Letter of Intent to Lease Commercial Property

From : DArlin Enterprises Mark Menke
Sender's Name

To: NOMO Gold LLC dba Denali Grass Company Susan Nowland
Recipient's Name

248.1 Parks Highway
Sender's Address

12015 Wilderness Rd.
Recipient's Address

Healy Alaska 99743
City, State, ZIP Code

Anchorage Alaska 99516
City, State, ZIP Code

10-13-2025
Date

Re: Intent to Lease Commercial Property

This letter of intent to lease commercial property (hereinafter referred to as the "Letter of Intent") represents the basic terms for a non-binding agreement between the Lessee and Lessor. After this Letter of Intent has been made, a formal agreement may be constructed to the benefit of the Parties involved.

1. **The Lessee. NOMO Gold LLC** (hereinafter referred to as the "Lessee").
2. **The Lessor. DArlin Enterprise,** (hereinafter referred to as the "Lessor").
3. **Address of Premises.** Mile post 248.1 Unit 4 Parks Highway Healy,Alaska 99743 (hereinafter referred to as the "Premises").
4. Additional Description. 255 Equinox Loop Healy, Alaska 99743

Lease Term. The term of the lease shall be for a period of five years commencing on or around April 1, 2026_and expiring on Jan 31, 2031.

5. **Use of Leased Premises.** The Lessee intends to use the Premises for the following purpose:

AMCO Received: 11/13/2025

Retail Marijuana Store

6. **Base Rent.** The base rent of $ 3,200 shall be paid monthly on the 1st of each month with the first payment due upon the commencement of the lease (hereinafter referred to as the "Base Rent") additional increase will be outlined in the formal lease.

7. **Expenses.** In addition to the Base Rent, the Lessee shall be required to pay the following monthly expenses:
Electrical Internet

The Lessor shall be required to pay the following monthly expenses:
Heat, Water, Sewer, Snow Removal

8. **Security Deposit.** A security deposit in the amount of $ 5000.00 has been deposited, and an additional $5000.00 has been deposited in good faith.

9. **Lease Renewal.** Lessee has the right to renew the lease for a total of 1 renewal period which may be exercised by giving written notice to the Lessor no less than 30 day(s) prior to the expiration of the lease.

10. **Rent Increase.** Base rent and increases will be finalized in the formal lease.
11. **Subletting.** The Lessee may sublet the Premises with first obtaining theprior written consent of the Lessor.

12. **Late Rent.** If the Lessee fails to pay the total rent payment for more than To be determined in the formal lease day(s) after it is due, a late fee of $ TBD when formal lease is executed.

13. **Binding Effect.** This Letter of Intent shall be considered non-binding. Therefore, the parties acknowledge that this Letter of Intent is not enforceable by any Party.

AMCO Received: 11/13/2025

The terms outlined herein are solely for the purposes of reaching a later agreement in the future, of which, the Lessee and Lessor are not bound.

14. **Additional Provisions.** Upon completion of AMCO approval for transfer without delegation the formal lease will be executed

15. **Acceptance.** If you are agreeable to the aforementioned terms, please sign and return a duplicate copy of this Letter of Intent.

Susan Nowland	Mark R Menke
Lessee's Name	Lessor's Name
	Mark R Menke
Lessee's Signature	Lessor's Signature
10-13-2025	10/15/25
Date	Date

AMCO Received: 11/13/2025

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SUSAN NOWLAN	
Lessee's Name	Lessor's Name
Lessee's Signature	Lessor's Signature
10-13-2025	
Date	Date

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Lessee's Name	Lessor's Name
SUSAN NOWland	
Lessee's Signature	Lessor's Signature
10-23-2025	
Date	Date

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