COMMERCIAL LEASE AGREEMENT

THIS COMMERCIAL LEASE AGREEMENT ("Lease") is made and entered into on this 1st day of January 2025, by and between:

Landlord: Patrick Patrick and Day LLC, with a principal address at 600 N. Eckert St. Palmer, AK 99645 ("Landlord"), and

Tenant: Northern Emerald LLC, with a principal address at 2803 S. Old Glenn Hwy, Building #2, Palmer, AK 99645 ("Tenant").

1. LEASED PREMISES. Landlord leases to Tenant the commercial property located at 2803 S. Old Glenn Hwy, Building #2, Palmer, AK 99645 ("Premises"), consisting of the entire building to be used for a retail cannabis store.

2. TERM. The term of this Lease shall commence on January 1st, 2025, and shall continue for a period of 5 years, ending on December 31st, 2030, unless otherwise terminated in accordance with this Lease.

3. RENT. Tenant shall pay Landlord a base rent of $1500 per month, payable on the first day of each month. Payments shall be made to Patrick Patrick and Day at the office located at 2803 S Old Glenn Hwy, Palmer, AK 99645.

4. SECURITY DEPOSIT. Tenant shall deposit with Landlord the sum of Zero Dollars as a security deposit, to be held and applied as permitted by law.

5. USE OF PREMISES. Tenant shall use the Premises solely for retail cannabis sales and shall comply with all applicable laws, ordinances, and regulations.

6. MAINTENANCE AND REPAIRS.

(a) Landlord shall be responsible for structural repairs and maintenance of the building.

(b) Tenant shall be responsible for maintaining the interior of the Premises, including but not limited to plumbing, electrical fixtures, and daily upkeep.

7. UTILITIES.

The tenant shall be responsible for payment of all utilities, including electricity, water, gas, trash, and any other applicable services.

8. INSURANCE. Tenant shall maintain liability insurance of at least $100,000 per occurrence, naming Landlord as an additional insured.

9. INDEMNIFICATION.

Tenant agrees to indemnify and hold Landlord harmless from any claims, damages, or liabilities arising from Tenant's use of the Premises.

10. DEFAULT AND REMEDIES.

If Tenant fails to pay rent or violates any provision of this Lease, Landlord may terminate the Lease and seek damages as allowed by law.

11. ASSIGNMENT AND SUBLETTING.

Tenant shall not assign or sublease the Premises without prior written consent of Landlord.

12. GOVERNING LAW.

This Lease shall be governed by the laws of the State of Alaska.

13. ENTIRE AGREEMENT.

This Lease constitutes the entire agreement between the parties and may only be modified in writing signed by both parties.

IN WITNESS WHEREOF, the parties have executed this Lease as of the date first written above.

LANDLORD: Patrick Patrick and Day LLC

Keith Crocker, Authorized Signer, On behalf of Patrick Patrick and Day LLC

TENANT: Northern Emerald LLC

Keith Crocker, Managing Partner, on behalf of Northern Emerald

State of Alaska

FIRST Judicial District

THIS IS TO CERTIFY that on the 28TH (date) day of MARCH (month), of 2025 (year)

KEITH CROCKER (name of individual), known to me to be the individual or

individuals named by the within COMMERCIAL LEASE AGREEMENT (document description),

personally appeared before me and acknowledged that (he/she/they) signed said document freely and voluntarily for the uses and purposes stated within.

GIVEN UNDER MY HAND and official seal:

Dated: 03/28/2025

Reanna Bruce
(Signature of Notary)

Notary Public for the State of Alaska

My Appointment Expires: 04/19/2028

Seal/Stamp

REANNA BRUCE
Notary Public
State of Alaska
My Commission Expires Apr 19, 2028

12/21/2024

Owner & Agent Permission Letter for Use and Occupancy of Premises

Re: Northern Emerald LLC – Owner & Agent Authorization

To whom it may concern.

I, Keith Crocker, member of Patrick Patrick & Day LLC hereby continues to grant permission for Northern Emerald LLC to lease and use our property located at 2803 S. Old Glenn Hwy, Building #2, Palmer, AK 99645 as a Marijuana Retail store. I am aware that Northern Emerald commercially sells marijuana, and marijuana products on the property. Northern Emerald currently possesses and leases the above mentioned address.

If you have any questions regarding this correspondence, please feel free to contact me.

Sincerely,

Keith Crocker – Member of Patrick Patrick & Day LLC

and Northern Emerald LLC

FEB 04 2025