Assigned, Amended & Restated COMMERCIAL LEASE AGREEMENT

THIS LEASE AGREEMENT, original made on October 1, 2024 with a start date of October 1, 2024, and the property is being sold therefore this lease is hereby Assigned to new landowner (Country Squire, LLC), restated and amended in its entirety as set forth below is made and executed the day and year hereinafter last written, by and between Country Squire, LLC, hereinafter called the "Landlord"; and Deenge LLC, hereinafter called the "Tenant":

1. PREMISES. Landlord hereby leases to Tenant and Tenant herby leases from Landlord, for the term and upon the terms and conditions set forth in this Lease Agreement, the following-described Premises, 2323 S. Trunk, located in the Palmer Recording District, Third Judicial District, State of Alaska: Suite 3 floors 1, 2 & 3.

2. TERM. This Lease shall commence on the 1st day of October 2024, and end at midnight on the 1st day of October 2027, unless sooner terminated as herein provided

3. RENT. The Tenant shall pay to the Landlord a monthly rental of One Thousand Nine Hundred Thirty seven dollars and fifty cents ($1937.50) for the use and enjoyment of the Premises due on the date of first occupancy, and on the first day of each succeeding month.

A late charge of ten percent (10%) of the monthly rental shall be assessed by the Landlord against the Tenant if the rent payment is not made on or before the 5th day of each month. If the rent payment is mailed to the Landlord, the postmark on the envelope of rent transmittal shall be deemed the date of payment. PO Box 876232 Wasilla, AK 99687. The assessment of a late charge shall be deemed to be additional rent due under this Lease. Rent can be deposited at MAC FCU. Account name Country Squire LLC, account number 1310000150499

In the event the leased property is annexed by any city, or if any area wide sales taxes are assessed for rented premises, Tenant agrees to be responsible for the addition of the applicable sales tax on the periodic basis mandated by the taxing authority.

4. PAYMENTS. The Landlord acknowledges receipt of the following sums:

(a) Prorated rent from the date of occupancy to the end of that month: $ N/A

(b) Rent for the first full month of occupancy, Beginning April 1, 2024: $1937.50

(c) Security Deposit: $0

5. USE. Tenant shall use the Premises as a retail cannabis store and office space. No act shall be done in or about the Premises that will increase the rate of insurance on the building. Tenant will not commit or allow to be committed any waste upon the Premises or tolerate any activity which disturbs the quiet enjoyment of any other tenants in the building or in the vicinity of the building. Tenant shall comply with all laws relating to its use of the Premises and shall observe such reasonable rules and regulations as may be adopted and published by the Landlord.

6. IMPROVEMENTS. Tenant shall not make any alterations, additions, or improvements of any kind to the Premises, including the erection of signs, without the prior written consent of the Landlord. Landlord shall approve all exterior signs and approval shall be solely at its discretion. The Tenant shall timely pay for any improvements authorized and maintain the Premises free and clear from any liens arising from any improvements on the Premises. All improvements affixed to the Premises shall become the property of the Landlord on termination of this Lease. All improvements that may be removed by the Tenant without damage to the Premises shall belong to the Tenant, if such improvements are removed prior to the termination of this Lease. The Tenant shall pay prorated rent for the period of time it takes to remove the property from the Premises following termination and to otherwise restore the Premises to their pretenancy condition.

7. UTILITIES AND TAXES.

(a) The Tenant shall, at Tenant's own cost and expense, provide to the Premises, such utilities as the Tenant may require, including, but not limited to: electricity, telephone, and natural gas. In addition, Tenant shall be responsible for its own janitorial services, including hallways and restrooms associated with the space utilized by Tenant.

(b) Landlord shall be responsible for water, garbage, snow removal and grading of the parking lot, and shall pay all real property taxes and government assessments.

8. MAINTENANCE AND REPAIRS.

(a) Landlord shall be responsible for routine repair and maintenance for the structural portions of the exterior walls, including foundation of the building, the roof, and mechanical and electrical systems.

(b) Tenant shall be responsible for all other aspects of maintenance and repair of the Premises, including reimbursement to Landlord for the maintenance and repair of items listed in Section (a) above which result from the negligent or intentional acts of Tenants, its employees or invitees. Tenant's obligations to maintain include all fixtures, signs, locks, doors, interior and exterior glass, and interior lighting. Tenant shall bear all costs of such repairs and maintenance and will hold Landlord harmless from any claims, liens, or encumbrances which may be created or attached to the Premises because of such repairs, alterations and/or replacements.

9. ASSIGNMENT OR SUBLEASING. Tenant shall not assign, sublease, or otherwise encumber this Lease, either voluntarily or through operation of law, without

the written consent of the Landlord. Any such unauthorized assignment, sublease or encumbrance shall be void and this Lease shall terminate automatically without notice.

10. SECURITY DEPOSIT. The security deposit may be applied, at Landlord's option, to storage, repairs, back rent, and/or to the cure of any breach by Tenant of its obligations under this Lease. Tenant shall replace the amount expended by Landlord within five (5) days of notice of such expenditure. Failure to do so will be considered a material breach of the Lease. Landlord will account for the security deposit and refund such amounts to which Tenant is entitled within twenty (20) days of the termination of this Lease and vacation of the Premises by Tenant.

11. ALTERATIONS AND ADDITIONS. Tenant shall not, without Landlord's prior written consent, make any alterations, additions, or improvements to the Premises.

12. UNLAWFUL USE. The Tenant shall not make or suffer any use or occupancy of the Premises contrary to any law or ordinance now or hereafter in effect.

13. HOLD HARMLESS. The Tenant shall indemnify, save, and hold the Landlord harmless against all claims, damages, losses, costs, and expenses, including attorney's fees, for or on account of any injury or damage to any persons or property caused by or resulting from the Tenant's possession, use or occupancy of the Premises or the activities of any of Tenant's employees, agents, or invitees.

14. RISK OF LOSS AND INSURANCE.

(a) The Tenant, as a material part of the consideration of this Lease, hereby waives all claims against the Landlord for damages to Tenant's personal property in, upon, or about the Premises, from any causes arising from other than the Landlord's acts or omissions. Tenant understands it has the option to provide its own renter's insurance covering personal property.

(b) The Tenant shall secure and maintain liability insurance in an amount not less than two million in aggregate and one million per occurrence for all persons injured or killed as the result of any accident or occurrence on the Premises. The Landlord shall be named as an additional insured.

15. FIRE OR OTHER CASUALITIES. If the Premises are damaged by fire, the elements, unavoidable accident or other casualties, but the Premises continue to be wholly tenantable, the Landlord shall cause the damage to be repaired as soon as practicable, and rent and additional charges will not be abated. If such occurrence renders portions partly untenantable, Landlord shall repair the Premises and the rent and other charges shall be partially abated in proportion to the part of the Premises that are untenantable. If such occurrence renders the Premises completely untenantable, Landlord may elect within 60 days of such occurrence to rebuild the Premises or to terminate the Lease. If the Premises are not tenantable within 120 days of Landlord's commencement

of reconstruction, the Tenant may terminate this Agreement by written notice to Landlord.

16. EMINENT DOMAIN. If the Premises or any portion thereof become subject to eminent domain or adverse condemnation, the Landlord may terminate this Lease effective upon the expiration of ten (10) days after written notice to the Tenant. If the Lease is so terminated, the Tenant shall pay the rent pro-rata to the date of expiration of the Lease, and thereafter neither party hereto shall have any claim against the other by reason of such termination and any and all awards for any such taking are assigned to and should be made to the Landlord and the Tenant shall not have any claim of any kind against any such award.

17. DEFAULT BY TENANT. If Tenant shall at any time be in default in the payment of rent, late charges, and additional charges, abandonment of the Premises for five (5) consecutive days or more, or in the performance of any of the terms or provisions of this Lease, and the Tenant shall fail to remedy such default within ten (10) days after written notice thereof from the Landlord, it shall be lawful for the Landlord to exercise self help remedies and enter upon the Premises and to again have, repossess, and enjoy the same as if this Lease had not been made; and, thereupon, this Lease shall cease and terminate without prejudice, however, to the right of Landlord to recover from Tenant all rent and additional charges due and that which would fall due to the normal expiration hereof of this Lease without the obligation to mitigate damages or offset third party rental receipts. Landlord may reenter and repossess the property either with or without judicial process, and the Tenant promises to surrender and deliver quiet possession of the Premises to the Landlord. Landlord is not obligated to recover possession of the Premises in order to collect all sums due under this Lease. Landlord may pursue any other remedy available under the laws of the state of Alaska.

18. PRIORITY. Tenant agrees that this Lease shall be subordinate to any mortgages or deed of trust now or at any time hereafter constituting a lien upon the Premises or the building containing the same, and to all extensions thereof. Within ten (10) days after written request from Landlord, Tenant shall execute any documents that may be necessary or desirable to effect the subordination of this Lease to any such mortgages or deeds of trust and shall execute estoppel certificates as requested by Landlord from time to time. In the event the Tenant fails to execute an estoppel certificate regarding this Lease within ten (10) days of Landlord's request to do so, the Tenant shall be deemed to have admitted the accuracy of information submitted by the Landlord in good faith to any prospective purchaser or encumbrancer with respect to this Lease.

19. OPTION OF LANDLORD TO CANCEL. If the Tenant becomes either insolvent or bankrupt, or if a receiver is appointed, or if there is a composition of creditors or an assignment for the benefit of creditors, the Landlord may, at the Landlord's option, cancel and terminate this Lease.

20. HOLDING OVER. If the Tenant shall, without the written consent of Landlord, hold over after the expiration of the terms of this Lease or following termination of this Lease for default, the Tenant shall pay Landlord rent at the rate of 150% of the rental as set forth herein, unless otherwise agreed upon between the parties, and Tenant agrees to be bound by all of the terms, covenants and conditions of this Lease, so far as applicable. This provision confers no additional rights of occupancy to Tenant.

21. NOTICES. All notices under this Lease shall be in writing and delivered in person or sent by registered or certified mail, return receipt requested, to Landlord at the same place rent payments are made, and to Tenant at the Premises.

22. ATTORNEY'S FEES. If, by reason of any default on Tenant's part in the performance of this Lease, the Landlord deems it necessary to employ an attorney, the Tenant shall pay all costs, expenses and attorney's fees expended or incurred by Landlord in connection with such default or action, including any action for forcible entry and detainer, suit for damages, and/or appeal.

23. LANDLORD'S ACCESS. Landlord and its agents shall have the right to enter the Premises at reasonable times for the purpose of inspecting it, showing it to prospective purchasers or lenders or condemning authorities, and making such repairs as Landlord may deem necessary or desirable. Landlord may place on or about the Premises any ordinary "For Lease" signs during the last thirty (30) days of the term of this Lease, and may place on or about the Premises any ordinary "For Sale" signs at any time during the term of this Lease.

24. REMOVAL OF PROPERTY. If Tenant shall fail to remove any of its property from the Premises following termination of this Lease, the Landlord may, at its option, remove and store said property without liability for loss thereof or damage thereto. The cost of the storage shall be the responsibility of Tenant. Landlord may, at its option, allow the personal property to remain on the Premises, in which case Tenant shall be responsible for the rent under the terms of the Holding Over section of this Lease. Landlord may sell any or all of the property at public or private sale, in such a manner and as Landlord in its sole discretion may deem proper, without notice to Tenant, and shall apply the sales proceeds first, to the cost and expense of the sale, including reasonable attorneys' fees actually incurred; second, to the payment of the costs or charges for storing the property; third, to the payment of sums due Landlord from Tenant; and fourth, the balance, if any, to Tenant. Landlord may, at its option, dispose of such personal property without liability to Tenant.

25. SUCCESSORS. All of the covenants, agreements, terms and conditions contained in this Lease shall apply to and be binding upon Landlord and Tenant and their respective heirs, executors, administrators, successors and assigns, except as limited herein.

26. SALE OF PREMISES BY LANDLORD. If the Landlord sells the Premise, Landlord shall be entirely relieved of all liability under any and all of the terms

of this Lease. The purchaser of the Premises shall be assumed to have agreed to carry out any and all of the covenants and obligations of Landlord under this Lease, and Landlord shall be deemed wholly released from any obligations hereunder.

27. Options to Extend. Landlord hereby grants Tenant options to extend the term of the Lease by one year terms. For each renewal term, Rent for the extended terms will increase by a percentage equal to the increase in the Consumer Price Index for the Anchorage / Palmer area during the year immediately prior to the end date. All other terms of this Assigned, Amended and Restated Commercial Lease Agreement shall remain a in effect for any renewed terms. Tenant must be in full compliance with this Lease and all terms of this Lease to be eligible for exercising said renewal term. Tenant must provide to Landlord written notice of its intention to exercise its option to renew by providing said notice not sooner than 90 days from the end of the current term of the Lease and not less than 30 days from end of the current term of the Lease.

28. ENTIRE AGREEMENT AND MODIFICATION. This Lease contains the entire Agreement between the Landlord and the Tenant, and no modification hereof shall be effective unless the same shall be in writing and signed by both parties.

The Tenant acknowledges that this Lease has been drafted by Landlord and the Tenant has had an ample opportunity to review its terms and to consult with its own legal counsel concerning the obligations imposed hereby. Tenant agrees to accept this Lease as it is written and to waive the rule of construction that any ambiguities herein shall be construed against the drafter of the instrument.

The parties below have executed this Agreement in duplicate originals on the dates so specified opposite their signatures.

LANDLORD:	TENANT:
Country Squire, LLC	
BY: _____	BY: Noel Lowe
ITS: _____	ITS: Deenge LLC
DATE: _____	DATE: 10/1/24
ADDRESS: _____	ADDRESS: _____

2nd AMENDMENT TO THE ASSIGNED, AMENDED & RESTATED COMMERCIAL LEASE AGREEMENT

THIS AMENDMENT is entered into between Landlord and Tenant to amend the Assigned, Amended & Restated Commercial Lease Agreement, effective as of the 6th day of January 2025 under the Commercial Lease Agreement originally dated October 1st, 2024, related to the property commonly known as 2323 S Trunk Road, Palmer, AK 99645.

NOW, THEREFORE, FOR GOOD AND VALUABLE CONSIDERATION, RECEIPT OF WHICH IS ACKNOWLEDGED BY BOTH LANDLORD AND TENANT, THE PARTIES HEREBY AGREE THAT THE LEASE IS REVISED AS FOLLOWS.

17. DEFAULT BY TENANT. If Tenant shall at any tiem be in default in the payment of rent, late charges, and additional charges, abandonment of the Premises for five (5) consecutive days or more, or in the performance of any of the terms or provisions of this Lease, and the Tenant shall fail to remedy such default within ten (10) days after written notice thereof from the Landlord, it shall be lawful for the Landlord to exercise self-help remedies and enter upon the Premises and to again have, repossess, and enjoy the same as if this Lease had not been made; and, thereupon, this Lease shall cease and terminate without prejudice, however, to the right of Landlord to recover from Tenant all rent and additional charges due and that which would fall due to the normal expiration hereof of this Lease without the obligation to mitigate damages or offset third party rental receipts. Landlord may reenter and repossess the property either with or without judicial process, and the Tenant promises to surrender and deliver quiet possession of the Premises to the Landlord. Landlord is not obligated to recover possession of the Premises in order to collect all sums due under this Lease. Landlord may pursue any other remedy available under the laws of the state of Alaska. In the event of default by the Tenant, Landlord will contact the Alaska Marijuana Control Office and ensure Enforcement for AMCO removes all marijuana and marijuana product from the facility.

Except to the extent that the terms and conditions of this Lease Amendment are to the contrary, all other terms and conditions of the October 1st, 2024, Commercial Lease Agreement and any amendments thereto remain in full force and effect.

DATED effective as of the year and date above set forth.

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Landlord:

_____

Country Squire, LLC – Property Owner

By: Sarah Lorimer

_____

Country Squire, LLC – Property Owner

By: Jennifer Havemeister

Tenant:

_____

Deenge LLC

By: Noel Lowe – its Managing Member

Doc ID: e282ff3e254f6a60877cefed8bb22fded1d36a05

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Audit trail

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File name	2nd%20Amendment%2...e%20Agreement.pdf
Document ID	e282ff3e254f6a60877cefed8bb22fded1d36a05
Audit trail date format	MM / DD / YYYY
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SENT	**01 / 07 / 2025** 22:56:37 UTC	Sent for signature to Twisted Sisters/Country Cannabis (sarah@countrycannabisak.com), Jennifer Havemeister (jennifer@countrycannabisak.com) and Noel Lowe (noel@countrycannabisak.com) from brenda@jdwcounsel.com IP: 24.237.42.39
VIEWED	**01 / 07 / 2025** 23:11:50 UTC	Viewed by Jennifer Havemeister (jennifer@countrycannabisak.com) IP: 104.28.123.215
VIEWED	**01 / 07 / 2025** 23:13:25 UTC	Viewed by Twisted Sisters/Country Cannabis (sarah@countrycannabisak.com) IP: 216.137.251.248
SIGNED	**01 / 07 / 2025** 23:15:01 UTC	Signed by Jennifer Havemeister (jennifer@countrycannabisak.com) IP: 104.28.123.215

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Audit trail

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VIEWED	**01 / 08 / 2025** 23:13:33 UTC	Viewed by Noel Lowe (noel@countrycannabisak.com) IP: 107.122.81.106
SIGNED	**01 / 08 / 2025** 23:22:41 UTC	Signed by Noel Lowe (noel@countrycannabisak.com) IP: 107.122.81.106
COMPLETED	**01 / 08 / 2025** 23:22:41 UTC	The document has been completed.