Straight Street Investments LLC
51350 Salty Circle
Kenai, AK 99611
jacquelyn@legacyadvisorsok.net
405-434-2819

LETTER OF INTENT TO LEASE

Date: January 8, 2026

RE: Letter of Intent to Lease – 10767 Kenai Spur Hwy, Suite D, Kenai, AK 99611

To: DRGM Alaska Retail Propco LLC
Attn: Karyl Carter
465 First Street West 2nd Floor
Sonoma, CA 95476
kcarter@acventures.com

This Letter of Intent ("LOI") sets forth the preliminary terms and conditions under which Straight Street Investments LLC ("Assignee") proposes to enter into a lease assignment with DRGM Alaska Retail Propco, LLC ("Landlord") for the property described below.

1. Premises

The proposed lease shall include 10767 Kenai Spur Hwy, Suite D, Kenai, AK 99611.

2. Term

The proposed lease assignment shall commence upon the execution of a formal lease assignment or such other mutually agreed upon date.

3. Rent

Tenant shall pay to Landlord Three Thousand Two Hundred Fifty Dollars ($3,250.00) per month base rent, plus Borough sales tax. Monthly base rent is payable in advance on the first day of each month. Rent shall increase annually by Fifty Dollars ($50.00) on October 31st.

4. Security Deposit

No security deposit shall be required.

5. Insurance

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Tenant shall maintain Commercial General Liability Insurance with limits of $1,000,000 per occurrence and $2,000,000 aggregate, naming the Landlord as an additional insured/lost payee.

6. Utilities and Maintenance

Tenant shall be responsible for all utilities associated with the leased premises. Landlord shall be responsible for parking lot maintenance, including snow removal, surface repairs, and upkeep.

7. Non-Binding Nature

This Letter of Intent is intended only as a summary of key lease terms for negotiation purposes. Except for provisions regarding confidentiality (if applicable), this LOI shall not be construed as a legally binding lease agreement. A formal lease assignment will be drafted and executed by both parties.

We look forward to working with you to finalize the lese on these terms. Please indicate your acceptance of this Letter of Intent by signing below.

Sincerely,
Straight Street Investments LLC

By: _____
John Skurkey
Managing Member of Straight Street Investments LLC.
Date: 1/13/2026

By: _____
Jacquelyn Skurkey
Managing Member of Straight Street Investments LLC.
Date: Jan. 13, 2026

Acknowledged and Agreed:

By: _____
Karyl Carter
Portfolio Asset Manager
DRGM Alaska Retail Propco, LLC.
Property Owner

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