Commercial Building Lease

This agreement made as of the 12th day of November, 2025, between AK Pro Leasing , an Alaskan Limited Liability Company, hereinafter referred to as "Landlord," and Area 49 Farms LLC, hereinafter referred to as "Tenant."

WITNESSETH:

In consideration of the mutual covenants herein contained, Landlord leases to Tenant the following described premises upon the terms and conditions set forth herein.

1. DESCRIPTION. The premises to be leased to Tenant consists of the premises at 12262 W Winkler Way, Wasilla, Alaska, and including use of the parking area. This lease covers 100% of the property.

2. TENANT'S ACCEPTANCE OF PROPERTY. Tenant has examined the leased premises and the potential uses of the premises for suitability of use by Tenant. Tenant accepts the premises in the condition in which they now are in, AS IS, without representation or warranty, express or implied, by Landlord except as otherwise stated in this agreement.

3. TERM. The initial term of this lease shall be for a period of three years, effective not earlier than the effectuation of the license transfer and continuing for thirty six months after completion of license transfer.

4. LEASE INSTALLMENT PAYMENTS. Tenant shall pay Landlord monthly lease installment payments in the amount of $3,351.51, payable in advance on the first day of each month during the lease term. If Tenant remains in possession of the Premises after the expiration of the lease term without executing a new lease, rent will be at the rate of 150% of the rate for the final year of this lease. Rent paid after the 10th day of any month will be assessed a late fee of $25, which will be considered additional rent.

All payments of rent installments shall be delivered by Tenant to Landlord at such place as Landlord may from time to time designate in writing.

5. LANDLORD RIGHT TO CURE. If Tenant fails to pay any amounts required to be paid by Tenant under this lease when due, Landlord may advance any or all of such amounts. Any such amounts paid by Landlord shall bear interest at the rate of 18% per annum from the date advanced by Landlord until repaid by Tenant. Any such amounts shall be deemed to be additional lease payments due hereunder and shall be payable by Tenant to Landlord within five (5) days of written notice to Tenant of the payment by Landlord.

6. USE OF PREMISES. Tenant shall use the leased premises for normal office purposes or such other business and activities incident thereto and for no other purpose without the prior consent of Landlord.

(a) Tenant shall comply with all laws and regulations of the Federal, State, and County authorities applicable to the business to be conducted by Tenant in the leased property.

(b) Tenant shall conduct its business in such a manner, both as regards noise and other nuisances, as will not interfere with, annoy, or disturb neighbors or users of adjacent properties.

(c) Tenant shall not keep within the leased property any article of dangerous, flammable, or explosive character which increases the danger of fire upon the leased property,or which would be deemed "hazardous" or "extra-hazardous" by any responsible insurance company.

(d) Tenant shall not place or erect any signs on the leased property without Landlord's written consent, which consent will not be unreasonably withheld.

(e) Tenant shall secure the buildings after normal business hours and see that lights are off before leaving the premises.

(f) Tenant shall cooperate fully with Landlord to assure the effective operation of the buildings' heating and air conditioning system, including the closing of doors and windows when the systems are in use.

7. UTILITIES AND PERSONAL PROPERTY TAXES. Tenant shall pay for all utilities including sewer, water, and trash removal of the premises, for common area maintenance and utilities, and for exterior maintenance, including snow removal. Tenant shall be solely responsible for and promptly pay all charges for telephone, cable, television and other communication wiring, cabling, connectors, including for installation and service to the premises. Tenant shall pay when due all taxes on personal property located upon the leased premises.

8. REAL PROPERTY TAXES. Real property taxes assessed against the leased premises will be paid by Tenant.

9 REIMBURSEMENT - HOLD HARMLESS. If Landlord is, without fault on its part, made a party to any litigation commenced by or against Tenant, Tenant shall pay all costs and reasonable attorneys fees incurred by or against Landlord, or in connection with such litigation. Tenant shall indemnify Landlord against all liabilities, expenses, and losses incurred by Landlord as a result of (a) failure by Tenant to perform any covenant required to be performed by Tenant hereunder; (b) any accident, injury, or damage which shall happen in or about the leased property or resulting from the condition, maintenance, or operation of the leased premises; (c) failure to comply with any requirements of any governmental authority; and (d) any construction lien, or security agreement filed against the leased premises, any equipment therein, or any materials used in the construction or alteration of any building or improvement thereon. Landlord shall not be liable for any personal injury or property damage suffered by Tenant or its agents, employees, or invitees, or for any damage to any property of the Tenant or of any other occupant of any part of the leased property, irrespectiveof how such injury or damage may be caused, unless caused by the gross negligence of Landlord.

10. OBLIGATION TO MAINTAIN AND REPAIR.

Landlord shall maintain the structural parts of the buildings, which includes only the foundations, bearing and exterior walls (excluding glass and doors) and subflooring, unexposed electrical, plumbing and sewage systems, including those portions of such systems lying outside the premises, and the heating and ventilating systems servicing the premises. Tenant, at Tenant's sole expense, shall maintain the premises in good condition including, all glass, doors, electrical and plumbing fixtures, including replacement of Tenant's personal property.

No remodels or substantial alterations shall be made to the premises without Landlord's written consent, which consent shall not be unreasonably withheld. For approved remodels or alterations, Tenant agrees to complete all work in a workmanlike manner and in a reasonable time after commencement. Any alteration, addition, or improvement made by Tenant, and any fixtures installed, shall, at Landlord's option, become the property of Landlord upon the expiration or other sooner termination of this Lease; provided, however, that Landlord shall have the right to require Tenant to remove such fixtures at Tenant's cost upon termination of this Lease. Any equipment other than fixtures which Tenant acquires, except to replace Landlord's equipment, shall remain the sole property of Tenant.

11. RIGHT OF ENTRY. Tenant shall permit an inspection of the leased property by Landlord, or Landlord's representatives, during business hours, at any time during the lease term. If, during such hours, admission to the leased property for such purposes cannot be obtained, or if at any time an entry shall be deemed necessary for the protection of the property, whether for the benefit of the Tenant or not, Landlord, or Landlord's representatives, may enter the leased property and accomplish such purpose. The provisions contained in this paragraph are not to be construed as creating any obligation on the Landlord's part under this Lease.

12. RISK OF LOSS. No destruction or damage to any building or improvement on the leased property by fire, windstorm, or any other casualty shall entitle the Tenant to surrender possession of the leased property, to terminate this Lease, or to any rebate or abatement in lease installments then due or thereafter becoming due.

13. DUTY TO INSURE:

Tenant shall acquire and maintain in effect public liability insurance in the minimum amount of $2,000,000 combined limits for liability and property damage with Landlord named as an additional insured. Proof of coverage shall be provided by Tenant at the commencement of this lease and upon reasonable request by Landlord thereafter. The policies shall provide that they may not be cancelled without at least twenty days prior written notice to Landlord. The cost of providing these insurance coverages shall be considered additional rent under this lease.

14. TERMINATION OF LEASE UPON SUBSTANTIAL DESTRUCTION.

In case of damage by fire or other casualty to the leased premises that is so extensive as to amount to more than 50% of the value of the improvements on the leased premises, either party may terminate this lease by written notice to the other given within 30 days of the damage. In all other cases where the leased property is damaged by fire or other casualty, Landlord shall apply the insurance proceeds to the repair of the damage, which shall be undertaken and completed in a workmanlike manner and in a reasonable time. In such a case there will be no abatement of rent.

15. SUBLETTING OR ASSIGNMENT. Tenant may not assign this lease or sublet the leased property without the written approval of Landlord.

16. WAIVER. One or more waivers of any covenant or condition by either party, or the failure to seek redress for a violation of, or to insist upon the strict performance of, any covenant or condition of this lease shall not be construed as a waiver of a subsequent breach of the same covenant

or condition, and the consent or approval by Landlord to any act by Tenant requiring Landlord's consent or approval shall not be construed as consent or approval to any subsequent similar act by Tenant.

17. ADDITIONAL RENT. As additional rent, Tenant shall pay for the percentage of building operating costs in excess of the costs incurred in the calendar year in which this lease commenced and of any increase in premiums for insurance policies on the premises carried by Landlord covering damage to the buildings and loss of rent due to fire and other casualty based on the percentage of the buildings covered by this lease as set forthin Paragraph 1 above.

18. DEFAULT. The occurrence of any of the following events shall be deemed a default:

a. If any rent installment or additional rent obligation is not paid within ten (10) days after it is due and payable.

b. If the leased premises is vacant or deserted for a period of thirty (30) days.

d. If this lease is assigned or the leased property sublet other than in accordance with the terms of this Lease.

e. If the Tenant fails to perform any other obligation under this lease within thirty (30) days after written notice from Landlord specifying the obligation to be performed.

In the event of a default the lease may be terminated at the option of Landlord, by giving written notice of termination to Tenant. Upon termination, Tenant shall surrender the leased premises to Landlord. Upon termination, Landlord may re-enter the leased premises by an unlawful detainer action or by any other means, including the use of reasonable force, and may remove the Tenant without liability for damages.

Tenant shall remain liable for all its obligations under this lease, and any damages incurred by Landlord, despite any termination and any re-entry by Landlord. In the event of termination on default Landlord shall be entitled to recover immediately, without waiting until the due date of anyfuture lease installment or until the date fixed for expiration of the lease term, the following amounts as damages:

(a) Loss of reasonable rental value from the date of default until a new tenant has been, or could have been secured;

(b) The reasonable costs of re-entry and reletting including without limitation the cost of any cleanup, refurbishing, removal of Tenant's property and fixtures, or any other expense occasioned by Tenant's failure to quit the premises upon termination and to leave them in the required condition, and any remodeling costs, attorney's fees, court costs, broker commissions, and advertising costs;

Landlord may sue periodically to recover damages during the period corresponding to the remainder of the lease term, and no action for damages shall bar a later action for damages subsequently accruing. The foregoing remedies shall be in addition to and shall not exclude any other remedy available to Landlord under applicable law.

19. DUTY UPON TERMINATION. Tenant shall, on or before the expiration of the lease term, or termination of the Lease, surrender the leased property, broom-clean, together with

alterations, additions, and improvements which may have been made upon the leased property, and the personal property and equipment leased hereunder. All Tenant's property shall be removed on or before the expiration of the lease term, including any installed fixtures which Landlord has requested be removed. All property not so removed shall be deemed abandoned by the Tenant. If the leased property is not surrendered as required, Tenant shall be responsible for any damage which Landlord suffers by reason thereof.

20. NOTICES. Whenever under this lease a provision is made for notice of any kind, it shall be deemed effective if in writing and upon personal delivery or, if mailed, three days after mailing, certified delivery, postage prepaid, addressed to:

Tenant:

P.O. Box 220083
Anchorage AK 99522

Landlord:

P.O. Box 220083
Anchorage, AK 99522

The addresses above may be changed by written notice to the other party.

21. ENTIRE AGREEMENT/BINDING EFFECT. This document contains the entire and integrated agreement of the parties and may not be modified except in a writing signed by both parties. Subject to the restrictions on assignment and subletting above, this agreement shall be binding upon the parties, their successors and assigns.

22. SECURITY DEPOSIT. Tenant has deposited with Landlord the sum of $3,500 as a security, cleaning and damage deposit. If Tenant fails to perform its obligations under this lease, including failure to return the premises to Landlord upon termination of the lease in a clean, sanitary and undamaged condition, the deposit will be retained by Landlord as partial reimbursement for damages incurred.

23. ATTORNEY FEES. In the event of litigation by either party to enforce its rights hereunder, the prevailing party shall be entitled to recover its reasonable attorney's fees from the loseras set by the court at trial or upon appeal.

This agreement executed as of the day and year set forth above.

Landlord:

By: [signature]
11-12-25

Tenant:

By: [signature]
11-12-25

A L A S K A

2025-011721-0
Recording Dist: 311 - Palmer
7/2/2025 08:14 AM Pages: 1 of 4

File for Record at the Request of:
Professional Escrow Services, Inc. (PESI)

AFTER RECORDING PLEASE MAIL TO:

PESI
140 Main Street Loop
Kenai, AK 99611

File Ref. No. **25718251**

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DEED OF TRUST

This Deed of Trust, Made this 30 day of June 2025

Between **AREA 49 FARMS, LLC., an Alaska Limited Liability Company,**
Whose address is **P.O. Box 220083 – Anchorage, AK 99522**
herein called TRUSTOR,

AND **Trustee Services of Alaska,**
Whose address is **140 Main Street Loop – Kenai, AK 99611**
herein called TRUSTEE,

AND **WILLIAM MICHAEL KING, JR., a married person,**
Whose address is **3400 W. Birch Meadows Rd. – Wasilla, AK 99654**
herein called BENEFICIARY,

Witnesseth: That Trustor(s) GRANTS, BARGAINS, SELLS, and CONVEYS to TRUSTEE IN TRUST WITH POWER OF SALE, that property in the Palmer Recording District, Third Judicial District, State of Alaska, described as:

Lot One-A (1A), WINKLER 2020 SUBDIVISION, according to the official plat thereof, filed under Plat Number 2020-102, Records of the Palmer Recording District, Third Judicial District, State of Alaska.

Together with the tenements, hereditaments, and appurtenances thereunto belonging, or in anywise appertaining, the rents, issues and profits thereof, SUBJECT, HOWEVER, to the right, power and authority hereinafter given to and conferred upon Beneficiary to collect and apply such rents, issues and profits. To have and to hold the same, with the appurtenances, unto Trustee.

 GRANTEE(S) INITIALS:_____/_____ GRANTOR(S) INITIALS: _____/_____

eRecorded Document

FOR THE PURPOSE OF SECURING: 1. Performance of each agreement of Trustor(s) herein contained. 2. Payment of indebtedness evidenced by one promissory note of even date, herewith, in the Principal sum of **$500,000.00** payable to Beneficiary or order.

A. To protect the security of this Deed of Trust, Trustor(s) agree:

1. To keep said property in good condition and repair; not to remove or demolish any building thereon; to complete or restore promptly and in good and workmanlike manner any building which may be constructed, damaged or destroyed thereon and to pay when due all claims for labor performed and materials furnished therefore; to comply with all laws affecting said property or requiring any alterations or improvements to be made thereon; not to commit or permit waste thereof; not to commit, suffer or permit any act upon said property in violation of law, to cultivate, irrigate, fertilize, fumigate, prune and do all other acts which from the character or use of said property may be reasonably necessary, the specific enumerations herein not excluding the general.

2. To provide, maintain and deliver to Beneficiary fire insurance satisfactory to and with loss payable to Beneficiary in an amount not less than **$ Insurable value.** The amount collected under any fire or other insurance policy may be applied by Beneficiary upon any indebtedness secured hereby and, in such order, as Beneficiary may determine, or at option of Beneficiary the entire amount so collected or any part thereof may be released to Trustor(s). Such application or release shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.

3. To appear in and defend any action or proceeding purporting to affect the security hereof or the rights or powers of Beneficiary or Trustee; and to pay all costs and expenses, including cost of evidence of title and attorney's fees in a reasonable sum, in any action or proceeding brought by Beneficiary to foreclose this Deed of Trust.

4. To pay, at least ten (10) days before delinquency, all taxes and assessments affecting said property; when due, all encumbrances, charges and liens, with interest on said property or any part thereof, which appear to be prior or superior hereto; all costs, fees and expenses of this Trust.

5. To Pay immediately and without demand all sums expended by Beneficiary or Trustee pursuant to the provisions hereof, with interest from date of expenditure at Ten (10) percent per annum.

6. Should Trustor fail to make any payment or to do any act as herein provided, the Beneficiary or Trustee, but without obligation to do so and without notice to or demand upon Trustor(s) and without releasing Trustor(s) from any obligation hereof, may: make or do the same in such manner and to such extent as either may deem necessary to protect the security hereof. Beneficiary or Trustee being authorized to enter upon said property for such purposes, appear in and defend any action or proceeding purporting to affect the security hereof or the rights or powers of Beneficiary or Trustee; pay, purchase, contest or compromise any encumbrances, charge or lien which in the judgment of either appears to be prior or superior hereto; and, in exercising any such powers, pay necessary expenses, employ counsel and pay his/her reasonable fees.

B. It is mutually agreed that:

1. Any award or damages in connection with any condemnation for public use of or injury to said property or any part thereof, is hereby assigned and shall be paid to Beneficiary who may apply or release such moneys received by him in the same manner and with the same effect as above provided for disposition of proceeds of fire or other insurance.

2. By accepting payment of any sum secured hereby after its due date, Beneficiary does not waive his right either to require prompt payment when due of all other sums so secured or to declare default for failure so to pay.

3. At any time or from time to time, without liability therefore and without notice, upon written request of Beneficiary and presentation of this Deed of Trust and said note for endorsement, and without affecting the personal liability of any person for payment of the indebtedness secured hereby, Trustee may: reconvey all or any part of said property; consent to the making of any map or plat thereof; join in granting any easement thereon; or join in any extension agreement or any agreement subordinating the lien or charge hereof.

4. At any time that statutes, ordinances, rules or regulations of any governmental agency, federal, state of local, require that the subject property be platted, replatted or subdivided, or the Trustor(s) desire to plat, replat or subdivide the subject property, or platting, replatting or subdividing the subject property is necessary to effect release clauses hereinafter set forth, then, and in that event, without affecting the personal liability of any person for payment of the indebtedness secured hereby, the Beneficiary hereby nominates, constitutes and appoints the Trustor(s) as their attorney-in-fact for the limited purpose of signing proposed and/or approved plats, granting unto Trustor(s) full power and authority to sign proposed and/or approved plats

 GRANTEE(S) INITIALS:_____/_____ GRANTOR(S) INITIALS: AD/_____

as fully to all intents and purposes as Beneficiary might do or could do if personally present.

5. Upon written request of Beneficiary stating that all sums secured hereby have been paid, and upon surrender of this Deed and said note to Trustee for cancellation and retention and upon payment of its fees, Trustee shall reconvey, without warranty, the property then held hereunder. The recitals in any reconveyance executed under this Deed of Trust of any matters or facts shall be conclusive proof of the truthfulness thereof. The grantee in such reconveyance may be described as "the person or persons legally entitled thereto".

6. As additional security, Trustor(s) hereby give to and confers upon Beneficiary the right, power and authority, during continuance of these Trusts, to collect the rents, issues and profits of said property, reserving unto Trustor(s) the right, prior to any default by Trustor(s) in payment of any indebtedness secured hereby or in performance of any agreement thereunder, to collect and retain such rents, issues and profits as they become due and payable. Upon any such default, Beneficiary may at any time without notice, to the adequacy of any security for the indebtedness hereby secured, enter upon and take possession of said property or any part thereof, in his own name, sue for or otherwise collect such rents, issues and profits, including those past due and unpaid, and apply same, less costs and expenses of operation and collection, including reasonable attorney's fees, upon any indebtedness secured hereby, and in such order as Beneficiary may determine. The entering upon and taking possession of said property, the collection of such rents, issues and profits and the application thereof as aforesaid, shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.

7. Upon default by Trustor(s) in payment of any indebtedness secured hereby or in performance of any agreement hereunder, all sums secured hereby shall immediately become due and payable at the option of the Beneficiary. In the event of default, Beneficiary shall execute or cause the Trustee to execute a written notice of such default and of his election to cause to be sold the herein described property to satisfy the obligation here of, and shall cause such notice to be recorded in the office of the recorder of each recording precinct wherein said real property of some part thereof is situated.

Notice of sale having been given as then required by law and not less than the time then required by law having elapsed after recordation of such notice of default, Trustee, without demand on Trustor(s), shall sell said property, at the time and place of sale fixed by it in said notice, either as a whole or in separate parcels and in such order as it may determine, at public auction to the highest and best bidder for cash in lawful money of the United States, payable at time of sale. Trustee may postpone sale of all or any portion of said property by public announcement at such time and place of sale, and from time to time thereafter may postpone such sale by public announcement at the time fixed by the preceding postponement. Trustee shall deliver to the purchaser its deed conveying the property so sold, but without any covenant or warranty, express or implied. The recitals in such deed of any matters or facts shall be conclusive proof of the truthfulness thereof. Any person, including Trustor(s), Trustee or Beneficiary, as hereunder defined, may purchase at such sale. After deducting all costs, fees and expenses of Trustee and of this Trust, including costs of evidence of title and reasonable counsel fees in connection with sale, Trustee shall apply the proceeds of sale to payment of all sums expended under the terms hereof, not then repaid with accrued interest at Ten (10) percent per annum; all other sums then secured hereby; and the remainder, if any, to the person or persons legally entitle thereto.

8. This Deed applies to, inures to the benefit of, and binds all parties hereto, their heirs, legatees, devisees, administrators, executors, successors and assigns. The term Beneficiary shall mean the holder and owner, including pledgee, of the note secured hereby, whether or not named as a beneficiary herein, or if the note has been pledged, the pledgee thereof, in the Deed, whenever the context so requires, the masculine gender includes the feminine and/or neuter, and the singular number includes the plural.

9. Trustee accepts this Trust when this Deed, duly executed and acknowledged, is made a public record as provided by law. Trustee is not obligated to notify any party hereto of pending sale under any other Deed of Trust or of any action or proceeding in which Trustor(s), Beneficiary or Trustee shall be a party unless brought by Trustee.

10. Beneficiary may, from time to time, as provided by statute, appoint another Trustee in place and stead of Trustee herein named, and thereupon, the Trustee herein named shall be discharged and Trustee so appointed shall be substituted as Trustee hereunder with the same effect as if originally named Trustee herein.

11. If two or more persons be designated as Trustee herein, any, or all powers granted herein to trustee may be exercised by any of such persons, if the other person or persons is unable, for any reason,

 GRANTEE(S) INITIALS: _____/_____ GRANTOR(S) INITIALS: _____/_____

to act and any recital shall be conclusive against Trustor(s), their heirs and assigns.

C. SPECIAL COVENANTS AND CONDITIONS

12. **Due On Sale.**
Trustor(s) may not sell, convey, or in any manner dispose of the subject property without first obtaining the written consent of Beneficiary until such time as the Deed of Trust Note executed concurrently herewith has been paid in full. In the event Trustor(s) shall sell, convey, or in any manner dispose of the subject property without first obtaining the written consent of Beneficiary, Trustor(s) shall be in default under the terms and conditions of this Deed of Trust.

13. **As Is, Where Is.**
Trustor(s) has inspected the property described herein and the improvements located thereon, including the water well system and septic system, *if any*, and has accepted a conveyance of said property in an "as is, where is" condition without any warranties by the Beneficiaries.

SIGNATURE OF TRUSTOR(S):

AREA 49 FARMS, LLC.
an Alaska Limited Liability Company

X _____
JAMES PROTZMAN, Member (100%)

STATE OF ALASKA }
Third Judicial District }

THIS IS TO CERTIFY THAT on this 30 day of June, **2025**, before me the undersigned Notary Public in and for the State of Alaska, personally appeared **JAMES PROTZMAN**, who acknowledged to me that he executed the foregoing instrument freely and voluntarily, for the uses and purposes therein contained.

SARA WIGGERS
Notary Public
State of Alaska
My Commission Expires Apr 20, 2029

_____
Notary Public in and for the State of Alaska
My Commission Expires: 4/20/2029

GRANTEE(S) INITIALS: _____ / _____ GRANTOR(S) INITIALS: _____ / _____

A L A S K A

2025-011720-0
Recording Dist: 311 - Palmer
7/1/2025 03:32 PM Pages: 1 of 2

File for Record at the Request of:
Professional Escrow Services, Inc. (PESI)

AFTER RECORDING PLEASE MAIL TO:

Area 49 Farms, LLC.
c/o James Protzman
P.O. Box 220083
Anchorage, AK 99522

File Ref. No. **257182506** **———Above This Line Reserved For Official Use Only———**

STATUTORY WARRANTY DEED

The Grantor(s), **WILLIAM MICHAEL KING, JR., a married person,** whose address is **3400 W. Birch Meadows Rd. – Wasilla, AK 99654,** for and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable consideration to him in hand paid, receipt for which is hereby acknowledged, does hereby convey and warrant to the Grantee(s), **AREA 49 FARMS, LLC., an Alaska Limited Liability Company,** whose address **P.O. Box 220083 – Anchorage, AK 99522,** all right, title and interest in and to that certain real property situated in the Palmer Recording District, Third Judicial District, State of Alaska, to-wit:

Lot One-A (1A), WINKLER 2020 SUBDIVISION, according to the official plat thereof, filed under Plat Number 2020-102, Records of the Palmer Recording District, Third Judicial District, State of Alaska.

For Reference: Mat-Su Borough Tax Parcel ID 538287

(*Please note that this property is not a marital domicile)

SUBJECT TO taxes and assessments for the year **2025** and subsequent years, reservations, restrictions, conditions, covenants, easements, rights of way of record, and any set of facts an accurate survey or physical inspection would reveal.

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TOGETHER WITH, ALL AND SINGULAR, the tenements, hereditaments, appurtenances and privileges thereto incident, unto said Grantee(s) and to his heirs, executors, administrators and assigns, FOREVER.

SIGNED, SEALED AND DELIVERED this 30 day of JUNE 2025.

X _____
WILLIAM MICHAEL KING, JR.

STATE OF ALASKA }
Third Judicial District }

On this 30 day of June, 2025, before me the undersigned Notary Public in and for the State of Alaska, personally appeared **WILLIAM MICHAEL KING, JR.**, who acknowledged to me that he executed the foregoing instrument freely and voluntarily, for the uses and purposes therein contained.

MARLA V. FERNANDEZ
Notary Public
State of Alaska
My Commission Expires Sep 27, 2025

_____
Notary Public in and for the State of Alaska
My Commission Expires: 09/27/2025

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BILL OF SALE

SEP 1 5 2025

KNOW ALL MEN BY THESE PRESENTS:

FOR VALUABLE CONSIDERATION of Ten dollars ($10.00) cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **WILLIAM MICHAEL KING, JR.**, whose address is **3400 W. Birch Meadows Rd. – Wasilla, AK 99654**, hereinafter referred to as "Seller", does hereby BARGAIN, SELL, ASSIGN, CONVEY, TRANSFER, DELIVER and WARRANT unto to **AREA 49 FARMS, LLC., an Alaska Limited Liability Company**, whose address is **P.O. Box 2220083 – Anchorage, AK 99522**, hereinafter referred to as "Purchaser", its successors and assigns, the marijuana cultivation business currently operated under **State of Alaska Marijuana Cultivation Facility License No. 22015**, together with assets of the business, including but not limited to, fixtures, machinery, equipment, vehicles, tools, inventory and other business property currently located at **12262 W. Winkler Way – Wasilla, AK 99623**, ("Business"), more specifically set forth as follows:

a) All furniture, fixtures, machinery, equipment, tools, specifications, supplies, leasehold or other existing improvements, and other tangible personal property located or maintained at the "business" including, but not limited to, those listed on Exhibit "A" attached hereto;

b) The inventories of materials and consumable supplies, (collectively, the "Inventories"), together with any additional inventories obtained in the ordinary course of business prior to the Closing Date;

c) All available operating data and records used in connection with the Business, including books; records; customer lists, order files and credit histories; supplier information; purchasing records; technical and repair data and manuals; invoices; and sales and promotional literature;

d) All of Seller's rights under, and interest in, the contracts, customer agreements, pre-booking deposits, purchase orders, leases and other agreements listed in the attached Exhibit "A" (if applicable) which is attached hereto for reference and becomes a part hereof, to the extent they are assignable (the "Assigned Agreements");

e) All licenses, processes, designs, formulas, computer programs, computer software packages, web sites, IT assets, trade secrets, product manufacturing instructions, technology, research and development, know how and all other intellectual property utilized in the conduct of the Business;

f) The right to use the telephone number or numbers used by Seller immediately prior to the closing date; provided that Purchaser makes all necessary arrangements for the transfer of telephone billings to their own name and address;

SELLER(S) INITIALS: WMK / _____

PURCHASER(S) INITIALS: AM / _____

g) All rights of Seller as of the Closing Date under or pursuant to warranties, representations and guarantees made by suppliers in connection with the Business, Purchased Assets or services furnished to Seller pertaining to the Business or affecting the Business or Purchased Assets, to the extent such warranties, representations and guarantees are assignable by Seller to Purchaser(s);

h) All transferable governmental licenses, permits, and other authorizations held by the Seller in connection with the conduct of the Business; and

i) All other property and rights, except the Excluded Assets, tangible and intangible, which Seller owns, uses or is acquiring in connection with the operation of the Business, wherever located regardless of whether (1) reflected on Seller's books and records, and (2) enumerated in clauses (a) through (i) above or on the schedules referred to in clauses (a) through (i) above;

j) Other assets transferred:
SEE ATTACHED EXHIBIT "A"

All books and records of Seller(s) relating primarily to the foregoing assets. All available current customer lists and other technical information concerning the business ("Business").

TO HAVE AND TO HOLD all of said properties and assets unto Purchaser(s) the Purchasers' successors and assigns forever, and Seller and Seller's successors and assigns, do hereby covenant and agree to and with Purchaser(s), and Purchasers' successors and assigns, that it has full and complete power to transfer and assign all of said properties and assets as aforesaid, that the same are free of all liens and encumbrances whatsoever, and that it will warrant and forever defend the sale of said properties and assets against all lawful claims and demands whatsoever.

Seller further covenants and agrees that Seller(s) shall, at any time and from time to time, at the request of Purchaser(s), execute and deliver to Purchaser(s) any and all instruments and documents which may be necessary to vest in Purchaser(s) full title, right and interest in and to any of said properties and assets.

As used herein, "Purchaser(s)" shall mean all Purchasers, whether one or more and "Seller" shall mean all Sellers, whether one or more.

IN WITNESS WHEREOF, said seller/grantor has hereunto set his hand this 30 day of JUNE, **2025.**

SEP 15 2025

SIGNATURE(S) OF SELLER(S):

X_____
WILLIAM MICHAEL KING, JR.

STATE OF ALASKA }
Third Judicial District }

On this 30 day of June, 2025, before me the undersigned Notary Public in and for the State of Alaska, personally appeared **WILLIAM MICHAEL KING, JR.**, who acknowledged to me that he executed the foregoing instrument freely and voluntarily, for the uses and purposes therein contained.

MARLA V. FERNANDEZ
Notary Public
State of Alaska
My Commission Expires Sep 27, 2025

(NOTARY SEAL HERE)

_____
Notary Public in and for the State of Alaska
My Commission Expires: 09/27/2025

SEP 15 2025