

**SHOPPING CENTER LEASE
BRIARGLEN SHOPPING CENTER**

THIS LEASE, entered into this 25th day of February 2021, by and between the LANDLORD and the TENANT hereinafter named.

ARTICLE I. DEFINITIONS AND CERTAIN BASIC PROVISIONS.

- 1.1 (a) "LANDLORD": LITTLESON, L.L.C.
 (b) LANDLORD'S ADDRESS: P.O. Box 700717
 Tulsa, Oklahoma 74170
 (c) "TENANT": Buzzn Dispensary, Inc
 (d) TENANT'S ADDRESS: 3151 S 129th East Avenue, Suite P
 Tulsa, OK 74134
 (e) TENANT'S TRADE NAME: Buzzin Dispensary
 (f) "PREMISES": Approximately 2,523 square feet (computed by measuring to the exterior of outside walls of the building and to the center of interior walls), such Premises being shown, outlined, being a part of the Briarglen Square Shopping Center ("Shopping Center") situated on the property shown on EXHIBIT "A" attached hereto together with such additions and other changes as LANDLORD may from time to time designate as included within the Shopping Center. TENANT acknowledges it has measured the Premises and concurs with the approximate square footage.
 (g) LEASE TERM: Commencing on the "Commencement Date" as hereinafter defined and ending (5) five year(s) and (5) five month(s) thereafter, except that in the event the Commencement Date is a date other than the first day of a calendar month, said term shall extend for said number of years and months from the first day of the calendar month following the Commencement Date.
 (h) GUARANTEED MINIMUM RENTAL: Payable in advance with the first month's rent due upon Lease execution and then payable as provided in ARTICLE IV per the schedule below.

Date	Rate Per Square Foot	Monthly Minimum Rent	Annual Minimum Rent	
May 1 - Sept 30, 2021				
Months 1-5	0.00	0.00	0.00	
Oct 1, 2021 - Sept 30, 2022	Year 1	\$16.50	\$3,469.13	\$41,629.50
Oct 1, 2022 - Sept 30, 2023	Year 2	\$17.00	\$3,574.25	\$42,891.00
Oct 1, 2023 - Sept 30, 2024	Year 3	\$17.51	\$3,681.48	\$44,177.73
Oct 1, 2024 - Sept 30, 2025	Year 4	\$18.04	\$3,792.91	\$45,514.92
Oct 1, 2025 - Sept 30, 2026	Year 5	\$18.58	\$3,906.45	\$46,877.34
Oct 1, 2026 - Feb 29, 2027	Months 1-5	\$19.14	\$4,024.19	\$20,120.95
Total				\$241,211.44

- (i) PERCENTAGE RENT RATE: N/A of "Gross Sales" as hereinafter defined.
 (j) SECURITY DEPOSIT: The sum of \$4,900.00 further defined in ARTICLE VI is payable in advance due upon Lease execution.
 (k) PERMITTED USE: Medical Cannabis Dispensary
 (l) ADDITIONAL RENT: As more fully set forth in this Lease, TENANT shall pay its pro rata share of real estate taxes, insurance and the cost of Common Area Maintenance, as Additional Rent. A 15% administrative charge shall be added to the foregoing. TENANT's pro rata share of these expenses, initially estimated to be \$803.16 per month, shall be paid by TENANT with

Chapman, Austin

From: Mac Shayya <macshayya@gmail.com>
Sent: Tuesday, July 27, 2021 7:32 AM
To: esubmit
Subject: Lard of adjustment case 23142

Here are a list of pictures from proposed dispensary location











Sent from my iPhone

