



Alaska Marijuana Control Board

## Cover Sheet for Marijuana Establishment Applications

Alcohol & Marijuana Control Office  
550 W 7<sup>th</sup> Avenue, Suite 1600  
Anchorage, AK 99501  
marijuana.licensing@alaska.gov  
<https://www.commerce.alaska.gov/web/amco>  
Phone: 907.269.0350

### What is this form?

This cover sheet **must** be completed and submitted any time a document, payment, or other marijuana establishment application item is emailed, mailed, or hand-delivered to AMCO's main office.

**Items that are submitted without this page will be returned in the manner in which they were received.**

### Section 1 – Establishment Information

Enter information for the business seeking to be licensed, as identified on the license application.

Licensee:	ANNA M CLEAVER	License Number:	10220		
License Type:	Retail Marijuana Store				
Doing Business As:	WEED DUDES				
Physical Address:	1321 Sawmill Creek Road, Suite #J				
City:	Sitka	State:	AK	Zip Code:	99835 - 9645
Designated Licensee:	ANNA M CLEAVER				
Email Address:	weeddudessitka@gmail.com				

### Section 2 – Attached Items

List all documents, payments, and other items that are being submitted along with this page.

Attached Items:	<div>1</div> <div>Proof of Possession - Commercial lease</div>
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### OFFICE USE ONLY

Received Date:		Payment Submitted Y/N:		Transaction #:	
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## **Commercial Lease Agreement**

**Eagle Bay Inn LLC**

**1321 Sawmill Creek Rd Suite C**

**Sitka, Alaska 99835**

This lease is made this 1<sup>st</sup> day of January 2018 by and between Eagle Bay Inn LLC and Anna Michelle Cleaver, Weed Dudes. In consideration for the mutual promises and covenants contained herein, and for good valuable consideration, the parties hereby agree as follows:

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

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.

The terms of this lease shall be for one year, commencing January 1<sup>st</sup>, 2018 and ending January 1<sup>st</sup>, 2019.

Anna Michelle Cleaver, Weed Dudes shall pay Eagle Bay Inn LLC a rent of \$28,800.00 per year in equal installments of \$2,400.00 per month. This payment shall include sales tax.

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

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

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

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

Anna Michelle Cleaver, Weed Dudes, 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 removal of vehicles as needed.

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

At the end of the term for this lease, Anna Michelle Cleaver, Weed Dudes, shall have the right to renew or surrender and deliver the premises 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.

Anna Michelle Cleaver

Anna Michelle Cleaver, Weed Dudes

1/1/18

Date

Vicki Brown

Vicki Brown, Eagle Bay Inn LLC

1-1-18

Date