign contractor, indicating conformance with the criteria set forth herein. Such shop drawings shall include the building elevations to which the signs are attached, letter size, layout and color, electrical diagram, including all copy and graphics.

B) Prior to the installation of any sign, a sign permit shall be obtained from the City of Wasilla (if applicable).

C) The tenant shall pay for all signs and their installation and maintenance. The tenant shall also obtain all necessary permits and approvals.

D) All individual letters shall be placed on raceways. Exceptions may be made at the sole discretion of the owners.

E) All conductors, transformers and other equipment shall be concealed within the raceway.

F) All signs must bear the U.L. label and installation must comply with all applicable building, electrical and other governmental codes and requirements.

G) Tenant shall maintain the sign in good working order which shall include, but not be limited to, replacement of damaged letters and burned out neon tubing at tenant's expense. In the event landlord notifies tenant of an existing defect and tenant fails to cure said defect within ten (10) days after notification by landlord, landlord may cause the defect to be repaired. Tenant hereby agrees to reimburse landlord for the cost of any such repairs within ten (10) days after receipt of an invoice setting forth those costs incurred by landlord.

H) Upon termination or expiration of the lease, tenant agrees to remove its signs, secure the electrical leads in a safe manner and repair damages to the fascia at tenant's own expense.

I) Wording of any sign shall not include the product sold, except as a part of a tenant's customarily used trade names or insignia.

J) Painted lettering, banners and balloons are prohibited.

K) Flashing, moving or audible signs are prohibited.

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L) All penetrations of the building structure required for sign installation shall be neatly sealed in water tight condition.

M) Each sign contractor shall repair any damage to any other work caused by its work. Damage that is not repaired by a contractor shall become the tenant's responsibility to immediately correct.

N) Each tenant shall be fully responsible for the operation of the tenant's sign contractor, and shall indemnify, defend and hold landlord harmless from all damage, liability, costs, expenses, cause of action, mechanic's liens and stop notices on account thereof.

2) SIGN DESIGN:

A) Tenant's are permitted a 1 sign measuring 3 feet in height and 8 feet in length to be placed on the front of the building centered over their entrance way.

B) All letters to be 30" maximum and 12" minimum in height. In cases where a tenant cannot meet a 12" minimum letter height because of an unusually long business name, the owner/landlord may allow a reduced letter height.

C) Logos cannot exceed 24" in height or exceed 15 percent (15%) of sign area, which will be included in allowable signage.

D) Sign construction shall be individual .24GA. Electro-galvenized metal letters, 5" deep bronze returns and armourply backs.

E) Letter faces shall be 3/16" thick plexiglass as manufactured by Acrylite or Rohm & Haas with 3/4" trim cap edges.

F) Interior neon tubing will be 3" on center or less.

G) No labels visible on signs except U.L. label and governmental permit. All other labels must be on top of raceway. No sign company name to be visible from the ground.

H) All letters must be raceway mounted.

I) Sign shall be composed of individual script, serif, block or san serif letters, mounted on fascia.

J) All letters are to be centered on fascia within sign band.

3) MISCELLANEOUS REQUIREMENTS:

A) Each tenant will be permitted to place upon front entrance glass of its demised premises not more than 144 square inches of gold leaf or vinyl application lettering not to exceed two inches (2") in height, indicating hours of business, emergency telephone number and similar information.

B.) Temporary signs shall comply with the City of Wasilla sign ordinance (if applicable) and receive Landlord and City approval prior to installation.

4) REAR SERVICE DOOR:

A) Tenant may identify rear service door for delivery and emergency purposes only.

5) SIGN REVIEW BOARD:

A) All shop drawings will be reviewed by Landlord for total compliance with sign criteria prior to tenant purchasing their sign. Any substitutes must be approved by Landlord prior to application for permits.

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EXHIBIT "D"

LEASE APPLICATION

TENANT(S): The Culture Cannabis Co. LLC
TRADE NAME/DBA: The Culture Cannabis Co. LLC
BUSINESS ENTITY TYPE:
ALASKA BUSINESS LICENSE#:
FEDERAL TAX ID:
CONTACT PERSON:
PHONE NUMBER:
FEDERAL TAX ID:

OWNERS/OFFICERS:

NAME:
ADDRESS:
ADDRESS:
PHONE:
E-MAIL ADDRESS:
D.O.B.:
S.S. #:
DRIVERS LICENSE#:

NAME:
ADDRESS:
ADDRESS:
PHONE:
E-MAIL ADDRESS:
D.O.B.:
S.S. #:
DRIVERS LICENSE#:

NAME:
ADDRESS:
ADDRESS:
PHONE:
E-MAIL ADDRESS:
D.O.B.:
S.S. #:
DRIVERS LICENSE#:

CREDIT REFERENCES:

NAME:
ADDRESS:
PHONE:
E-MAIL ADDRESS:

NAME:
ADDRESS:
PHONE:
E-MAIL ADDRESS:

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EXHIBIT "E"

MARIJUANA LICENSEE COMMERCIAL LEASE

Landlord/Owner LANDLORD allows TENANT, to operate a Marijuana Licensed Business at 2301 South Knik-Goose Bay Road, Unit #1 Wasilla, AK 99654, Latitude 61.556749 N, Longitude -149.485177 W, for the period of the signed lease from June 1, 2021 through May 31, 2025, and any continuation to said lease.

Any terms, conditions, requirements, or laws set forth in Statutes AS 17.38 and Regulations 3 AAC Chapter 306 will supersede any other terms set forth in the lease.

In the event of default; State of Alaska AMCO will be notified and Landlord's will not remove any marijuana or marijuana products.

IN WITNESS WHEREOF, the parties hereto have executed this Instrument as of the day and year first above set forth.

LANDLORD:

Landlord — Date: 11/22/2022

TENANT:

Date: Nov-15-22

Date

Authorized Agent of:

COMPANY: The Culture Cannabis Co. LLC

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DEPOSIT RECEIPT

RECEIVED from TENANT(S) named above, the sum of $_____ DOLLARS in the form of (cash, cashier's check, other): _____, as a deposit which, upon acceptance of this lease by the LANDLORD, will be applied as follows:

	Total	Received	Due Date
First Month's Rent:	$ 00	$_____	Sep 01, 2022
Security Deposit:	~~$3,500.00~~	$_____	Sep 01, 2022
Last Month's Rent:	$ 0,000.00	$_____	Sep 01, 2022
TOTAL:	~~$3,500.00~~	$_____	Sep 01, 2022

The total deposit received shall be refunded if this lease is not accepted by the LANDLORD within 3 days.

LANDLORD:

_____ 11/22/2022

Landlord **Date**

	Enstar	M.E.A.
Unit 1:	TBD	TBD

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COMMERCIAL REAL ESTATE LEASE

SECTION 1:

LEASE DATE:	February 01, 2022
LANDLORD:	Signature Real Estate (Carolyn DeYoung)
ADDRESS:	1174 N Leatherleaf Loop, Suite B, Wasilla, AK 99654
PHONE NUMBER:	(907) 351-9820
TENANT(S):	The Culture Cannabis Co. LLC
TRADE NAME:	The Culture Cannabis Co. LLC
CONTACT PERSON:	Micheal J. Lee
PHONE NUMBER:	(907) 602-5722
E-MAIL ADDRESS:	
RESIDENCE ADDRESS:	
LIABILTY INSURANCE CO:	
POLICY NUMBER:	
EXPIRATION:	
PREMISES:	2301 South Knik-Goose Bay Road, Unit #4
LEASE TYPE:	Commercial Gross Lease
LEASE COMMENCEMENT:	February 01, 2022
LEASE TERMINATION:	January 31, 2027
UTILITY COMMENCEMENT:	February 01, 2022
RENT COMMENCEMENT:	February 01, 2022
MONTHLY INSTALLMENT:	~~$8,000.00~~ → $8k/mo? 10/21/22 CMD
MONTHLY DISCOUNT:	~~$1,000.00~~
SECURITY DEPOSIT:	~~$8,000.00~~ (or the greater amount required to restore premises to pre-demise)
LAST MONTHS RENT:	~~$8,000.00~~ no discount we took off $8,000
FIRST MONTH'S RENT:	~~$8,000.00~~ $6000
DISCOUNTS APPLIED:	$1,000.00 per month
LATE PAYMENT:	$480 (After the 1st day of the month) plus $35 per day beginning the 7th day
USE OF PREMISES:	Nursery (Marijuana Cultivation Facility) as of 10/21/22 discount $12,000.00

Tenant shall make a monthly rent payment for the lease of the Premises and shall not be required to make any additional monthly payments, except for late charges, which are considered additional rent. Rent is due on ***day before*** the 1st day of each month and is payable at Landlord's address.

MONTHLY PAYMENTS UNDER LEASE AGREEMENT:

PERIOD	MIN. RENT	EXT. CAMS	INT. CAMS	UTILITIES	TOTAL
01/01/2022 – 03/31/2022	$4,000.00	LANDLORD	TENANT	TENANT	$4,000.00
04/01/2022 – 04/30/2022	$8,000.00	LANDLORD	TENANT	TENANT	$8,000.00
05/01/2022 – 05/01/2022	$18,000.00	LANDLORD	TENANT	TENANT	$18,000.00
05/01/2022 – 01/31/2027	$8,000.00	LANDLORD	TENANT	TENANT	$8,000.00

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SECTION 2:

This Lease Agreement (this "Lease") by and between Landlord and Tenant is a commercial lease agreement and NOT subject to the Alaska Statute (AS 34.03.) Uniform Residential Landlord and Tenant Act. This lease will supersede any other lease agreement between the parties. The parties agree as follows:

PREMISES. Landlord, in consideration of the lease payments provided in this Lease, leases to Tenant the commercial property set-forth in SECTION 1 (the "Premises").

TERM. The lease term will be as set-forth in SECTION 1 (the "Term").

LEASE PAYMENTS. Tenant shall pay to Landlord monthly installments, payable in advance on or before the day before the first day of each month. Lease payments shall be made to the Landlord as set-forth in SECTION 1, which address may be changed from time to time by the Landlord.

DISCOUNTS APPLIED. Any discounts applied are forfeited upon early termination of lease and Tenant's security deposit will be used to reimburse Landlord. For Balance of Lease ML

SECURITY DEPOSIT. At the time of the signing of this Lease, Tenant shall pay to Landlord, in trust, a security deposit to be held and disbursed for Tenant damages to the Premises (if any), late fees, utilities, or any other Tenant financial obligation. Tenant's security cannot be used to pay for any months rent. Tenant's remaining security deposit will be refunded within 21 days of all repairs being completed by Landlord or 60 days after Tenant surrenders possession; whichever comes first. A $500 fee will be charged for changing any locks on premises. Landlord will re-key locks at no charge if Tenant desires once per lease term. An additional security deposit will be required to reinstate the premises to "move-in" condition for any modifications made to the premises before modifications are made.

LATE PAYMENTS. For any payment that is not paid on or before its due date, Tenant shall pay a late fee. Tenant shall be in default of lease until all late fees are paid. A Tenant who is late two consecutive months or four months during a twelve month period shall be in default and may be given 7 days notice to vacate, at Landlord's discretion.

POSSESSION. Tenant shall be entitled to possession on the first day of the term of this Lease provided accounts for gas and electric utilities have been established in Tenants name, and shall yield possession to Landlord on the last day of the term of this Lease, unless otherwise agreed by both parties in writing. At the expiration of the term, Tenant shall remove its goods and effects and peaceably yield up the Premises to Landlord in as good a condition as when delivered to Tenant. Failure to yield possession of the Premises at the expiration of the term or upon Notice to Quit will result in Tenants contents being put into storage by Landlord. Storage fees will accrue at $50 per day.

USE OF PREMISES. Tenant may use the Premises only for the purposes set-forth in SECTION1. The Premises may not be used for any other purpose without the prior written consent of Landlord. Residential use of premises is forbidden. All residential appliances are forbidden other than a microwave or compact refrigerator. Tenant shall notify Landlord of any anticipated extended absence from the Premises no later than the first day of the extended absence.

STORAGE. Tenant shall be entitled to store items of personal property in the commercial space being leased as described herein. Additional storage outside is not permitted except for vehicles used for the daily operations of Tenant's business as described herein and is limited to one vehicle per employee plus two additional vehicles. The premises may not be used to store non-running or personal vehicles. Landlord shall not be liable for loss of, or damage to, such stored items. Items stored outside are subject to immediate removal at Tenants expense without prior Landlord approval.

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PROPERTY INSURANCE. Tenant shall maintain casualty insurance on the Premises in an amount not less than 100% of the full replacement value. Landlord shall be named as an additional insured in such policies. Tenant shall deliver appropriate evidence to Landlord as proof that adequate insurance is in force issued by companies reasonably satisfactory to Landlord. Landlord shall receive advance written notice from the insurer prior to any termination of such insurance policies. Tenant shall also maintain any other insurance which Landlord may reasonably require for the protection of Landlord's interest in the Premises. Tenant is responsible for maintaining casualty insurance on its own property.
Proof of insurance must be provided to Landlord within 7 days of lease execution or Tenant is subject to a $1000 annual fee which will be with held from Tenant's security deposit or Landlord's may elect to void this lease immediately.
LIABILITY INSURANCE. Tenant shall maintain liability insurance on the Premises in a total aggregate sum of at least $1,000,000.00. Tenant shall maintain fire insurance in the sum of $100,000 and accident insurance in the sum of $5,000. Tenant shall deliver appropriate evidence to Landlord as proof that adequate insurance is in force issued by companies reasonably satisfactory to Landlord. Landlord shall receive advance written notice from the insurer prior to any termination of such insurance policies. Tenant shall identify Landlord as an additional insured. Proof of insurance must be provided to Landlord within 7 days of lease execution or Tenant is subject to a $1000 annual fee which will be with held from Tenant's security deposit or Landlord's may elect to void this lease immediately.

RENEWAL TERMS. This Lease shall automatically renew for an additional period of month to month per renewal term, unless Tenant gives written notice of termination no later than 180 days days prior to the end of the term or renewal term or Landlord gives written notice of termination no later than thirty days days prior to the end of the term or renewal term. The lease terms during any such renewal term shall be the same as those contained in this Lease.

RENT ESCALATION. Any rent increases under this Lease shall commence no earlier than one (1) year after the date of the commencement of this Lease OR any prior leases between Tenant and Landlord(s), whichever date is first. The maximum amount that the rent may be increased in any one year (starting in the second year of this Lease) shall be 5% over the beginning base rent under this Lease, [redacted] but [redacted] rents were not increased. [redacted] back any uncollected amounts as if the escalation had taken [redacted]

EARLY TERMINATION. If Tenant sells business to new owners; this Lease may be terminated with written notice of termination no later than ninety days days prior to yielding possession to Landlord and upon refunding to Landlord any discounts applied, broker fees paid, and forfeiting any deposits plus nine months rent. In the event of bankruptcy; all terms apply plus six months rent. Landlord will honor this lease in its' entirety upon sale of the tenants business. The lease terms during any such renewal term shall be the same as those contained in this Lease. Early termination for any other reason will result in Tenant paying to Landlord remaining rent(s) due, refunding any discounts applied, broker fees paid, and forfeiting any deposits or pre-paids.

MAINTENANCE.

Maintenance and Repair by Landlord:

- the roof, outside walls, and other structural parts of the building.
- the parking lot, driveways, and sidewalks, including snow plowing the parking lot.
- the pre-demise plumbing, electrical, & heating systems within their limits at the time of this lease.

Maintenance and Repair by Tenant:
Tenant shall at all times throughout the Lease Term at its sole cost and expense keep the Premises (including exterior doors and entrances, all windows, floor coverings, sills, door closures and moldings and trim of all doors and windows) and all partitions, door surfaces, fixtures, equipment and appurtenances thereof (including lighting, and plumbing fixtures) in good order, condition and repair (including damage from burglary or attempted burglary of the Premises). The costs of any such repairs shall be billed directly to, and paid by Tenant. If there is an air conditioning system serving the Premises, Landlord will contract for preventive maintenance checks, filter changes, repairs and replacement, and service and Tenant agrees the cost of such preventive maintenance calls, filter changes, repairs and replacements on or for the units serving Tenant's Premises are not included in the exterior common area maintenance expenses to be borne by Landlord. Without limiting the generalities thereof, Tenant shall keep the glass of all windows, doors, and showcases clean and presentable; replace immediately all broken glass in the Premises; at reasonable intervals paint or refinish the interior of the Premises, including entrances as determined by Landlord; make any necessary repairs to, or replacements of, all door closure apparatuses and

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mechanisms; keep all plumbing clean and in good state of repair including pipes, drains, toilets, basins, water heaters and those portions of the heating systems within the walls of the Premises; and keep all utilities, including circuit breaker and panel box and the Tenant's meters, within the Premises in a good state of repair. Any damage due to Tenant exceeding the capacity of any mechanical system at the time of this lease shall be the sole responsibility of the the Tenant and shall bear the cost to repair. This is to include, but not limited to overloading circuit breakers and utilizing septic systems for anything other than human waste.

Failure to Maintain.
If Tenant fails to keep and preserve the Premises as set forth in above, Landlord may, at its option, put or cause the same to be put in the condition and state of repair agreed upon, and in such case, upon receipt of written statements from Landlord, Tenant shall promptly pay the entire cost thereof as additional rent. Landlord shall have the right, without liability, to enter the Premises for the purpose of making such repairs upon the failure of Tenant to do so.

UTILITIES AND SERVICES.

Landlord shall be responsible for the following utilities and services in connection with the Premises:

- water and sewer
- snow plowing the parking lot
- garbage and trash disposal

Tenant shall be responsible for the following utilities and services in connection with the Premises:

- electricity	- M.E.A.:	907.761.9300
- gas	- Enstar:	907.376.7979
- heating		
- janitorial services		
- telephone service		
- environmental	- Advanced Look	907.232.1007

Tenant acknowledges that Landlord has fully explained to Tenant the utility rates, charges and services for which Tenant will be required to pay to Landlord (if any), other than those to be paid directly to the third-party provider.

Tenant acknowledges that failure to pay and keep utility accounts in good standing will result in the accounts (and their financial responsibility) reverting into Landlord's name. Accounts reverting into Landlord's name are subject to immediate shut off and Tenant will be required to pay a deposit of $400 for electricity and $400 for gas upon demand by and to Landlord.

TAXES. Taxes attributable to the Premises or the use of the Premises shall be allocated as follows:

REAL ESTATE TAXES. Landlord shall pay all real estate taxes and assessments for the Premises.

PERSONAL TAXES. Landlord shall pay all personal taxes and any other charges which may be levied against the Premises and which are attributable to Tenant's use of the Premises, along with all sales and/or use taxes (if any) that may be due in connection with lease payments.

DEFAULTS. Tenant shall be in default of this Lease if Tenant fails to fulfill any lease obligation or term by which Tenant is bound. Subject to any governing provisions of law to the contrary, if Tenant fails to cure any financial obligation within 7 days (or 5 days for unpaid utilities or any other event that result in the Landlord assuming financial responsibility of utilities provided by a third party) and (any other obligation within 10 days) after written notice of such default is provided by Landlord to Tenant, Landlord may take possession of the Premises without further notice (to the extent permitted by law), and without prejudicing Landlord's rights to damages. In the alternative, Landlord may elect to cure any default and the cost of such action shall be added to Tenant's financial obligations under this Lease. Tenant shall pay all costs, damages, and expenses (including reasonable attorney fees and expenses) suffered by Landlord by reason of Tenant's defaults. All sums of money or charges required to be paid by Tenant under this Lease shall be additional rent, whether or not such sums or charges are designated as "additional rent". The rights provided by this paragraph are cumulative in nature and are in addition to any other rights afforded by law.

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CUMULATIVE RIGHTS. The rights of the parties under this Lease are cumulative, and shall not be construed as exclusive unless otherwise required by law.

NON-SUFFICIENT FUNDS. Tenant shall be charged $50.00 for each check that is returned to Landlord for lack of sufficient funds.

ACCESS BY LANDLORD TO PREMISES. Subject to Tenant's consent (which shall not be unreasonably withheld), Landlord shall have the right to enter the Premises to make inspections, provide necessary services, or show the unit to prospective buyers, mortgagees, tenants or workers. Landlord will provide 24 hour notice if access is required during business hours and 2 hour notice after hours. However, Landlord does not assume any liability for the care or supervision of the Premises. As provided by law, in the case of an emergency or during remodeling, Landlord may enter the Premises without Tenant's consent. During the last three months of this Lease, or any extension of this Lease, Landlord shall be allowed to display the usual "To Let" signs and show the Premises to prospective tenants at will without Tenant's consent. A property inspection will be performed every 30 days by Landlord.

INDEMNITY REGARDING USE OF PREMISES. To the extent permitted by law, Tenant agrees to indemnify, hold harmless, and defend Landlord from and against any and all losses, claims, liabilities, and expenses, including reasonable attorney fees, if any, which Landlord may suffer or incur in connection with Tenant's possession, use or misuse of the Premises.

DANGEROUS MATERIALS. Tenant shall not keep or have on the Premises any article or thing of a dangerous, flammable, or explosive character that might substantially increase the danger of fire on the Premises, or that might be considered hazardous by a responsible insurance company, unless the prior written consent of Landlord is obtained and proof of adequate insurance protection is provided by Tenant to Landlord.

COMPLIANCE WITH REGULATIONS. Tenant shall, at its sole costs and expense, promptly comply with all local, state or federal laws, statutes, ordinances and governmental rules, regulations or requirements now in force or which may hereafter be in force with respect to the Tenants' use and occupancy of the Premises and the Tenants business conducted thereon and with the requirements of any board of fire underwriters or other similar bodies now or hereafter constituted relating to or affecting the condition, use or occupancy of the Premises (excluding structural changes not related to or affected by Tenant's improvements or acts). The judgment of any court of competent jurisdiction or the admission of Tenant in any action against Tenant, whether Landlord be a party thereto or not, that Tenant has violated any law, statute, ordinance or governmental rule, regulation or requirement, shall be conclusive of that fact as between the Landlord and Tenant. Tenant shall promptly notify Landlord of any non-compliance issues including any law enforcement interactions with their company or its employees, contractors and, or assigns. However, Tenant shall not by this provision be required to make alterations to the exterior of the building or alterations of a structural nature.

MECHANICS LIENS. Neither the Tenant nor anyone claiming through the Tenant shall have the right to file mechanics liens or any other kind of lien on the Premises and the filing of this Lease constitutes notice that such liens are invalid. Further, Tenant agrees to (1) give actual advance notice to any contractors, subcontractors or suppliers of goods, labor, or services that such liens will not be valid, and (2) take whatever additional steps that are necessary in order to keep the premises free of all liens resulting from construction done by or for the Tenant.

ASSIGNABILITY/SUBLETTING. Tenant may not assign or sublease any interest in the Premises, nor effect a change in the majority ownership of the Tenant (from the ownership existing at the inception of this lease), nor assign, mortgage or pledge this Lease, without the prior written consent of Landlord, which shall not be unreasonably withheld. ML per Steve

BUILDING IMPROVEMENTS. All building improvements or modifications must be requested by Tenant and approved by Landlord in writing prior to any work being started. Improvements or modifications that alter the "move-in" state of the premises must be accompanied by a security deposit equal to the amount required to return the premises to "move-in" state. Tenant is responsible for obtaining all federal, state, and local permits and contracting with licensed, insured, and bonded trades people. Any improvements made to the building or property by the Tenant become fixtures of the building and property and shall remain intact permanently. Improvements include, but are not limited to, anything attached or bolted to the interior or exterior of the building and property as a whole. Any such costs are to be born solely by the Tenant.

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property and shall remain intact permanently. Improvements include, but are not limited to, anything attached or bolted to the interior or exterior of the building and property as a whole. Any such costs are to be born solely by the Tenant.

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NOTICE. Notices under this Lease shall not be deemed valid unless given or served in writing and forwarded by mail, postage prepaid, addressed as follows:

LANDLORD: Signature Real Estate c/o Carolyn DeYoung
1174 N Leatherleaf Loop, Suite B
Wasilla, AK 99654

TENANT: The Culture Cannabis Co. LLC

Such addresses may be changed from time to time by either party by providing notice as set forth above. Notices mailed in accordance with the above provisions shall be deemed received on the third day after posting.

GOVERNING LAW. This Lease shall be construed in accordance with the laws of the State of Alaska.

SEVERABILITY. If any portion of this Lease shall be held to be invalid or unenforceable for any reason, the remaining provisions shall continue to be valid and enforceable. If a court finds that any provision of this Lease is invalid or unenforceable, but that by limiting such provision, it would become valid and enforceable, then such provision shall be deemed to be written, construed, and enforced as so limited.

WAIVER. The failure of either party to enforce any provisions of this Lease shall not be construed as a waiver or limitation of that party's right to subsequently enforce and compel strict compliance with every provision of this Lease.

BINDING EFFECT. The provisions of this Lease shall be binding upon and insure to the benefit of both parties and their respective legal representatives, successors and assigns.

ENTIRE AGREEMENT/AMENDMENT. This Lease Agreement contains the entire agreement of the parties and there are no other promises, conditions, understandings or other agreements, whether oral or written, relating to the subject matter of this Lease. This Lease may be modified or amended in writing, if the writing is signed by the party obligated under the amendment.

By court order dated February 28, 2020, Signature Real Estate has been authorized to act on behalf of Landlord(s) and is responsible for the leasing, management, and collection of all rents and fees. Signature Real Estate receives a fee for providing such services. Until such time the courts order otherwise, no other party(s) may act in the capacity of owner, property manager or collect any rents or fees.

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SECTION 3: LEASE ADDENDUM

Any conditions set forth in the lease are superseded by the following addendum's:

The terms of this lease have been assumed by The Culture Cannabis Co. LLC as part of the purchase of the license held by Snow Lotus Gardens effective January 1, 2022. Per the prior lease agreement $4,000 of rent per month from January 1, 2022, through March 31, 2022 is being deferred. The $12,000 of deferred rent plus $6,000 in interest must be repaid no later than May 1, 2022. Failure to do so will result in the interest charge being $12,000 and the $24,000 will be charged as additional rent from May 1, 2022 through October 1, 2022.

This lease is conditional upon Tenant leasing Unit 6 (6000 square foot warehouse).

Under the terms of the leases held by Tenant, breach of any one lease will result in all leases being in default. At the sole discretion of the Landlord, all leases may be converted to percentage leases not to exceed 6% of gross revenue for failure to fulfill financial obligation to Landlord(s) under any leases held by Tenant or personally with Landlord.

PREMISES: Unit 4 is to include the space formerly referred to as Unit 3.

TERM: The term of the lease is conditional upon local and state government laws and regulations permitting the continued operation of a marijuana licensed business as set forth in Alaska Marijuana Regulations 3 AAC Chapter 306. Any laws or regulations preventing the legal operation of such a business will release Tenant of any further obligation set forth in this lease and are subject to the terms of early termination. Landlord's will have 180 days to remedy any action preventing the legal operation of a marijuana licensed business OR the date set-forth for public or governmental vote to address the coctinued legal operation OR immediate release from any further obligation at the sole discretion of the Landlord's.

USE OF PREMISES: In the event Tenant elects to use any space leased for retail purposes, this lease may be converted to a percentage lease and 6% of gross revenue will be added to the base rent amount. Election to do so is at the sole discretion of the Landlord.

MAINTENANCE:
Additionally, Tenant must provide an HVAC system to provide:
- Air exchange to maintain the integrity of the building.
- Relative humidity remediation to maintain the integrity of the building.
- Air and odor pollution remediation.

Tenant must have a licensed and bonded environmental engineering provider test air and waste water quality and provide ~~bi-monthly~~ yearly reports at their expense.

DEFAULTS: ***In the event of default; State of Alaska AMCO will be notified and Landlord's will not remove any marijuana or marijuana products.***

LICENSING: Obtaining the required licenses for the operation of a marijuana business is the sole responsibility of the Tenant. By signing this lease, Tenant acknowledges they have read and understand the requirements to qualify and obtain licenses.

It will be the sole responsibility of the Tenant to prepare the premises to meet state and local regulations and to bear the cost to do so.

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PURCHASE:

The Tenant has exercised their right to purchase under the following terms:

1. 100% of rents paid during the first 24 months may be applied toward the purchase price.
2. Purchase price is ~~$5,133,000 (NOI x 9% CAP Rate)~~. TBD
3. ~~A 20% deposit may be made in installments beginning June 1, 2022 and no later than June 1, 2023.~~
4. Ownership will be transferred when 20% of the purchase price has been paid.
5. Owner(s) will finance the remaining balance for a term of 20 years at 7.5% interest.
6. In the event of a vacancy, the average rents of all remaining units will be used to determine the income value of the vacant unit and the net operating income.
7. Under these terms, purchaser will have a positive cash flow each month. ?
8. Tenant may cancel this purchase agreement at anytime prior to June 1, ~~2023~~. 2025 ML

OTHER: Any terms, conditions, requirements, or laws set forth in Statutes AS 17.38 and Regulations 3 AAC Chapter 306 will supersede any other terms set forth in the lease.

TBD ML

Landlord's have 180 days to provide "additional space" required by Tenant at a rate equal to ~~existing space~~ leased. In the event Tenant fails to notify Landlord's of requirement AND executes a lease with another Landlord; Tenant will be in default and will forfeit ~~any discounts applied~~, broker fees paid, and ~~deposits~~ or pre-paids plus 6 months rent.

60 day notice if leasing will be required. ML

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IN WITNESS WHEREOF, the parties hereto have executed this Instrument as of the day and year first above set forth.

LANDLORD:

_____ _____

Landlord Date

TENANT:

Mike Lee June 10-22

_____ Date

Authorized Agent of:

COMPANY: The Culture Cannabis Co. LLC

NAME:
ADDRESS:
ADDRESS:
PHONE:
E-MAIL ADDRESS:
D.O.B.:
S.S. #:
DRIVERS LICENSE#:

NAME:
ADDRESS:
ADDRESS:
PHONE:
E-MAIL ADDRESS:
D.O.B.:
S.S. #:
DRIVERS LICENSE#:

NAME:
ADDRESS:
ADDRESS:
PHONE:
E-MAIL ADDRESS:
D.O.B.:
S.S. #:
DRIVERS LICENSE#:

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EXHIBIT "A"

LANDLORD'S & TENANT'S WORK

LANDLORD'S WORK: Landlord's work is described as: To provide a clean space, to include walls, floors, ceiling tiles and all electrical, plumbing and mechanical in working order when applicable.

TENANT'S WORK: Tenant agrees to prepare, or cause to be prepared, and submit to Landlord, one set of fully dimensioned one-quarter (1/4") scale drawings showing the layout of the demised premises including store front, trade fixtures and other matters which would affect the construction design of the demised premises, within fifteen (15) days after this lease is fully executed.

Tenant shall provide, administer and pay for any and all work done to the demised premises other than that as so provided by Landlord in it's present "AS IS" condition. Tenant shall pay for any and all plans, drawings, permits, etc., necessary to do said work. Tenant shall provide Landlord a copy of the certificate of occupancy insured by the appropriate governmental agency. Unless otherwise approved by the Landlord's on-site manager, all work shall be done by a licensed contractor who provides the Landlord with a proper Certificate of Insurance prior to commencing the work.

Should the Tenant request, in writing and the Landlord agrees in writing, to have Landlord's contractor perform any of the Tenant's work, it is agreed that Tenant shall pay for all costs of said work in accordance with Landlord contractor's requirements.

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EXHIBIT "B"

DEMISING PLAN OF PREMISES

Attach drawings here for submittal.

AS IS per
Snow Lotus

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EXHIBIT "C"

SIGN CRITERIA

This sign criteria has been established for the purpose of assuring a high quality office, retail building and for the mutual benefit of all existing and future tenants. Conformance will be strictly enforced. All nonconforming or unapproved signs must be brought into conformance at the expense of the tenant.

Tenant signs shall be governed by the following:

No sign shall be permitted on Commercial Property unless it is determined by the owners of Commercial Property to be in conformity with "sign specifications and locations" detailed below, and unless all necessary city permits have been obtained.

Landlord requires all sign manufacturers/installers to SUBMIT WITH DRAWINGS A CERTIFICATE OF INSURANCE FOR WORKMAN'S COMPENSATION AND LIABILITY. Minimum liability limit One Million and No/100 Dollars ($1,000,000.00). All shop drawings must show the names of the company manufacturing/installing the sign.

1) GENERAL CRITERIA:

A) Prior to the purchase of any sign in the center, the applicable tenant shall submit to landlord two (2) copies of a detailed shop drawing of its purposed sign, prepared by the sign contractor, indicating conformance with the criteria set forth herein. Such shop drawings shall include the building elevations to which the signs are attached, letter size, layout and color, electrical diagram, including all copy and graphics.

B) Prior to the installation of any sign, a sign permit shall be obtained from the City of Wasilla (if applicable).

C) The tenant shall pay for all signs and their installation and maintenance. The tenant shall also obtain all necessary permits and approvals.

D) All individual letters shall be placed on raceways. Exceptions may be made at the sole discretion of the owners.

E) All conductors, transformers and other equipment shall be concealed within the raceway.

F) All signs must bear the U.L. label and installation must comply with all applicable building, electrical and other governmental codes and requirements.

G) Tenant shall maintain the sign in good working order which shall include, but not be limited to, replacement of damaged letters and burned out neon tubing at tenant's expense. In the event landlord notifies tenant of an existing defect and tenant fails to cure said defect within ten (10) days after notification by landlord, landlord may cause the defect to be repaired. Tenant hereby agrees to reimburse landlord for the cost of any such repairs within ten (10) days after receipt of an invoice setting forth those costs incurred by landlord.

H) Upon termination or expiration of the lease, tenant agrees to remove its signs, secure the electrical leads in a safe manner and repair damages to the fascia at tenant's own expense.

I) Wording of any sign shall not include the product sold, except as a part of a tenant's customarily used trade names or insignia.

~~J) Painted lettering, banners and balloons are prohibited.~~ no no!

K) Flashing, moving or audible signs are prohibited.

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L) All penetrations of the building structure required for sign installation shall be neatly sealed in water tight condition.

M) Each sign contractor shall repair any damage to any other work caused by its work. Damage that is not repaired by a contractor shall become the tenant's responsibility to immediately correct.

N) Each tenant shall be fully responsible for the operation of the tenant's sign contractor, and shall indemnify, defend and hold landlord harmless from all damage, liability, costs, expenses, cause of action, mechanic's liens and stop notices on account thereof.

2) SIGN DESIGN:

A) Tenant's are permitted a 1 sign measuring 3 feet in height and 8 feet in length to be placed on the front of the building centered over their entrance way.

B) All letters to be 30" maximum and 12" minimum in height. In cases where a tenant cannot meet a 12" minimum letter height because of an unusually long business name, the owner/landlord may allow a reduced letter height.

C) Logos cannot exceed 24" in height or exceed 15 percent (15%) of sign area, which will be included in allowable signage.

D) Sign construction shall be individual .24GA. Electro-galvenized metal letters, 5" deep bronze returns and armcurply backs.

E) Letter faces shall be 3/16" thick plexiglass as manufactured by Acrylite or Rohm & Haas with 3/4" trim cap edges.

F) Interior neon tubing will be 3" on center or less.

G) No labels visible on signs except U.L. label and governmental permit. All other labels must be on top of raceway. No sign company name to be visible from the ground.

H) All letters must be raceway mounted.

I) Sign shall be composed of individual script, serif, block or san serif letters, mounted on fascia.

J) All letters are to be centered on fascia within sign band.

3) MISCELLANEOUS REQUIREMENTS:

A) Each tenant will be permitted to place upon front entrance glass of its demised premises not more than 144 square inches of gold leaf or vinyl application lettering not to exceed two inches (2") in height, indicating hours of business, emergency telephone number and similar information.

B.) Temporary signs shall comply with the City of Wasilla sign ordinance (if applicable) and receive Landlord and City approval prior to installation.

4) REAR SERVICE DOOR:

A) Tenant may identify rear service door for delivery and emergency purposes only.

5) SIGN REVIEW BOARD:

A) All shop drawings will be reviewed by Landlord for total compliance with sign criteria prior to tenant purchasing their sign. Any substitutes must be approved by Landlord prior to application for permits.

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EXHIBIT "D"

LEASE APPLICATION

TENANT(S): The Culture Cannabis Co. LLC
TRADE NAME/DBA: The Culture Cannabis Co. LLC
BUSINESS ENTITY TYPE:
ALASKA BUSINESS LICENSE#:
FEDERAL TAX ID:
CONTACT PERSON:
PHONE NUMBER:
FEDERAL TAX ID:

OWNERS/OFFICERS:

NAME:
ADDRESS:
ADDRESS:
PHONE:
E-MAIL ADDRESS:
D.O.B.:
S.S. #:
DRIVERS LICENSE#:

NAME:
ADDRESS:
ADDRESS:
PHONE:
E-MAIL ADDRESS:
D.O.B.:
S.S. #:
DRIVERS LICENSE#:

NAME:
ADDRESS:
ADDRESS:
PHONE:
E-MAIL ADDRESS:
D.O.B.:
S.S. #:
DRIVERS LICENSE#:

CREDIT REFERENCES:

NAME:
ADDRESS:
PHONE:
E-MAIL ADDRESS:

NAME:
ADDRESS:
PHONE:
E-MAIL ADDRESS:

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EXHIBIT "E"

MARIJUANA LICENSEE COMMERCIAL LEASE

Landlord/Owner LANDLORD allows TENANT, to operate a Marijuana Licensed Business at 2301 South Knik-Goose Bay Road, Unit #4 Wasilla, AK 99654, Latitude 61.556749 N, Longitude - 149.485177 W, for the period of the signed lease from August 10, 2020 through January 31, 2026, and any continuation to said lease.

Any terms, conditions, requirements, or laws set forth in Statutes AS 17.38 and Regulations 3 AAC Chapter 306 will supersede any other terms set forth in the lease.

In the event of default; State of Alaska AMCO will be notified and Landlord's will not remove any marijuana or marijuana products.

IN WITNESS WHEREOF, the parties hereto have executed this Instrument as of the day and year first above set forth.

LANDLORD:

Landlord

6-10-22

Date

TENANT:

June 10-22

Date

Authorized Agent of:

COMPANY: TENANT

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AMCO

DEPOSIT RECEIPT

RECEIVED from TENANT(S) named above, the sum of $8,000 DOLLARS in the form of (cash, cashier's check, other): On Account*, as a deposit which, upon acceptance of this lease by the LANDLORD, will be applied as follows:

	Total	Received	Due Date
First Month's Rent:	$0	$ _____	Feb 01, 2022
Security Deposit:	$ 8,000.00	$ 8,000.00	Feb 01, 2022
Last Month's Rent:	$0	$ _____	Feb 01, 2022
TOTAL:	$ 8,000.00	$ 8,000.00	Feb 01, 2022

The total deposit received shall be refunded if this lease is not accepted by the LANDLORD within 3 days.

LANDLORD:

Landlord _____ Date 6/10/2022

	Enstar	M.E.A.
Unit 4:	TBD	TBD

*Security deposit was transferred from Snow Lotus Garden's account as part of license purchase.

~~Unit #3 3500.00~~

~~Unit #4 4500~~

~~$5,000~~

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