

LETTER OF INTENT

This Letter of Intent (the "LOI") sets forth a nonbinding proposal of the business terms and conditions under which Main Street Medicinals, LLC. is interested in leasing the property described herein.

BACKGROUND INFORMATION: Main Street Medicinals (MSM) is a marijuana business existing under the laws of the State of Massachusetts. MSM desires to lease the property identified below for the purpose of employee housing.

Property:

[INSERT ADDRESS]

45 Summer St Vh. Mass 02568

Tenant:

Main Street Medicinals

Landowner:

[INSERT PROPERTY OWNER'S NAME]

Nate Gray

Lease Rate:

Market Rent to be Determined at Time of Possession

Rent Commencement:

Upon Delivery of Possession

Description of Property:

The property is a 4 bedroom house, which sleeps 8 people and has parking for 5 cars.

Use as Employee Housing:

Tenant is a marijuana business (Tenant's Business") developing a storefront and cultivation/manufacturing facility on Martha's Vineyard, MA. Tenant desires to secure housing for several of its employees in advance of opening for business. Tenant shall use the property to house some employees.

Definitive Documents

Prior to the opening of Tenant's Business, Tenant shall provide a draft lease to Landowner which will set forth all the terms of the parties' agreement.

Non-Binding:

This LOI is non-binding and unenforceable until a Lease has been executed by both the Seller and Buyer.

This Letter of Intent shall automatically expire and shall be of no force and/or effect unless fully executed and delivered by **February 19, 2022**

TENANT:

LANDLORD:

Main Street Medicinals, LLC

By: Noah Eisendrath

Name: Noah Eisendrath

Title: CEO

Date: 1/19/22

By: Nate Gray

Name: Nate Gray

Title: home owner

Date: 1/24/22