

LEASE AGREEMENT

This Lease Agreement ("Agreement") is entered into on March 1st, 2024, by and between:

Landlord: Francisco Bautista
37607 e Truman Rd
Oak Grove, MO, 64075

Tenant: Focus Buds
303 County Road 504
Walsenburg, CO 80189

Property: The Landlord hereby leases to the Tenant, and the Tenant hereby leases from the Landlord, the following described real property situated in Walsenburg, Colorado, and commonly known as 303 County Road 504, Walsenburg, CO 80189

[Description of Property - 103 acres in Walsenburg, Colorado]

Term: The term of this lease shall be for two years, commencing on March 1st, 2024 and ending on February 28th, 2026, unless earlier terminated as provided herein.

Rent: The Tenant shall pay the Landlord a monthly rent of \$0.00 (Zero Dollars) for the leased premises.

Triple Net Lease: This Lease Agreement shall be a Triple Net Lease. The Tenant shall be responsible for all expenses related to the leased premises, including but not limited to real estate taxes, insurance, and maintenance costs.

Use of Premises: The Tenant shall use the leased premises solely to cultivate and produce cannabis. The Tenant shall comply with all applicable laws, regulations, and zoning ordinances related to the use of the premises.

Maintenance and Repairs: The Tenant shall be responsible for maintaining the leased premises in good condition and repair, including any improvements made by the Tenant during the term of this lease.

Indemnification: The Tenant shall indemnify and hold harmless the Landlord from and against any claims, damages, liabilities, and expenses arising out of or related to the Tenant's use of the leased premises.

Default: If the Tenant fails to comply with any provision of this Lease Agreement, the Landlord shall have the right to terminate this lease and pursue any available remedies at law or in equity.

Governing Law: This Lease Agreement shall be governed by and construed by the laws of the State of Colorado.

Entire Agreement: This Agreement constitutes the entire understanding and agreement between the parties to the subject matter and supersedes all prior written or oral agreements relating to the leased premises.

IN WITNESS of which, the parties hereto have executed this Lease Agreement as of the date first above written.

Francisco Bautista

[Signature of Landlord]

Francisco Bautista

02/28/2024

Pharouk Hussein

[Signature of Tenant]

Focus Buds llc

02/28/2024