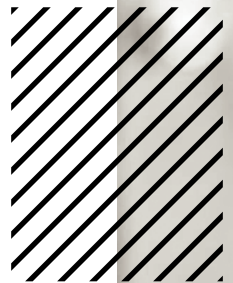




**PRODUCT  
DISPLAY  
KIOSK  
LEASE  
AGREEMENT**





**PRODUCT DISPLAY KIOSK LEASE AGREEMENT  
(HEREIN AFTER SHOWCASE)**

THIS LEASE (the "Lease") dated this \_\_\_\_\_ day of \_\_\_\_\_, 2018

BETWEEN:

**1TONAMARA** of commonly known as 202 SPADINA AVE (the "Lesor")

**OF THE FIRST PART**

**- AND -**

**MEMBER** "Corporate members of LC2 [retail stores, license providers, micro growers, micro suppliers] members of this nature are contractual and have membership numbers and accounts."

(the "Lessee")

**OF THE SECOND PART**

**RECITAL**

**1TONAMARA** is in the business of providing access s to cannabis Product s for the natural person in the form of Flowers, Edibles, Concentrates and Tinctures, and; "1TONAMARA Services" (collectively the "Corporation" or "enterprise") and related companies desires to grow the brand and open new stores as well as collocate within vendor stores providing similar services, and; it is expected that such an expansion will result in a financial increase, and; WHEREAS the "member" wishes to engage our Corporation in realizing this objective this letter summarizes our proposal with an agreement for an involvement therein, and;

**MSMU** is in the business of providing non-disruptive interactive interface during streaming technology "NON-DISRUPTIVE IIDS" or "IIDS" for the online streaming and distribution of entertainment content, namely motion picture, theatrical motion picture, television titles and/or episodic content, social networking and technology services ("MSMU Services"), And; WHEREAS 1TONAMARA contracted with the "Company" for its Services. This letter summarizes our proposal with an agreement and obligations of the Business

**BACKGROUND:** The Lesor agrees to place the Showcase within the premissis of the Lessee herein after the retail store municipally described as the "Premises").



The Showcase are more particularly described as follows: prefabricated display and storage unit designed for showcasing, display and retailing of 1Tonamara products of all types including; Flowers, Edibles, Concentrates, Tinctures Apparel and Accessories. The Showcase will only be used for the following permitted use (the "Permitted Use"): display, showcase, storage and registration of client/users by way of the displays connected computer system as agreed below.

### **Transaction Description**

- A.** THE Client; provides dispensing and retail connected services and desires to increase its Market share
- B.** The Client wishes to lease a showcase and its secured virtual space
- C.** The Client wishes lease said showcase with connection to the Database of the Coalition and the 1Tonamara Internet member group.
- D.** The Company has the resources of Software development services to improve the online presence of the Client in automating its Virtual Server Space and marketing capabilities
- E.** The Company wishes to aid in Brand awareness for the Client by way of the companies online advertising portal license
  - 1.** The registration shall be completed by \_\_\_\_\_, 2018 subject to completion of this Agreement
  - 2.** A \$ \_\_\_\_\_ deposit will be provided as a deposit for the usage
  - 3.** The Company shall lease its MSMU virtual server space Property to the Client subject to its End User Agreement.

### **COMMITMENT**

Herein is a proposal to committing to the Enterprise, subject to the terms and conditions:

- 1.** One third [33%] of the sales income from the displays go to the day-to-day operation of the coalition [website, directors, advertising, lobby, and legal pursuits for the benefit of the coalition]. One third of the Coalitions income will be set aside and underwritten for insurance upon and until [\$10,000 be set aside for each member alongside with 24 hour lawyer retainer, It is our object that each retailer will have \$120,000 cash available for damages][the funds will be invested and interest paid thereon, and;



dividends will be paid upon its investment [several companies will be sought to underwrite additional liability and injury claims] Liability [commercial claims, product injury claims, on job accidents] Robbery and Theft

- 2.** One third [33%] is income to the Corporate member store of LC2 [the individual member retail store with a display]
- 3.** One third [33%] of the income is cost paid to 1Tonamara as the supplier of the product
- 4.** The remaining one percent [1%] of the sales is to be contributed to expunging the criminal records of all convicted of Cannabis related charges.

### **PROCEDURE:**

**TO OUR MEMBERS AND FELLOW NATURAL PERSON THIS IS A OVERVIEW OF THE ANTICIPATED PROCESS AND USE:**

**LC2, NEW MEMBERS, EXISTING MSMU PARTICIPANTS MUST SIGN UP FRIEND 1TONAMARA, AND; WHEN 1TONAMARA FRIENDS THEM BACK THEY WILL HAVE A 1TONAMARA REGISTRATION AND ACCESS TO THE 1TON DATA CATALOGUE AND THEIR PURCHASE HISTORY, AND; DOING THIS SUPPORTS LC2, 1TONAMARA AND THE MSMU BRAND IN CREATING A WAY FOR THE NATURAL PERSONS AND RESIDENTS OF ONTARIO TO BENEFIT FROM THE LEGALIZATION OF CANNABIS IN CANADA, AND; BY YOUR PARTICIPATION AND WISH TO BE A 1TON MEMBER THE INFORMATION YOU PROVIDE US WILL BE USED FOR CONTACT AND NETWORKING PURPOSES WITH YOU ON YOUR VISITS BACK AND FORTH WITH US YOUR VERIFICATION WILL BE CONFIRMED WITH THIS BASIC INFORMATION VIA YOUR ONLINE LOGIN OR OVER THE MSMU MOTE APP**

**THE PROCEDURE:**

- **SIGN UP VIA MSMU WEB SITE OR LC2 DIRECTLY**
- **DOWNLOAD THE MSMU UMOTE APP**
- **AD YOUR PHOTO (FOR ID)**
- **FRIEND US (1TONAMARA)**
- **TEXT US WHEN YOU ARE AT THE DOOR OF ANY STORE AND YOU ARE IN!**

**These procedures are in place for the purpose of Robbery prevention**

- **Compliance verification**
- **Age verification**
- **Privacy**



TO OUR Corporate members of LC2 [retail stores, license providers, micro growers, micro suppliers] THESE ARE THE STEPS YOU USE TO REGISTER AND ONBOARD YOUR CLIENTS

- [COMPUTER 1] MEMBER FILLS OUT MSMU BASIC USER REGISTRATION PAGE... 1 TONAMARA SECURITY TAKES A PHOTO FROM LAPTOP OR IPAD MEMBER LOGS IN AND ADS PHOTO TO PROFILE
- [COMPUTER 2 “POS” ] 1TONAMARA SECURITY LOGED IN TO FRIEND THE NEW MEMBER
- MEMBER CAN NOW PURCHASE FROM STORE

#### BUDTENDER CATALOUGE POINT OF SALE

- ASK THE CUSTOMER THEIR NAME
- LOGIN
- INPUT THE ITEMS
- RECEIVE CASH

#### 1TONAMARA MEMBER/CUSTOMER CATALOUGE

- ONCE REGISTERED A LINK WILL BE PLACED ON THE USER PAGE [UNDER THE PROFILE TAB AS SHOP [TO BE RELEASED]] [ALL MSMU MEMBERS WILL HAVE SHOP TABS AND ALL MEMBERS THAT ARE FRIENDED WILL BE ABLE TO SEE THE STORES THAT FRIENDED THEM
- WHEN YOU SELECT YOUR SHOP TAB IT SHOULD HAVE ALL THE LINKS OF THE STORES YOU HAVE FRIENDED
- FOR THE 1TONAMARA CATALOUGE EACH USER SHOULD BE ABLE TO SEE THE MEMBER VIEW CATALOUGE
- FOR NOW NO PURCHASE OPTION ONLY PRODUCT RATING, PRODUCT USE AND TESTIMONIAL [SEARCH AND STRAIN IDENTIFICATION ALONG WITH RATINGS][PREVIOUS PURCHASE AND COMMENTS ON PRODUCT]
- THIS VIEW MUST HAVE THE PRODUCT AND SUPPLIER INFORMATION ALONG WITH SHIPMENT CODES/BATCH CODES
- ALL THE STORES AND AFFILIATES MUST SEE THE DISTRIBUTION CHAIN
- THE MEMBER/CUSTOMER VIEW IS THE DATA BASE CALLED

#### 1TONAMARA ADMIN VIEW

- MUST BE A PER STORE CATALOUGE VIEW
- MUST BE A PER FRANCHISE CATALOUGE VIEW
- MUST BE A 1TONAMARA HEAD OFFICE VIEW



## 1TONAMARA AFFILIATE VIEW

- THIS VIEW IS FOR OTHER INDIPENDENT MEMBERS THAT SUPPLY 1TON PRODUCTS

**IN CONSIDERATION** OF the Lessor leasing certain showcase to the Lessee, the Lessee leasing those showcase from the Lessor and the mutual benefits and obligations set forth in this Lease, the receipt and sufficiency of which consideration is hereby acknowledged, the Parties to this Lease (the "Parties") agree as follows:

### Definitions

1. When used in this Lease, the following expressions will have the meanings indicated:

- "purchase" means all amounts payable by the Lessee under this Lease except lessee share, whether or not specifically designated as Additional payment elsewhere in this Lease;
- "Building" means the Lands together with all buildings, improvements, equipment, fixtures, property and facilities from time to time thereon, as from time to time altered, expanded or reduced by the Lessee in its sole discretion;
- "Common Areas and Facilities" mean:
  - those portions of the Building areas, buildings, improvements, facilities, utilities, equipment and installations in or forming part of the Building which are not designated or intended by the lessee or owner of the building including, without limitation, exterior weather walls, roofs, entrances and exits, parking areas, driveways, loading docks and area, storage, mechanical and electrical rooms, areas above and below leasable showcase and not included within leasable premises, security and alarm equipment, grassed and landscaped areas, retaining walls and maintenance, cleaning and operating equipment serving the Building; and
  - those lands, areas, buildings, improvements, facilities, utilities, equipment and installations which serve or are for the useful benefit of the Building, the lessees of the Building or the Lessor and those having business with them, whether or not located within, adjacent to or near the Building and which are designated from time to time by the owner as part of the Common Areas and Facilities;
- "Leasable Area" means with respect to any rentable premises under direct controll of the lessee the area expressed in square feet of all floor space.



d. "Premises" means the retail store of the lessee which is located approximately at and incorporated as \_\_\_\_\_ in the Lease and controlled by the Lessee.

### **Leased Premises**

2. The Lessor agrees to place the Showcase within the premises of the Lessee herein after the retail store commonly referred to, or; as municipally described as \_\_\_\_\_, (the "Premises")
3. The Showcases are more particularly described as follows: prefabricated display and storage unit designed for showcasing and display of 1Tonamara products of all types including; Flowers, Edibles, Concentrates, Tinctures Apparel and Accessories. The Showcase will only be used for the following permitted use (the "Permitted Use"): display, showcase, storage and registration of members by way of the displays connected computer system as agreed.
4. While the Lessee, or an assignee or sublessee approved by the Lessor, is using and occupying the Showcase for the Permitted Use and is not in fault under the Lease or member Agreement, the member agrees not to Lease space in the Building to any lessee who will be conducting in such showcases as its principal business, the services of: a Coalition as referenced to in the membership agreement.

### **Term**

5. The term of the Lease commences on \_\_\_\_\_ and is perpetual or ends upon termination in accordance with the membership agreement (the "Term").
6. Should the Lessee remain in possession of the Showcase after any default or termination notice. The Lessor may apply for any and all applicable remedies at law to retrieve its property.

### **Rent**

7. Subject to the provisions of this Lease, the Lessee will pay a pre-purchased product of calculated retail deduction payable upon receipt of product, for the Showcase (the "pre-purchased product"), without setoff, abatement or deduction.
8. The Lessee will pay the pre-purchased product as a Cash on delivery (c.o.d) on the receipt of the product or may pay online in anticipation of delivery, shipping, courier, or pick up.
9. No acceptance by the Lessor of any amount less than the full amount owed will be taken to operate as a waiver by the Lessor for the full amount or in any way to defeat or affect the rights and remedies of the Lessor to pursue the full amount.

**Operating Costs**

**10.** In addition to the pre purchased product, the Lessee will pay, without setoff, abatement or deduction, the premises costs, charges and expenses of operating, maintaining, repairing, replacing and insuring the Building including the Common Areas and Facilities from time to time and the carrying out of all obligations of the owner under his Lease and similar leases with respect to the Building ("Operating Costs").

**11.** Operating Costs will also not include the following:

- a.** any increase in insurance premiums to the premises as a result of business activities;
- b.** the costs of any capital replacements;
- c.** the costs incurred or accrued due to the willful act or negligence of the Lessee or anyone acting on behalf of the Lessee;
- d.** structural repairs;
- e.** costs for which the Lessee is reimbursed by insurers or covered by warranties;
- f.** costs recovered directly from any Lessee for separate charges such as heating, ventilating, and air conditioning relating to that Lessee's leased premises, and in respect of any act, omission, neglect or default of any Lessee of its obligations under its Lease; or
- g.** any expenses incurred as a result of the Lessor generating revenues from common area facilities will be paid from those revenues generated.

**12.** The Lessee will pay:

- a.** To the Lessor, the Lessee's Proportionate Share of all taxes, rates, duties, levies and assessments which are levied, rated, charged, imposed or assessed by any lawful taxing authority (whether federal, provincial, municipal, school or otherwise or any taxes payable by the Lessee which are charged in lieu of such taxes or in addition to such taxes, but excluding income tax upon the income of the Lessee to the extent that such taxes are not levied in lieu of real property against the Showcase or upon the Lessor in respect of the Building.
- b.** To the lawful taxing authorities, or to the Lessor, as it may direct, as and when the same become due and payable, all taxes, rates, use fees, duties, assessments and other charges that are levied, rated, charged or assessed in respect of any business carried on in the Showcase or in respect of the use or occupancy of the Showcase by the Lessee and every sublessee, licensee, concessionaire or other person doing business on or from the Showcase.



### **Use and Occupation**

**13.** The Lessee will carry on business under the name of \_\_\_\_\_ and will not change such name without the prior written consent of the Lessor, such consent not to be unreasonably withheld. The Lessee will open the whole of the Showcase for business to the members or the public at the time it is legal and consented to in Ontario, fully fixtured, stocked and staffed on the date of commencement of the term and throughout the term, and will continuously utilize the entire Showcase in the active conduct of its business in a reputable manner on such days and during such hours of business and day to day operation by the Lessee.

**14.** The Lessee covenants that the Lessee will at the time it is legal and consented to in Ontario carry on and conduct its business from time to time carried on upon the Showcase in such manner as to comply with all statutes, bylaws, rules and regulations of any federal, provincial, municipal or other competent authority and will not do anything on or in the Showcase in contravention of any of them.

### **Quiet Enjoyment**

**15.** The Lessor covenants that on paying the Rent and performing the covenants contained in this Lease, the Lessee will peacefully and quietly have, hold, and enjoy the Showcase for the agreed term.

### **Distress**

**16.** If and whenever the Lessee is in default in payment of any money, whether hereby expressly reserved or deemed as rent, or any part of the rent, the Lessor may, without notice or any form of legal process, enter upon the Showcase and seize, remove and sell the Lessee's goods, from the Showcase or seize, remove and refund any goods remaining, in the same manner as if they had remained and been distrained upon the Premises, all notwithstanding any rule of law or equity to the contrary, and the Lessee hereby waives and renounces the benefit of any present or future statute or law limiting or eliminating the Lessor's right of distress.

### **Overholding**

**17.** If the Lessee continues to occupy the Showcase without the written consent of the Lessor after the expiration or other termination of the term, then, without any further written agreement,

the Lessee will be a month-to-month lessee at a minimum monthly rental equal to \$500.00 per month and subject always to all of the other provisions of this Lease insofar as the same are applicable to a month-to-month tenancy and a tenancy from year to year will not be created by implication of law.

### **Additional Rights on Reentry**

- 18.** If the Lessor terminates this Lease, then:
- a.** notwithstanding any such termination or the term thereby becoming forfeited and void, the provisions of this Lease relating to the consequences of termination will survive;
  - b.** the Lessor may use such reasonable force as it may deem necessary for the purpose of gaining admittance to and retaking possession of the Showcase and the Lessee hereby releases the Lessor from all actions, proceedings, claims and demands whatsoever for and in respect of any such forcible entry or any loss or damage in connection therewith or consequential thereupon;
  - c.** the Lessor may expel and remove, forcibly, if necessary, the showcase, as allowed by law, without being taken or deemed to be guilty of any manner of trespass;
  - d.** in the event that the Lessor has removed the property of the Lessee, the Lessor may store such property in a public warehouse or at a place selected by the Lessor, at the expense of the Lessee. If the Lessor feels that it is not worth storing such property given its value and the cost to store it, then the Lessor may dispose of such property in its sole discretion and use such funds, if any, towards any indebtedness of the Lessee to the Lessor. The Lessor will not be responsible to the Lessee for the disposal of such property other than to provide any balance of the proceeds to the Lessee after paying any storage costs and any amounts owed by the Lessee to the Lessor;
  - e.** if abandoned, the Lessor may procure the appointment of a receiver to take possession and collect rents and profits of the business of the Lessee in relation to the showcase, and, if necessary to collect the rents and profits the receiver may carry on the business of the Lessee without compensating the Lessee;
  - f.** if abandoned, the Lessor may terminate the Lease on giving 5 days written notice of termination to the Lessee. Without this notice, seizure of the Showcase by the Lessor or its agents will not terminate this Lease;
    - i.** reasonable expenses as the Lessor incurs or has incurred in connection with the seizure, terminating, reletting, collecting sums due or payable by the Lessee, realizing upon assets seized; including without limitation, expenses and legal fees and disbursements and the expenses of keeping the Showcase in good order, repairing the same and preparing them for reletting; and

- ii. as liquidated damages for the loss of rent and other income of the Lessor expected to be derived from this Lease during the period which would have constituted the unexpired portion of the term had it not been terminated, at the option of the Lessor, either:
1. an amount determined by reducing to present worth at an assumed interest rate of twelve percent (12%) per annum all Base Rent and estimated Additional Rent to become payable during the period which would have constituted the unexpired portion of the term, such determination to be made by the Lessor, who may make reasonable estimates of when any such other amounts would have become payable and may make such other assumptions of the facts as may be reasonable in the circumstances; or
  2. an amount equal to the Base Rent and estimated Additional Rent for a period of six (6) months.

### **Inspections and Lessor's Right to Enter**

19. The Lessor and the Lessee will complete, sign and date an inspection report at the beginning and at the end of this tenancy.

### **Renewal of Lease**

20. Upon giving written notice no later than 60 days before the expiration of the Term, the Lessee may renew this Lease for an additional term. All terms of the renewed lease will be the same except for any signing incentives/inducements and this renewal clause.

### **Lessor Improvements**

21. The Lessor will make those improvements to the Showcase that are current in designs and version as is determined that will support the Lessee and Lessors object o this Lease.
22. The Lessee is responsible for the direct payment of the following utilities and other charges in relation to the Premises: electricity, natural gas, water, sewer, telephone, Internet and cable.

### **Insurance**

23. The Lessee is hereby advised and understands that the personal property of the Lessee is not insured by the Lessor for either damage or loss, and the Lessor assumes no liability for any such loss.

The Lessee is advised that, if insurance coverage is desired by the Lessee, the Lessee should inquire of Lessee's insurance agent regarding a Lessee's Policy of Insurance.

**24.** The Lessee is not responsible for insuring the Lessor's contents and furnishings in or about the Showcase for either damage and loss, and the Lessee assumes no liability for any such loss.

**25.** The Lessee is not responsible for insuring the Showcase for either damage and loss to the structure, mechanical or improvements to the Building on the Premises, and the Lessee assumes no liability for any such loss.

**26.** The Lessee is responsible for insuring the Showcase for liability insurance for the benefit of the Lessee and the Lessor.

**27.** The Lessee will provide proof of such insurance to the Lessor upon request.

### **Abandonment**

**28.** If at any time during the Term, the Lessee abandons the Showcase or any part of the Premises, the Lessor may, at its option, enter the Showcase by any means without being liable for any prosecution for such entering, and without becoming liable to the Lessee for damages or for any payment of any kind whatever, and may, at the Lessor's discretion, as agent for the Lessee, relet the Premises, or any part of the Premises, for the whole or any part of the then unexpired term, and may receive and collect all rent payable by virtue of such reletting, and, at the Lessor's option, hold the Lessee liable for any difference between the Rent that would have been payable under this Lease during the balance of the unexpired term, if this Lease had continued in force, and the net rent for such period realized by the Lessor by means of the reletting. If the Lessor's right of reentry is exercised following abandonment of the showcase by the Lessee, then the Lessor may consider any personal property belonging to the Lessee and left on the Showcase to also have been abandoned, in which case the Lessor may dispose of all such personal property in any manner the Lessor will deem proper and is relieved of all liability for doing so.

### **Attorney Fees**

**29.** In the event that any action is filed in relation to this Lease, the unsuccessful party in the action will pay to the successful party, in addition to all the sums that either party may be called on to pay, a reasonable sum for the successful party's attorney fees.

### **Governing Law**

**30.** It is the intention of the Parties to this Lease that the tenancy created by this Lease and the performance under this Lease, and all suits and special proceedings under this Lease, be construed in accordance with and governed, under common law frameworks to the exclusion of the law of any other forum, only if this agreement has been ported transfered or otherwise renegotiated and registered in the Province of Ontario then will the laws of the Province of Ontario apply, without regard to the jurisdiction in which any action or special proceeding may be instituted.

### **Severability**

**31.** If there is a conflict between any provision of this Lease and the applicable legislation of the Province of Ontario (the 'Act'), the terms of the member agreement will prevail and such provisions of the Lease will be amended or deleted as necessary in order to comply with the agreement. Further, any provisions that are required by the lawful cannabis coalition Articles of Incorporation apply to this Lease.

### **Assignment and Subletting**

**32.** The Lessee will not assign this Lease in whole or in part, nor sublet all or any part of the Premises, nor grant any license or part with possession of the Showcase or transfer to any other person in whole or in part or any other right or interest under this Lease (except to a parent, subsidiary or affiliate of the Lessee), without the prior written consent of the Lessor in each instance, which consent will not be unreasonably withheld so long as the proposed assignment or sublease complies with the provisions of this Lease.

**33.** Notwithstanding any assignment or sublease, the Lessee will remain fully liable on this Lease and will not be released from performing any of the terms, covenants and conditions of this Lease.

**34.** If the Lease is assigned or if the Showcase or any part of the Showcase are sublet or occupied by anyone other than the Lessee, the Lessor may collect rent directly from the assignee, sublessee or occupant, and apply the net amount collected, or the necessary portion of that amount, to the rent owing under this Lease.

**35.** The prohibition against assigning or subletting without the consent required by this Lease will be constructed to include a prohibition against any assignment or sublease by operation of law in that each member store will operate under license.

**36.** The consent by the Lessor to any assignment or sublease will not constitute a waiver of the necessity of such consent to any subsequent assignment or sublease.

### **Bulk Sale**

**37.** No bulk sale of goods and assets of the Lessee may take place without first obtaining the written consent of the Lessor, which consent will not be unreasonably withheld so long as the Lessee and the Purchaser are able to provide the Lessor with assurances, in a form satisfactory to the Lessor, that the Lessee's obligations in this Lease will continue to be performed and respected, in the manner satisfactory to the Lessor, after completion of the said bulk sale.

### **Care and Use of Premises**

**38.** The Lessee will promptly notify the Lessor of any damage, or of any situation that may significantly interfere with the normal use of the Premises.

**39.** The Lessee will not make (or allow to be made) any noise or nuisance which, in the reasonable opinion of the Lessor, disturbs the comfort or convenience of other lessees.

**40.** The Lessee will not engage in any illegal trade or activity on or about the Premises outside of the use of Cannabis Products.

**41.** The Lessor and Lessee will comply with standards of health, sanitation, fire, housing and safety as required by law.

### **Surrender of Premises**

**42.** At the expiration of the lease term, the Lessee will quit and surrender the Showcase in as good a state and condition as they were at the commencement of this Lease, reasonable use and wear and damages by the elements excepted.

### **Hazardous Materials**

**43.** The Lessee will not keep or have on the Showcase any article or thing of a dangerous, flammable, or explosive character that might unreasonably increase the danger of fire on the Showcase or that might be considered hazardous by any responsible insurance company.

### **Rules and Regulations**

**44.** The Lessee will obey all rules and regulations posted by the owner regarding the use and care of the Building, parking lot and other common facilities that are provided for the use of the Lessee in and around the Building on the Premises.



**General Provisions**

**45.** Any waiver by the Lessor of any failure by the Lessee to perform or observe the provisions of this Lease will not operate as a waiver of the Lessor's rights under this Lease in respect of any subsequent defaults, breaches or nonperformance and will not defeat or affect in any way the Lessor's rights in respect of any subsequent default or breach.

**46.** This Lease will extend to and be binding upon and inure to the benefit of the respective heirs, executors, administrators, successors and assigns, as the case may be, of each party to this Lease. All covenants are to be construed as conditions of this Lease.

**47.** Where there is more than one Lessee executing this Lease, all Lessees are jointly and severally liable for each other's acts, omissions and liabilities pursuant to this Lease.

**48.** Time is of the essence in this Lease.

**49.** This Lease and the agreements between the Lawful Cannabis Coalition, Lessor and the Lessee, form the entirety of the Agreement. Any prior understanding or representation of any kind preceding the date of this Lease will not be binding on either party to this Lease except to the extent incorporated in this Lease. In particular, no warranties of the Lessor not expressed in this Lease are to be implied.

**IN WITNESS WHEREOF** the Parties to this Lease have duly affixed their signatures under hand and seal, or by a duly authorized officer under seal, on this day of September, 2018.

\_\_\_\_\_ (Witness) \_\_\_\_\_ 1TONAMARA (Lessor)

\_\_\_\_\_ (Witness) \_\_\_\_\_ MEMBER (Lessee)