Residential Building Lease

- PARTIES: This Lease is entered into by and between Tyler Matlock, an individual with a mailing address of PO Box 1542, Hendersonville, TN 37077 ("Landlord"), and THE GROW LAB, LLC., a business operated by Daniel Hordoan, with a mailing address of 248 E 45th Avenue #4, Anchorage, AK 99503 ("Tenant"). In consideration of the mutual covenants contained herein and other valuable consideration received, and with the intent to be legally bound, Landlord and Tenant agree as follows:

- PREMISES: Landlord does hereby lease to Tenant and Tenant hereby leases from Landlord that certain residential space designated as 817 S. Lazy Lake Dr. Big Lake, AK 99652 (the "Premises"). For the purpose of this lease, the Premises are agreed to have an area of approximately 1,659 net rentable interior square feet including the garage and basement floor.

- COMMENCEMENT DATE: The Commencement Date of this lease shall be June 01, 2025

- POSSESSION DATE: The Possession Date of this lease shall be July 01, 2025

- TERM: The term of this Lease shall be for one (5) year term; Beginning on the Commencement Date and ending on May 31, 2030; with one additional (5) year optional term to be exercised at Tenant's discretion.

- POSSESION: If the Landlord or Tenant, for any reason whatsoever, cannot deliver and take possession for the said Premises on the Possession Date, this Lease shall not be void or voidable nor shall Landlord or Tenant be liable for any loss or damage resulting there from, nor shall the expiration date of the above term be in any way extended, but in that event, all rent shall be abated during the period between the commencement of said term and the time when Landlord or Tenant delivers and takes possession.

  - In the event that Landlord shall permit Tenant to occupy the Premises prior to the Commencement Date of the term, such occupancy shall be subject to all the provisions of this Lease. Said early possession shall not advance the termination date herein above provided.

  - RENT: Tenant agrees to pay to Landlord, with no deduction or set off, rental payments payable in advance on the first day of each month during the term of this Lease. Rent for any period during the term hereof which is for less than one (1) month shall be prorated. Said rental shall be paid to Landlord, without deduction or offset, or to such other person, at such place as Landlord may from time to time designate in writing. The first rent payment will take place on or before the Possession Date of this lease.

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- Initial Base Rent: One Thousand Five Hundred Dollars and 00/100 cents ($1,500.00 Dollars).
    - Base Rent Adjustments: Increase by four percent (4%) per annum, commencing on the first anniversary of the Commencement Date, and continuing annually on each anniversary of the Commencement Date, until the end of the Lease Term.
- SECURITY DEPOSIT: Tenant shall deposit with Landlord the sum of One Thousand Five Hundred Dollars and 00/100 Cents ($1,500.00) on or before the Commencement Date. Said sum shall be held by Landlord as security for the faithful performance by Tenant of all the terms, covenants, and conditions of this Lease to be kept and performed by Tenant during the term hereof. If Tenant defaults with respect to any provision of this Lease, including, but not limited to the provisions relating to the payment of rent, Landlord may (but shall not be required to) use, apply or retain all or any part of this security deposit for the payment of any rent or any other sum in default, or for the payment of any amount which Landlord may spend or become obligated to spend by reason of Tenant's default, or to compensate Landlord for any other loss or damage which Landlord may suffer by reason of Tenant's default. If any portion of said deposit is so used or applied, Tenant shall within ten (10) days after written demand therefor, deposit cash with Landlord in an amount sufficient to restore the security deposit to its original amount. Landlord shall not be required to keep this security deposit separate from its general fund, and Tenant shall not be entitled to interest on such deposit. If Tenant shall fully and faithfully perform every provision of this Lease to be performed by it, the security deposit or any balance hereof shall be returned to Tenant (or at Landlord's option, to the last assignee of Tenant's interest hereunder) at the expiration of the Lease term. IN the event of termination of Landlord's interest in this Lease, Landlord shall transfer said deposit to Landlord's successor of interest.
- USE: Tenant shall use the Premises for the Cultivation of Cannabis purposes and any activities arising for such lawful purposes, and shall not use or permit the Premises to be used for any other purpose without the prior written consent of Landlord. Tenant shall apply for and retain a License for Cultivation of Cannabis from the State of Alaska for said Premises and this Lease can be terminated if the application of said License is rejected or revoked within the Lease Term. Tenant agrees to comply with all present and future laws, ordinances and regulations of any public authority relating to the use of the Premises. Tenant shall not make or permit any noisy or offensive use of the Premises, or allow any nuisance or use which might interfere with the enjoyment of other tenants or neighbors. Tenant will not make or permit any waste on the Premises. Tenant will not permit any lien or encumbrance to be placed on the Premises. Tenant will not permit any smoking inside the Premises.

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- Mortgage: Landlord agrees that the Premises will not be encumbered by any mortgage or loan within the Lease Term.
- PARKING: There will be no parking between the garage doors and the street. Tenant will have use of the parking spaces in the loop driveway and in the NW corner of the lot. Landlord will retain use of the remainder of the lot outside the Premises including the lakefront parking area for personal use by Landlord's family, and may park up to two RVs year around. The RVs will not be rented out.
- ACCESS: Landlord and its agents may enter the Premises at all reasonable times and upon reasonable notice to Tenant to conduct inspections, or to show the same to prospective tenants or buyers. Landlord may also enter the Premises when the same appear to be abandoned. In an emergency, and as permitted by law, Landlord may enter the Premises without prior notice to Tenant. Landlord shall have access to the lakefront, and access to the South part of the lot from the loop driveway.
- REPAIRS: By taking possession of the Premises, Tenant shall be deemed to have accepted the Premises as being in good, sanitary order condition and repair. Tenant shall, at Tenant's sole cost and expense, keep the Premises and every part thereof in good condition and repair, damage thereto from causes beyond the reasonable control of Tenant. Tenant shall upon the expiration or sooner termination of this Lease surrenders the Premises to the Landlord in good condition, ordinary wear and tear and damage from causes beyond the reasonable control of Tenant excepted.
    - Landlord shall repair and maintain the structural portions of the building, including basic plumbing, roofing, air conditioning, heating, and electrical systems, installed any furnished by Landlord, unless such maintenance and repairs are caused in part or in whole by the act, neglect, fault or omission of any duty by the Tenant, its agents, servants, employees or invitees, in which case Tenant shall pay to Landlord the reasonable cost of such maintenance and repairs or have the option to make own repairs at the sole cost and expense of Tenant.
- UTILITIES: Landlord shall maintain the septic system. Landlord shall install a separate electric service to provide electricity for Landlord's use outside the Premises. Tenant shall pay for all other utilities and services furnished to the Premises. Landlord shall not be liable for the interruption or failure of any utility or service if due to any cause beyond Landlord's control.

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- LIENS: Tenant shall keep the Premises and the property in which the Premises are situated free from any liens arising out of any work performed, materials furnished or obligations incurred by Tenant.

- ASSIGNMENT AND SUBLETTING: Tenant shall not either voluntarily or by operation of law, assign, transfer, mortgage, pledge, hypothecate or encumber this Lease of any interest therein, and shall not sublet the Premises or any part thereof, or any right or privilege appurtenant thereto, or suffer any other person (the employees, agents, servants, and invitees of Tenant excepted) to occupy or use the Premises or any portion thereof, without the written consent of Landlord first had and obtained, which consent shall not be unreasonably withheld, and a consent to one assignment, subletting, occupation or use by any other person shall not be deemed to be a consent to any subsequent assignment, subletting, occupation or use by another person. Any such assignment or subletting without such consent shall be void, and shall, at the option of the Landlord, constitute a default under this Lease.

- HOLDING OVER: If Tenant remains in possession of the Premises or any part thereof after the expiration of the terms hereof, with the express written consent to Landlord, such occupancy shall be a tenancy from month to month. Thence, the monthly rate shall be then current rate, plus all other charges payable hereunder, and upon all the terms hereof applicable to a month to month tenancy.

- DEFAULT: Tenant will be in default of this Lease upon the occurrence of any one of the following events:

  - (a) failure by Tenant to pay any installment of rent or any other amount hereunder on the date the same is due, where such failure shall continue for a period of ten (10) days after written notice thereof by Landlord to Tenant; (b) failure to perform or comply with any other agreement, term or condition of this Lease; (c) any misrepresentation or omission of Tenant or any guarantor made to Landlord in connection with this Lease; (d) assignment for the benefit of creditors by, appointment of a receiver for, or any filing of a petition under any bankruptcy or debtor's relief law by or against Tenant or any guarantor; or (e) the vacating or abandonment of the Premises by Tenant.

- REMEDIES OF LANDLORD: Upon any default by Tenant, Landlord may, at its option, terminate this Lease and/or commence eviction proceedings.

- NO WAIVER: The failure of Landlord to require strict performance by Tenant of any provision of this Lease is not a waiver for the future of any breach of the same or any other provision herein. Landlord's acceptance of rent is not a waiver of any breach by Tenant.

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- CONDEMNATION: If the Premises or any part thereof, or any part of the building containing the Premises is acquired or condemned by the power of eminent domain by any public or other authority so as to render the Premises unsuitable for residential purposes, then this Lease may be terminated at the option of either Landlord or Tenant. Rent will be apportioned between the parties as of the date of termination. If this Lease is not so terminated, then rent will be abated according to the nature and extent of the area taken. The entire condemnation award, if any, shall belong exclusively to Landlord. Tenant agrees to sign any assignments or other instruments that Landlord may reasonably request to accomplish the foregoing.

- FIRE AND CASUALTY: This Lease will terminate upon a total destruction of the Premises or building containing the Premises due to fire or other casualty and rent will be apportioned as of such date. In the event the Premises are damaged by fire or other casualty so as to render the Premises untenantable, rent will be abated until Landlord shall have restored the same to substantially their former condition. Provided, however, that if Landlord elects not to repair such damage, or if such repairs shall not have been completed within 60 days, either party may terminate this Lease and rent will be apportioned as of the date of termination.

- INDEMNIFICATION: Unless caused by the negligence of Landlord, Landlord will not be liable for any loss or damage of any property or injury or death to Tenant or any person occurring on or about the Premises. Tenant agrees to indemnify and hold Landlord harmless from all claims, expenses, damages and liabilities of whatever nature, including attorney's fees, relating to the foregoing.

- PLATS AND RIDERS: Clauses, plats and riders, if any, signed or initialed by the Landlord and the Tenant and endorsed on or affixed to this Lease are a part hereof.

- NOTICES: All notices and communications under this Lease shall be in writing and shall be deemed to be properly given when delivered by mail to Tenant at: 248 E 45th Avenue #4, Anchorage, AK 99503; or to Landlord at: PO Box 1542, Hendersonville, TN 37077, or to such other address as either party may specify in writing to the other.

- SUCCESSORS AND ASSIGNS: The covenants and conditions herein contained, subject to the provisions as to assignment, apply to and bind the heirs, successors, executors, administrators and assigns of the parties hereto.

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- LATE CHARGES: Tenant hereby acknowledges that late payment by Tenant to Landlord of rent or other sums due hereunder will cause Landlord to incur costs not contemplated by this Lease, the exact amount of which will be extremely difficult to ascertain. Accordingly, if any installment of rent or of a sum due from Tenant shall not be received by Landlord or Landlord's designated within three (3) days after written notice that said amount is past due, then Tenant shall pay to Landlord a late charge equal to One Hundred and Fifty Dollars and 00/100 Cents ($150.00 Dollars). The parties hereby agree that such late charges represent a fair and reasonable estimate of the cost that Landlord will incur by reason of the late payment by Tenant. Acceptance of such late charges by the Landlord shall in no event constitute a waiver of Tenant's default with respect to such overdue amount, nor prevent Landlord from exercising any of the other rights and remedies granted hereunder.

- SALE OF PREMISES BY LANDLORD: In the event of any sale of the Building, Landlord shall be and is hereby entirely freed and relieved of all liability under any and all of its covenants and obligations contained in or derived from this Lease arising out of any act, occurrence or omission occurring after the consummation of such sale; and the purchaser, at such sale or any subsequent sale of the Premises shall be deemed, without any further agreement between the parties or their successors in interest or between the parties and any such purchaser, to have assumed and agreed to carry out any and all of the covenants and obligations of the Landlord under this Lease.

- CHOICE OF LAW: This Lease shall be governed by the laws of the State of Alaska.

- DEATH AND DISABILITY: It is agreed by and between the parties hereto that in the event of death or permanent disability of Tenant causing the discontinuance of the Purpose of Cultivation of Cannabis on Premises pursuant to competent medical diagnosis and opinion, the Tenant or his heirs or legal representatives shall have, and are hereby given the right to cancel and terminate the terms of this Lease or allowed to be assigned to a designated heir or partner. However, prior to the termination of said lease, written notice shall be given to the Landlord within fifteen (15) days of such occurrence and forty-five (45) days, thereafter the lease shall be canceled, if so determined by the Tenant and/or its representatives.

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- ENTIRE AGREEMENT: This Lease contains the entire agreement and understanding between the parties regarding the Premises and is subject to no agreements, conditions or representations that are not set forth herein. This Lease may only be amended in writing and signed by both Landlord and Tenant.

- INVALID PROVISIONS: If any provision of this Lease shall be invalid or unenforceable, the remaining provisions shall remain in full force and effect.

Accepted 2025-~~04~~ 05-16 (seal) TENANT: THE GROW LAB, LLC. Daniel Hordoan _____

Accepted 2025-~~04~~ 05-16 (seal) LANDLORD: Tyler Matlock _____

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Lease Addendum

Tenant will have (2) two options for the Lease possession date:

1.) Tenant will have possession of the property on 6/1/2025 but rent will be charged starting on 6/20/2025. The rent will be prorated from 6/20/2025 to 6/31/2025 on the month of June, 2025.
2.) Tenant will have possession of the property on 6/1/2025 but rent will be charged starting on 8/1/2025 with a $50 increase in base rent every month.

Property address: 817 S. Lazy Lake Dr. Big Lake, AK 99652

Landlord: Tyler Matlock Tyler Matlock Date: 2025-05-16

Tenant: The Grow Lab (Daniel Hordoan) Date: 05/16/25

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LEASE ADDENDUM

This Lease Addendum is made and entered into as of the date signed below, and is intended to supplement and modify the terms of the Residential Lease Agreement by and between:

Landlord/Lessor: Tyler Matlock
Tenant/Lessee: Daniel Hordoan
Premises: 817 S Lazy Lake RD, Big Lake, AK, 99652

1. Disclaimer Regarding Marijuana Possession and Removal
The parties hereby agree and acknowledge the following:

The landlord/lessor will not take possession of or remove marijuana from the premises, and that AMCO will be contacted in the event that this is necessary.

This clause shall be incorporated into and made a part of the Lease. All other terms and conditions of the Lease shall remain in full force and effect.

IN WITNESS WHEREOF, the parties have executed this Addendum on the dates written below.

Landlord/Lessor:
Signature: Tyler Matlock
Printed Name: Tyler Matlock
Date: 2025-6-9

Tenant/Lessee:
Signature:
Printed Name: Daniel Hordoan
Date: 6/9/25