

Lease

May 1, 2020

COMMERCIAL LEASE AGREEMENT

This Lease agreement is made on this 01 day of May (Month), 2020 (Year) by and between

Gnomans LLC (hereinafter "Landlord")

AND

Gnomans Creek Dispensary LLC (hereinafter "Tenant").

In consideration for the shared promises and agreements contained herein, and for other good and valuable consideration, the parties hereby agree as follows:

1. The Landlord leases to the Tenant, and the Tenant rents from the Landlord the following stated grounds:

27541-A E 121st Street South Coweta, OK 74429

2. The tenure of the Lease shall be for 5 years beginning 1-5-2020 and ending 1-5-2025.

3. The Tenant shall pay to Landlord as rent \$ 1200 per year in equal monthly installments of \$ 100 payable in advance each year (Time Period).

4. This Lease is subject to all present or prospect mortgages affecting the property.

5. Tenant shall use and inhabit the building only as a Medical Marijuana Dispensary (Tenant Rental Status) subject at all times to the approval of the Landlord.

6. The Tenant shall not make any amendments, additions or improvements to the building without the prior written permission of the Landlord.

7. The property-owner, at his own cost, shall equip the following utilities or facilities for the benefit of the occupant:

Any construction to meet zoning and city ordinances to obtain the COC required.

8. The leaseholder, at his own cost, shall provide the following:

All utilities and operating cost.

9. The leaseholder shall not let or commit waste to the property.

10. The leaseholder shall meet the terms, policies, order codes and laws of all governmental establishments having authority over the property.

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11. The Tenant shall not allow or engage in any activity that will affect an increase in the rate of insurance for the Building in which the property is not contained nor shall the leaseholder allow or commit any annoyance thereon.

12. The lessee shall not sublet or allocate the neither property nor consent to any other person or business to use or occupy the property without the earlier written approval of the Landlord, which permission may not be unduly withdrawn.

13. At the end of the period of this Lease, the lessee shall give in and deliver up the property in the same condition (subject to any additions, alterations or improvements, if any) as presently exists, realistic wear and tear expelled.

14. Upon evasion in any term or condition of this Lease, the owner shall have the right to embark on any or all other remedies allowable by Law.

15. This Lease shall be binding upon, and inure to the benefit of, the parties, their beneficiaries, successors, and assigns.

Signed on 1st day of May (Month) 2020
(Year)


Gnomans LLC Representative


Gnomans' Creek Dispensary Representative