

COMMERICAL LEASE AGREEMENT

Eagle Bay Inn LLC

1321 Sawmill Creek Road Suite C

Sitka, Alaska 99835

This lease is made this 1st day of January 2020 by and between Eagle Bay Inn LLC and Anna Michelle Cleaver, Weed Dudes Incorporated. In consideration for the mutual promises and covenants contained herein, and for good and valuable consideration, the parties hereby agree as follows:

Eagle Bay Inn LLC leases to Anna Michelle Cleaver, Weed Dudes Incorporated rents from the Landlord the following described premises: Bays J, J2, & K located at 1321 Sawmill Creek Road of the Sitka Business Plaza. Eagle Bay Inn LLC is aware this is for a Marijuana Business.

The terms of this lease shall be for five years, commencing 1/01/2020 and ending 12/31/2025.

Eagle Bay Inn LLC will not take possession of or remove marijuana from the premises, and that Alaska Marijuana Control Office (AMCO) will be contacted in the event that this is necessary.

Anna Michelle Cleaver, Weed Dudes Incorporated shall pay to Eagle Bay Inn LLC as rent \$45,600.00 per year in equal installments of \$3,800.00. This payment shall include sales tax.

This lease is subject to all present and future mortgages affecting the premises.

Anna Michelle Cleaver, Weed Dudes Incorporated shall use and occupy the premises only as a business: this is subject at all times to the approval of Eagle Bay Inn LLC.

Anna Michelle Cleaver, Weed Dudes Incorporated agrees at their own expense to furnish all utilities and heating expense.

Anna Michelle Cleaver, Weed Dudes Incorporated shall purchase at their own expense liability insurance in the amount of one million dollars, or have it in the business insurance policy, for the premises and shall provide a copy to the landlord Eagle Bay Inn LLC.

Anna Michelle Cleaver, Weed Dudes Incorporated shall be responsible for the snow and ice removal at the back and front of the business entrance. Snow removal of the parking lot shall be provided by Eagle Bay Inn LLC. During heavy snow, the tenant will comply with all parking and removing vehicles as needed.

Anna Michelle Cleaver, Weed Dudes Incorporated agrees that they will not permit or engage in any activity that will affect and increase in the rate of insurance for the building or commit any nuisance thereon.

At the end of the term of this lease, Anna Michelle Cleaver, Weed Dudes Incorporated shall have the right to renew or to surrender and deliver the premise in the same condition (subject to any additions, alterations, or improvements, if any) as presently exists, reasonable wear and tear excluded.

Upon default in any term or condition of this lease, Eagle Bay Inn LLC shall have the right to undertake any or all other remedies permitted by law.

This lease shall be binding upon and insure the benefit of the parties, their heirs, successors and assigns.

Signed this 1st day of January 2020

Anna Michelle Cleaver

Anna Michelle Cleaver

Vicki Brown

Vicki Brown