

**STATE OF ALASKA
DEPARTMENT OF NATURAL RESOURCES
DIVISION OF MINING, LAND AND WATER
Southeast Regional Office, 400 Willoughby, P.O. Box 111020
Juneau, AK 99811-1020, (907) 465-3400**

ADL No. 107159

LEASE AGREEMENT

Effective this _____ day of _____, this lease agreement is entered into by the State of Alaska, hereafter referred to as "lessor," and **Alaska Mountain Guides Adventures, Inc.**, hereafter referred to as "lessee," whether one or more, whose sole addresses for purposes of notification under this lease agreement are listed in section 28.

The lessor and the lessee agree that this lease, including all attachments and documents that are incorporated in this lease by reference, contains the entire agreement between the parties, and each of the covenants and conditions in this lease including any attachments will be binding upon the parties and upon their respective successors and assigns. The lessor and the lessee further agree that this lease is conditioned upon satisfactory performance by the lessor and the lessee of all covenants and conditions contained in this lease. The lessee is aware of the provisions of Title 38, Alaska Statutes, Title 11, Alaska Administrative Code, and other applicable laws, regulations, and ordinances, and fully understands the duties and obligations of the lessee under this lease, and the rights and remedies of the lessor.

This lease is subject to all applicable state, federal, and municipal statutes, regulations, and ordinances in effect on the effective date of this lease, and insofar as is constitutionally permissible, to all statutes, regulations, and ordinances placed in effect after the effective date of this lease. A reference to a statute, regulation, or ordinance in this lease includes any change in that statute, regulation, or ordinance, whether by amendment, repeal and replacement, or other means. This lease does not limit the power of the State of Alaska, its political subdivisions, or the United States of America to enact and enforce legislation or to adopt and enforce regulations or ordinances affecting, directly or indirectly, the activities of the lessee or its agents in connection with this lease or the value of the interest held under this lease. In case of conflicting provisions, statutes, regulations, and ordinances take precedence over this lease. This lease shall not be construed as a grant or recognition of authority for promulgation or adoption of municipal ordinances that are not otherwise authorized.

1. Grant. This lease is issued under the authority of AS 38.05.35(e) for a term of 25 year(s) beginning on the _____ day of _____, _____ and ending at 12 o'clock midnight on the _____ day of _____, _____ unless sooner terminated, subject to: compensation as specified in section 2; and the attached stipulations, if any, incorporated in and made a part of this lease, for the following, hereafter referred to as the "leasehold":

Alaska State Land Survey No. _____, containing approximately _____ acres more or less, according to the survey plat recorded in the _____ Recording District on _____ as Plat No. _____.

Excepting and reserving any general reservations to the lessor that are required by law and that may

be stated elsewhere in this lease, and the following, which the state reserves for itself and others:

Platted easements and restrictions.

Attachment A, Special Stipulations, attached to and made part of this lease agreement.

Attachment B, Approved Development Plan attached to and made part of this lease agreement.

This lease is subject to all platted easements and reservations and all valid existing rights.

2. Compensation. (a) The lessee shall pay to the lessor compensation as follows, without the necessity of any billing by the lessor: . The lessor may, upon 10 days' notice, review and copy any records of the lessee that are necessary to verify the lessee's compliance with this paragraph.

(b) In accordance with AS 38.05.105, the lease compensation is subject to adjustment by the lessor at the commencement of the sixth year of the term and every fifth year thereafter (the "adjustment date"). The compensation adjustment takes effect on the applicable adjustment date, regardless of whether the adjustment determination occurs before or after that date. All reasonable costs of the adjustment, including reappraisal if required by the lessor, will be borne by the lessee.

3. Denial of Warranty. The lessor makes no warranty, express or implied, nor assumes any liability whatsoever, regarding the social, economic, or environmental aspects of the leasehold, including, without limitation, the soil conditions, water drainage, access, natural or artificial hazards that may exist, or the profitability or fitness of the leasehold for any use. The lessee represents that the lessee has inspected the leasehold and determined that the leasehold is suitable for the use intended, or has voluntarily declined to do so, and accepts the leasehold "as is" and "where is."

4. Use of Leasehold. Prior to execution of this lease and to commencing use or development of the leasehold, the lessee shall submit a development plan for the leasehold to the lessor and obtain the lessor's approval of the plan. Any use or development of the leasehold must be consistent with the development plan approved by the lessor. Any proposed revisions to the development plan must be submitted to the lessor for approval before any change in use or development occurs. The lessee shall use and occupy the leasehold in compliance with the approved development plan and all applicable laws, regulations, ordinances, and orders that a public authority has put into effect or may put into effect, including those of a building or zoning authority and those relating to pollution and sanitation control. The lessee may not permit any unlawful occupation, business, or trade to be conducted on the leasehold. The lessee shall properly locate all activities and improvements on the leasehold, and may not commit waste of the parcel. The lessee shall maintain and repair the leasehold including improvements in a reasonably neat and clean condition, and shall take all necessary precautions to prevent or suppress grass, brush, or forest fires, and to prevent erosion, unreasonable deterioration, or destruction of the land or improvements. The lessee agrees not to place any aboveground or underground fuel or chemical tanks on the leasehold without the prior written approval of the lessor.

5. Encumbrance of Leasehold. The lessee may not encumber or cloud the lessor's title to the leasehold, or any portion of the leasehold, nor enter into any lease, easement, or other obligation of the lessor's title without the prior written approval of the lessor.

6. Assignment of Interest. The lessee may not assign or sublet any interest held under this lease, including a security interest, without the prior written approval of the lessor. The lessor may approve such assignment or subletting if the lessor finds it to be in the best interest of the state. No such assignment or subletting will be effective until approved by the lessor in writing, and the assignee

agrees to be subject to and governed by the provisions of this lease, any subsequent amendments to this lease, any additional stipulations, or reappraisal as deemed appropriate by the lessor, and all applicable laws, regulations, and ordinances in the same manner as the original lessee. No assignment or subletting of the leasehold, or any portion thereof, by the lessee will annul the lessee's obligation to pay the compensation required for the full term of this lease. Except as provided in this lease, no subdivision of the leasehold interest may occur without the prior written approval of the lessor.

7. Conditional Lease. If all or part of the leasehold has been tentatively approved, or approved, but not yet patented, by the United States to the lessor, then this lease will be conditioned upon receipt by the lessor of such patent. If for any reason the lessor does not receive patent, any compensation paid to the lessor under this lease will not be refunded. Any prepaid compensation for land to which patent is denied the lessor will be refunded to the lessee of record in the amount of the pro-rata portion of the unexpired term. The lessor will have no further liability to the lessee for the termination of the lease.

8. Payment of Taxes and Assessments. The lessee shall pay prior to delinquency all taxes and assessments accruing against the leasehold.

9. Section Line Rights-of-Way. If the leasehold borders on or includes one or more section lines, the lessor hereby expressly reserves unto itself and its successors and assigns a right-of-way or rights-of-way pursuant to AS 19.10.010.

10. Navigable and Public Waters. (a) Pursuant to AS 38.05.127 and 11 AAC 53.330, the lessor reserves a public access easement to and along all public or navigable water bodies that border on or are included in this leasehold. No public access easement may be obstructed or otherwise rendered incapable of reasonable use for the purposes for which it was reserved. No public access easement may be vacated, abandoned, or extinguished without the prior written approval of the lessor.

(b) The Public Trust Doctrine guarantees public access to, and the public right to use, navigable and public waters and the land beneath them for navigation, commerce, fishing, and other purposes. This lease is issued subject to the principles of the Public Trust Doctrine regarding navigable or public waters. The lessor reserves the right to grant other interests to the leasehold consistent with the Public Trust Doctrine.

11. Condemnation of Leasehold or Improvements. If the whole or any part of the leasehold is taken by any authorized body or person vested with the power of eminent domain, by negotiation, court action, or otherwise, the following provisions control:

(1) Taking of the entire leasehold. If all of the leasehold is taken by condemnation, this lease and all rights of the lessee will immediately terminate, and the compensation will be adjusted so that it is due only until the date the lessee is required to surrender possession of the leasehold. The lessor is entitled to all the condemnation proceeds, except that the lessee will be paid the portion of the proceeds attributable to the fair market value, as determined in the condemnation proceedings, of any buildings or improvements taken that were placed on the condemned leasehold by the lessee in accordance with the approved development plan.

(2) Taking of substantial part of the leasehold. If the taking is of a substantial part of the leasehold, the following rules apply:

(A) If the taking by condemnation reduces the ground area of the leasehold by at least 30

percent or materially affects the use being made by the lessee of the leasehold, the lessee has the right to elect to terminate the lease by written notice to the lessor not later than 180 days after the date of taking.

(B) If the lessee elects to terminate, the provisions in subsection (1) of this section govern the condemned portion of the leasehold and the covenants and conditions of the lease govern disposal of the remainder of any buildings or improvements made by the lessee in accordance with the approved development plan.

(C) If the lessee does not elect to terminate, the lease continues and the lessor is entitled to the full condemnation proceeds except the portion attributable to the fair market value, as determined in the condemnation proceedings, of any buildings or improvements taken that were placed on the condemned portion of the leasehold by the lessee in accordance with the approved development plan. Compensation at the existing rate will terminate on the date the lessee is required to surrender possession of the condemned portion of the leasehold. Except as it may be adjusted from time to time under the covenants and conditions of the lease and applicable statutes, compensation for the balance of the term will be adjusted by the lessor to reflect the taking.

(3) Taking of insubstantial part of the leasehold. If the taking by condemnation reduces the ground area of the leasehold by less than 30 percent and the lessor determines that the taking is of such an insubstantial portion that the lessee's use of the leasehold is not materially affected, the lessee may not elect to terminate the lease and the compensation provisions of subsection 2(C) of this section will govern.

12. Valid Existing Rights. This lease is subject to all valid existing rights, including easements, rights-of-way, reservations, or other interests in land in existence on the date of execution of this lease.

13. Inspection. The lessor will have reasonable access to the leasehold for purposes of inspection.

14. Mineral Reservations. This lease is subject to the reservations required by AS 38.05.125 and the rights and obligations imposed by AS 38.05.130.

15. Concurrent Use. This lease is subject to reasonable concurrent uses as provided under Article VIII, Section 8 of the Constitution of the State of Alaska. The concurrent user who is found to be at fault for damage or injury arising from noncompliance with the terms governing the user's concurrent use is liable for damages and the user's interest is subject to forfeiture or termination by the lessor. In this context, the term "concurrent user" includes the lessee and any other person or entity who lawfully uses the land subject to this lease, but does not include the State of Alaska.

16. Surface Resources. Unless otherwise provided by this lease or other written authorization, the lessee may not sell or remove from the leasehold any timber, stone, gravel, peatmoss, topsoil, or any other material valuable for building or commercial purposes. Material required for the development of the leasehold may be used only in compliance with the approved development plan.

17. Appropriation or Disturbance of Waters. During the term of this lease, the lessee will have the right to apply for an appropriation of ground or surface water on the leasehold in accordance with AS 46.15 and 11 AAC 93.060.

18. Acquisition of Rights or Interests. Any right or interest acquired during the term of this lease and accruing to the benefit of the leasehold will remain appurtenant to the leasehold, and may not be

severed or transferred from the leasehold without the prior written approval of the lessor. In the event of termination or forfeiture of this lease, any such right or interest will vest in the lessor.

19. Land Alterations Due to Natural or Artificial Causes. The interest described in this lease constitutes the entire leasehold. If, through natural or artificial causes, accretion or reliction of land occurs contiguous to the leasehold, the Lessee has no right to occupy or use the accreted land unless a separate lease is entered with the Lessor with respect to such lands. The rules of law usually applicable to accretion or reliction of land do not apply to this lease, nor to the interest described in this lease.

20. Waiver or Forbearance. The receipt of compensation by the lessor, with or without knowledge of any default on the part of the lessee, is not a waiver of any provision of this lease. No failure on the part of the lessor to enforce a covenant or condition of this lease, nor the waiver of any right under this lease by the lessor, unless in writing, will discharge or invalidate the application of such covenant or condition. No forbearance or written waiver affects the right of the lessor to enforce any covenant or condition in the event of any subsequent default. The receipt of compensation by the lessor after termination or any notice of termination will not reinstate, continue, or extend this lease, or destroy, or in any manner impair the validity of any notice of termination that may have been given prior to receipt of the compensation, unless specifically stated by the lessor in writing.

21. Default and Remedies. (a) Time is of the essence in this lease. If the lessee defaults on the performance of any of the covenants or conditions of this lease, and the default is not remedied within 60 days after the lessor issues written notice of such default to the lessee and to the holder of a security interest in the leasehold approved by the lessor, or within any additional period the lessor allows for good cause, the lessee will be subject to legal or any other administrative action deemed appropriate by the lessor, including termination of this lease. The lessor may, in the notice of the default or in a separate written notice, state that if the default is not remedied, this lease shall terminate on a date certain, which shall be at least 60 days after issuance of the notice of default. Upon the date specified in such notice, unless the default has been remedied, the lease shall expire automatically without further notice or action by the lessor and this lease and all rights of the lessee under the lease shall terminate. Upon termination of the lease the lessor shall have an immediate right to possession of the leasehold and any possession by the lessee shall be unlawful. It is specifically agreed that no judicial action shall be necessary to terminate this lease or to allow the lessor to retake possession in the event of default by the lessee. No improvements may be removed from the leasehold while the lease is in default except with the lessor's prior written approval. If this lease is terminated for default, all compensation paid by the lessee is forfeited to the lessor. The lessor is not liable for any expenditures made or undertaken by the lessee under this lease. Any costs or fees, including attorney's fees, reasonably incurred by the lessor for the enforcement of this lease, shall be added to the obligations due and payable by the lessee.

(b) The rights, if any, of third-party security interest holders or lienholders are controlled solely by AS 38.05.103 and 11 AAC 58.590. If the lessee fails to remedy the default within the time allowed in subsection (a) of this section, the holder of an approved security interest who has received notice under subsection (a) of this section may remedy the default. The holder shall act within 60 days from the date of receipt of notice under subsection (a) of this section, or within any additional period the lessor allows for good cause.

(c) The lessor may, at the lessor's option, following the lessee's default and failure to remedy, or after termination of this lease due to such default and failure to remedy, accelerate the unpaid compensation for the remainder of the term of this lease. The lessee's obligation to pay such accelerated rent to the lessor survives termination of this lease.

(d) If this lease is terminated, or all or any portion of the leasehold is abandoned by the lessee, the lessor may immediately enter, or re-enter and take possession of the leasehold, and without liability for any damage, remove all persons and property from the leasehold and may, if necessary, use summary proceedings or an action at law. The words "enter" and "re-enter" as used are not restricted to their technical legal meaning. Any entry, re-entry, possession, repossession, or dispossession by the lessor, whether taken with or without judicial action, does not absolve, relieve, release, or discharge the lessee, either in whole or part, of any liability under the lease.

(e) The lessor, upon or at any time after giving written notice of any default, may enter or re-enter the leasehold to remedy any default by the lessee or exercise any right given under this lease, all without the intervention of any court being required. The curing of such default shall not be deemed for any purpose to be for the benefit of the lessee.

(f) At any time after termination of this lease, the lessor may re-let the leasehold, or any part thereof, in the name of the lessor for such term and on such conditions as the lessor may determine, and may collect and receive the compensation therefor. The lessor shall not be responsible or liable for failure to re-let the leasehold or for any failure to collect any compensation due upon such re-letting, nor shall the lessor be required to account for or pay to the lessee any excess compensation received as a result of such re-letting. The lessee shall be liable for any deficiency, and for all costs, expenses, and fees incurred by the lessor arising out of the default, including the lessor's efforts to re-let the leasehold.

(g) No right or remedy conferred upon or reserved to the lessor in this lease or by statute, or existing in law or equity, is intended to be exclusive of any other right or remedy, and each and every right shall be cumulative.

22. Disposition of Improvements and Chattels After Termination. AS 38.05.090 will govern disposition of any lessor-approved chattels or improvements left on the leasehold after termination. At the lessor's sole option, improvements not approved by the lessor shall be removed from the leasehold and the site restored to its original condition at the lessee's sole expense, or be forfeited to the lessor. The lessee shall be liable to the lessor for any costs, expenses, or damages arising out of the disposition of improvements not approved by the lessor, and may be required to pay rent on any improvements or chattels left on the parcel in accordance with 11 AAC 58.680.

23. Indemnity to Lessor. The lessee shall indemnify, defend, and hold the lessor harmless from and against all claims, demands, judgments, damages, liabilities, penalties, and costs, including attorney's fees, for loss or damage, including but not limited to property damage, personal injury, wrongful death, and wage, employment, or worker's compensation claims, arising out of or in connection with the use or occupancy of the leasehold by the lessee or by any other person holding under the lessee, or at the lessee's sufferance or invitation; and from any accident or fire on the leasehold; and from any nuisance made or suffered on the leasehold; and from any failure by the lessee to keep the leasehold in a safe and lawful condition consistent with applicable laws, regulations, ordinances, or orders; and from any assignment, sublease, or conveyance, attempted or successful, by the lessee of all or any portion of the leasehold or interest therein contrary to the covenants and conditions of this lease. The lessee holds all goods, materials, furniture, fixtures, equipment, machinery, and other property whatsoever on the parcel at the sole risk of the lessee, and shall defend, indemnify and hold the lessor harmless from any claim of loss or damage by any cause whatsoever, including claims by third parties.

24. Insurance. If required by the lessor, the lessee shall obtain insurance in an amount determined by the lessor to be sufficient. The lessor shall be named as an additional insured party of any such insurance. The types and amount of insurance shall be specified in the attached stipulations made a

part of this lease agreement and may be adjusted periodically. The lessee shall maintain that insurance as long as required by the lessor. Any insurance acquired by the lessee for the purpose of providing insurance coverage under this lease must be issued by an insurer authorized to do business in the State of Alaska under the provisions of AS 21.09.010 and AS 21.27.010 for the type of policy being written.

25. Bonding. If required by the lessor, the lessee shall furnish a bond, cash deposit, certificate of deposit, or other form of security acceptable to the lessor in an amount determined by the lessor to be sufficient to ensure faithful performance of the covenants and conditions of this lease, and to cover the cost of site cleanup and restoration and any associated costs after termination of the lease. The amount and conditions of the bond shall be specified in the attached stipulations made a part of this lease agreement. The lessee shall maintain the bond as long as the lessor deems necessary, and in the amount required by the lessor, which amount may be adjusted periodically.

26. Environmental Compliance. (a) The lessee shall, at the lessee's own expense, comply with all existing and hereafter enacted environmental responsibility laws ("Environmental Laws"). The lessee shall, at the lessee's own expense, make all submissions to, provide all information to, and comply with all requirements of the appropriate governmental authority (the "Authority") under the Environmental Laws.

(b) Should the Authority require that a remedial action plan be prepared and that a remedial action be undertaken because of the presence of, or any disposal, release, spill, or discharge, or threatened disposal, release, spill, or discharge of or contamination by hazardous materials at the leasehold that occurs during the term of this lease or arises out of or in connection with the lessee's use or occupancy of the land described in section 1 of this lease, then the lessee shall, at the lessee's own expense, prepare and submit the required plans and financial assurances and carry out the approved plans. The lessee's obligations under this section shall arise if there is any event or occurrence at the leasehold during the term of this lease, or arising out of or in connection with the lessee's use or occupancy of the land described in section 1 of this lease, that requires compliance with the Environmental Laws.

(c) At no expense to the lessor, the lessee shall promptly provide all information requested by the lessor for preparation of affidavits or other documents required by the lessor to determine the applicability of the Environmental Laws to the leasehold, and shall sign the affidavits promptly when requested to do so by the lessor.

(d) The lessee shall indemnify, defend, and hold harmless the lessor from all fines, penalties, suits, judgements, procedures, claims, demands, liabilities, settlements, and actions of any kind arising out of or in any way connected with the presence of or any disposal, release, spill, or discharge or any threatened disposal, release, spill, or discharge of or contamination by hazardous materials at the leasehold that occurs during the term of the lease or arises out of or in connection with the lessee's use or occupancy of the land described in section 1 of this lease; and from all fines, penalties, suits, judgements, procedures, claims, demands, liabilities, settlements, and actions of any kind arising out of the lessee's failure to provide all information, make all submissions, and take all steps required by the Authority under the Environmental Laws or any other law concerning any spill, discharge, or contamination that occurs during the term of this lease or arises out of or in connection with the lessee's use or occupancy of the land described in section 1 of this lease.

(e) The lessee agrees that it will not discharge or dispose of or suffer the discharge or disposal of any petroleum products, gasoline, hazardous chemicals, or hazardous materials into the atmosphere, ground, wastewater disposal system, sewer system, or any body of water.

(f) In any court action or administrative proceeding, in addition to all other applicable presumptions, it shall be rebuttably presumed that any environmental contamination of the leasehold (i) has been released on the leasehold; (ii) has resulted from acts or omissions of the lessee or its agents; and (iii) has occurred during the term of this lease. The lessee has the burden of rebutting the presumptions by clear and convincing evidence.

(g) This section of this lease does not in any way alter the State of Alaska's powers and rights or the lessee's duties and liabilities under Title 46 (or its successor) of the Alaska Statutes or other state, federal, or municipal statutes, regulations, or ordinances. For example, notwithstanding the provisions of this lease, the State of Alaska shall not be precluded from claiming under AS 46.03.822 that the lessee is strictly liable, jointly and severally, for damages and costs incurred by the state for clean up of contamination on the leasehold. The obligations and provisions of this section 26 shall survive the termination of this lease.

(h) As used in this lease, the term "hazardous materials" means any hazardous or toxic substance, material, or waste that is or becomes regulated by any municipal governmental authority, the State of Alaska, or the United States government.

27. Surrender of Leasehold. Upon the expiration, termination, or cancellation of this lease, the lessee shall peacefully leave and deliver up all of the leasehold in good, sanitary, and marketable condition, order, and repair.

28. Notices. (a) Any notice or demand by the lessee will be made by hand delivery to the Director, Division of Mining, Land and Water, or by certified mail, postage prepaid, addressed as follows (or to a new address that the lessor designates in writing), with delivery occurring upon receipt by the lessor:

To the Lessor:

Division of Mining, Land and Water
Southeast Regional Office
400 Willoughby Ave., 4th Floor
PO Box 111020
Juneau, Alaska 99811-1020

(b) Any notice or demand by the lessor will be issued as provided in 11 AAC 02.040(c). If issuance is by mail, the notice or demand will be addressed as follows (or to a new address that the lessee or its successor in interest designates in writing):

To the Lessee:

Alaska Mountain Guides Adventures, Inc.
PO Box 1081
Haines, Alaska 99827

The lessor will issue a copy of any such notice or demand to each holder of a security interest in the leasehold whose assignment has been approved by the lessor under section 6 of this lease. Any security interest not approved as provided in section 6 is insufficient to require notice by the lessor under AS 38.05.103.

(c) Any notice or demand regarding the lease must be in writing and will be complete if given as set out above.

29. Penalty Charges. The lessee shall pay a fee for any late payment or returned check issued by the lessee as follows:

(1) Late Payment Penalty: The greater of either the fee specified in 11 AAC 05.010 or interest at the rate set by AS 45.45.010(a) will be assessed on a past-due account until payment is received by the lessor. Acceptance of a late payment or of a service charge for a late payment is subject to the lessor's rights under sections 20 and 21 of this lease.

(2) Returned Check Penalty: A returned check fee as provided in 11 AAC 05.010 will be assessed for any check on which the bank refuses payment. If the bank refuses payment, the default termination date remains the same. Late penalties under subsection (1) of this section shall continue to accumulate.

30. Modification. This lease may be modified or amended only by a document signed by both parties. Any purported amendment or modification has no legal effect until placed in writing and signed by both parties.

31. Choice of Law. This lease shall be construed under the laws of the State of Alaska. The lessee confers personal jurisdiction on the courts of the State of Alaska for any litigation under this lease.

32. Severability of Clauses of Lease Agreement. If any clause or provision of this lease is, in a final judicial proceeding, determined illegal, invalid, or unenforceable under present or future laws, then the lessor and the lessee agree that the remainder of this lease will not be affected, and in lieu of each clause or provision of this lease that is illegal, invalid, or unenforceable, there will be added as a part of this lease a clause or provision as similar in terms to the illegal, invalid, or unenforceable clause or provision as may be possible, legal, valid, and enforceable.

By signing this lease, the lessor and the lessee agree to be bound by its provisions.

LESSEE:

LESSOR:

Southeast Regional Manager

STATE OF ALASKA)
) ss.
____ Judicial District)

THIS IS TO CERTIFY THAT ON THIS _____ day of _____, _____, before me personally appeared _____, known to me to be the person named and who signed the foregoing lease and acknowledged voluntarily signing the same.

Notary Public in and for the State of Alaska
My commission expires: _____

STATE OF ALASKA)
) ss.
First Judicial District)

THIS IS TO CERTIFY THAT ON THIS _____ day of _____, _____, before me personally appeared _____, of the Division of Mining, Land and Water of the Department of Natural Resources of the State of Alaska, who executed the foregoing lease on behalf of the State of Alaska, and who is fully authorized by the State to do so.

Notary Public in and for the State of Alaska
My commission expires: _____

Approved as to form February 9, 1994, and September 25, 2001.

/s/ Elizabeth J. Barry, Assistant Attorney General

Recorder's Office: Return the recorded document to:

Alaska Department of Natural Resources
Division of Mining, Land & Water – Southeast Region
400 Willoughby Avenue, 4th Floor
PO Box 111020
Juneau, Alaska 99811-1020.
State Business – No charge.

**LEASE AGREEMENT
ADL 107159
ATTACHMENT A
ADDITIONAL STIPULATIONS**

- 1) Authorized Officer ("AO"). The Authorized Officer ("AO") for the Department of Natural Resources (DNR), Division of Mining, Land and Water ("DMLW") is the Southeast Regional Manager or designee. The AO may be contacted at 400 Willoughby Avenue, PO Box 111020, Juneau, Alaska 99811-1020 or (907) 465-3400.
- 2) Leasehold Development and Use. In addition to Condition #4 of the standard lease: The development of the leasehold shall be limited to the area, improvements, and activity specified in the attached development plan included as **Attachment B** or subsequent modifications approved by the AO. The lessee is responsible for accurately siting development and operations within this area. Any proposed revisions to the development plan must be approved in writing by the AO before the change in use or development occurs. This lease must be utilized for the purpose described in the approved development plan.
 - a. Maintenance. The state assumes no responsibility for maintenance of improvements constructed on state land or liability for injuries or damages attributable to that construction.
 - b. Amendment or Modification. To amend or modify the uses allowed under this authorization, the lessee shall submit a request in writing to the AO. Any amendment or modification must be approved by the AO and may require additional fees. Any purported amendment or modification has no legal effect until placed in writing and signed by both parties.
- 3) Lease Compensation Method. In accordance with AS 38.05.075(a), the lease compensation method shall be designed to maximize the return on the lease to the state and shall be a form of compensation set out in AS 38.05.073(m). Specifically, as referenced in the best interest finding, the annual rent shall, at the state's discretion, be the greater of:
 - a. A two-part compensation calculation comprised of a base amount plus a per client/visitor day amount. The annual base amount will be equivalent to the fair market rental value of the lease area, as determined by an appraisal approved by the DNR. The annual base amount shall not be less than the minimum lease rental of \$1,000 established under 11 MC 58.410(b). The per client/visitor day fee for the first 5 years of the lease will be set at \$2.00/person.
 - b. An amount equal to 2.5% of the annual gross receipts from the business or businesses deriving income from the lease facility, as reported to the IRS.
 - c. A combination of these or other methods as described in AS 38.05.073(m).
- 4) Initial Lease Compensation. The initial lease compensation for the first 5 years shall be based upon (a) above.
 - a. The initial annual base rent lease compensation amount is _____ per year. This

amount is the current value determined by Appraisal No. _____ prepared for the lessee by _____, effective _____. The annual base rent shall be due each year on or before **April 1st**.

- b. The per client/visitor day fee for the first five years of the lease will be set at \$2.00/person. Payment of the per client/visitor day fee shall be due on or before April 1st following each season.
- 5) Periodic Adjustment. AS 38.05.105 requires that the annual lease compensation be re-evaluated and adjusted at five year intervals. The adjusted annual rent shall not be less than the greater of: the minimum lease rental established under 11AAC 58.410(b) or an appraised market value rent. The adjusted annual rent shall be designed to maximize the return on the lease to the state. At an adjustment interval, the lessor, at its discretion, may adjust the method of determining compensation. Adjustment may include:
- a. The lessee to provide an acceptable current market appraisal of the lease parcel with the appraiser and appraisal subject to the review and approval of the DNR and the cost of appraisal borne by the lessee;
 - b. Adjustment of the annual compensation based on the initial compensation formula described in the finding and decision, updated with a current value of comparable leases in the area at that time plus an updated flat fee;
 - c. Compensation based on a percentage of gross business revenues from the business or businesses deriving income from the lease facility as reported to the IRS, up to 2.5%;
 - d. Adjustment of the compensation amount based on a per client amount or some simpler equivalent to (c) above; or
 - e. A combination of these or other methods stated in AS 38.05.073(m).
- 6) Annual Report. The lessee shall submit a written annual report to the lessor on or before **April 1st** of each year, documenting information the division determines to be necessary to obtain a clear and detailed understanding of the financial status of commercial operations occurring on, or being facilitated by the lease. At a minimum, the report shall include the following information:
- a. A statement indicating the number of visitor days for the year. The data should be organized by month with totals for the year.
 - b. A certified statement by a certified public accountant stating the gross amount of annual business revenue reported to the Internal Revenue Service for the business or businesses which derive income from the lease parcel.
 - c. Any other information the DMLW determines to be necessary to obtain a clear and detailed understanding of the commercial operations occurring on or being facilitated by the lease parcel. This may include copies of all brochures and promotional materials; the total number of employees residing on the lease site; the total number of non-paying guests served at the site for promotional purposes; the maximum number of employees and guests on-site at any one time; the total number of paying guests served on the lease site; the retail sales price for services; and number of days each guest was served.
- The lessee shall immediately make all necessary financial records available and shall fully cooperate with an independent audit by state auditors to verify any particular annual report

submitted, if the DMLW in its discretion determines that verification is necessary. At the DMLW's discretion, the annual reporting requirement may be adjusted, temporarily suspended, or reinstated as appropriate.

- 7) Commercial Registration. Registration of Commercial "Day Use" Activities: Prior to beginning seasonal operations each calendar year covered under this lease, the lessee shall register commercial "day use" activities in accordance with 11 AAC 96.018. Registration may be completed online at <http://dnr.alaska.gov/mlw/commrec/> or at one of the DNR public information offices. For more information call (907)269-8400 or e-mail dnr.pic@alaska.gov.
- 8) Performance Guaranty. The lessee shall provide and maintain a surety bond or other form of security acceptable to the DMLW in the amount of **\$14,000** payable to the State of Alaska. Such performance guaranty shall remain in effect for the term of this and any subsequent authorization and shall secure performance of the lessee's obligations hereunder. The amount of the performance guaranty may be adjusted by the AO in the event of approved amendments to this authorization, changes to the development plan, or any change in the activities or operations conducted on the premises.

The performance guaranty may be utilized by the DMLW to cover actual costs incurred by the State of Alaska to pay for any necessary corrective actions in the event the lessee does not comply with the site utilization, restoration requirements and other stipulations contained in the lease agreement. If the lessee fails to perform the obligations under the authorization within a reasonable timeframe, the state may perform the lessee's obligations at the lessee's expense. The lessee agrees to pay within 20 days following demand, all costs and expenses incurred by the State of Alaska as a result of the failure of the lessee to comply with the terms and conditions of the authorization. Failure to do so may result in the termination of the authorization and/or forfeiture of the performance guaranty.

Any provisions of the lease agreement shall not prejudice the state's right to obtain a remedy under any law or regulation. If the AO determines that the lessee has satisfied the terms and conditions of the land use authorization, the performance guaranty will be subject to release. The performance guaranty may only be released in writing by the AO.

- 9) Insurance. Per Condition #24 of the lease document, the lessee shall secure or purchase at its own expense, and maintain in force at all times during the term of this lease, the following policies of insurance to protect both the lessee and the lessor (the state, its officers, agents and employees). If the lessee's policy contains higher limits, the state shall be entitled to coverage to the extent of such higher limits.
- a. Commercial General Liability Insurance Policy: Such policy shall have minimum coverage limits of no less than **\$1,000,000** combined single limit per occurrence.
 - b. Workers' Compensation Insurance: The applicant shall provide and maintain, for all its employees, Workers' Compensation Insurance as required by AS 23.30.045. Where applicable, coverage must comply with any other statutory obligations, whether Federal (i.e., U.S.L.&H., or, Jones Act) or other state laws in which employees are engaged in work on the leased premises. The insurance policy must contain a waiver of subrogation clause in favor of the State of Alaska.

Certificates of Insurance must be furnished to the AO prior to the issuance of this lease and must provide for a notice of cancellation, non-renewal, or material change of conditions in accordance with policy provisions. The lessee must provide for a 60-day prior notice to the state before they cancel, not renew or make material changes to conditions to the policy. Failure to furnish satisfactory evidence of insurance, or a lapse of the policy, are material breaches of this lease and shall be grounds, at the option of the state, for termination of the lease. All insurance policies shall comply with, and be issued by, insurers licensed to transact the business of insurance under Alaska Statute, Title 21. The policy shall be written on an "occurrence" form and shall not be written as a "claims made form" unless specifically reviewed and agreed to by the Division of Risk Management, Department of Administration. The state must be named as an additional named insured on the policy with respect to the operations of the lessee on or in conjunction with the leased premises, referred to as **ADL 107159**. The DNR authorization number must be referenced on the Certificate of Insurance.

- 10) Request for Data/Additional Information. For purposes of information and review, the AO at any time during normal business hours, may require the lessee to furnish data related to maintenance and operation activities undertaken in connection with this authorization. The lessee shall furnish the required data as soon as possible or as otherwise required under the terms of the land use authorization.
- 11) Sub-leasing. The AO reserves the right to require revenue sharing as a condition of a sublease approval. Said fee shall be determined by negotiation between the lessee and the AO, but shall not be less than 25% of all compensation paid annually to the lessee by the sub-lessee for commercial usage. The amount of revenue sharing shall be subject to change at the same time as the lease compensation adjustment and whenever the terms or conditions of the sub-lease agreement are amended. "Sublease" shall be defined to include any lease, rental, storage, or accommodation agreement between the lessee and another individual, business, or corporation utilizing or benefiting from the leasehold. "Sub-lessee" shall be defined to mean any individual, business, or corporation executing an agreement, as above, with the lessee. Before approval of a sub-lease will be given, the lessee must:
- a. Be in compliance with all lease terms and conditions and in good standing with all other authorizations;
 - b. Submit a draft copy of the agreement(s) which will govern the sub-lease relationship; and
 - c. Submit a proposed development and operational plan for the subleased area and, if necessary, an amended Development Plan for the leasehold.

The AO reserves the right to require a public notice period for any sub-lease that would significantly change the use or infrastructure of the approved leasehold.

- 12) Alaska Historic Preservation Act. The Alaska Historic Preservation Act (AS 41.35.200) prohibits the appropriation, excavation, removal, injury, or destruction of any state-owned historic, prehistoric (paleontological) or archaeological site without a permit from the commissioner. Should any sites be discovered within the authorization area, activities that may damage the site will cease and the Office of History and Archaeology in the Division of Parks and Outdoor Recreation shall be notified immediately at (907) 269-8721.

- 13) Destruction of Markers. All survey monuments, witness corners, reference monuments, mining claim posts, bearing trees, National Register of Historic Places plaques, interpretive panels and unsurveyed lease corner posts shall be protected against damage, destruction, or obliteration. The lessee shall notify the AO of any damaged, destroyed, or obliterated markers and shall reestablish the markers at the lessee's expense in accordance with accepted survey practices of the DMLW.
- 14) Solid Waste. All solid waste and debris generated from the activities conducted under this lease shall be removed to a facility approved by the Department of Environmental Conservation ("DEC") on a daily basis. Temporary storage and accumulation of solid waste prior to its removal will conform to the following:
- a. Solid waste shall be stored in a manner that prevents a litter violation under AS 46.06.080;
 - b. Putrescible wastes (material that can decompose and cause obnoxious odors) shall be stored in a manner that prevents the attraction of or access to wildlife or disease vectors; and
 - c. The premises shall be maintained free of solid waste that might create a health or safety hazard.
- 15) Wastewater Disposal. Disposal of wastewater from any operation associated with this Lease to state lands or water is specifically prohibited, unless otherwise approved by the DEC.
- 16) Fuel and Hazardous Substances. To ensure future use of public lands, fuel and hazardous substance use shall occur in a manner that avoids toxic discharge and run-off. The lessee is responsible for preventing spillage and contamination of contiguous land and water as well as cleaning up any oil or other pollutants that result from activities associated with this lease. Appropriate spill response equipment such as absorbent pads must be on hand to respond to spills from any transfer or handling of fuel or other hazardous substances. All independent fuel and hazardous substance containers shall be marked with the contents and the lessee's name using paint or a permanent label. A maximum of 5 gallons of fuel is allowed to be stored on site. The generator is to be stored on a drip pan to catch any gas or oil spills.
- 17) Spill Notification. The lessee shall immediately notify DEC by telephone, and immediately afterwards send the DEC a written notice by facsimile, hand delivery, or first-class mail, informing DEC of: any unauthorized discharges of oil to water, any discharge of hazardous substances other than oil; and any discharge or cumulative discharge of oil greater than 55 gallons solely to land and outside an impermeable containment area. If a discharge, including a cumulative discharge, of oil is greater than 10 gallons but less than 55 gallons, or a discharge of oil greater than 55 gallons is made to an impermeable secondary containment area, the lessee or Lessee shall report the discharge within 48 hours, and immediately afterwards send DEC a written notice by facsimile, hand delivery, or first-class mail. Any discharge of oil, including a cumulative discharge, solely to land greater than one gallon up to 10 gallons must be reported in writing on a monthly basis. The posting of information requirements of 18 AAC 75.305 shall be met. The provisions of 18 AAC 75.310 (Scope and Duration of Initial Response Actions) and other reporting requirements of 18 AAC 75.300 – 18 AAC 75.396 also apply. The lessee or Lessee

shall supply the DEC with all follow-up incident reports. Notification of a discharge must be made to the nearest DEC Area Response Team during working hours: Anchorage (907) 269-3063, fax (907) 269-7648; Fairbanks (907) 451-2121, fax (907) 451-2362; Juneau (907) 465-5340, fax (907) 465-2237. The DEC oil spill report number outside normal business hours is (800) 478-9300. The lessee shall supply DEC with all follow-up incident reports.

- 18) Setback Requirements. A five-foot building setback shall be designed along the lease boundaries wherein no development shall occur. Where survey corners are not visible from one to another, the lessee shall maintain a marker or markers within sight of each other as necessary along the boundary to enable a person to easily walk the boundary line from corner to corner.
- 19) Site-Specific Conditions. The lessee shall abide by the following special conditions:
- a. Development and activity in this area must be in keeping with the natural landscape and visual qualities of the wilderness setting. All leasehold activities and improvements shall be designed to blend in with the local landscape, including trees, rocks, cliffs and other natural features to the greatest extent possible.
 - b. Access to the leasehold is via the Klondike Highway. The highway right-of-way is managed by the Department of Transportation & Public Facilities ("DOTPF") and shall not be adversely impacted. Any use located within the DOTPF highway right-of-way, including use of pull-outs, driveways, gates, or signs must be approved by the DOTPF. The lessee shall, according to the DOTPF's specifications, maintain a driveway and parking area so the highway is not impeded.
 - c. In accordance with the Northern Southeast Area Plan, all activities to take place on the leasehold shall avoid adverse effects on fish, wildlife, or their habitats.
 - d. Garbage, refuse and toilet facilities adequate for the facility's needs must be provided on site.
- 20) ADFG Wildlife Concerns. Bears may frequent the area and it is important to manage attractants (e.g. food, trash, recycling, fuel jugs, and other odoriferous items).
- a. Attractants must not be left unattended. When this is not possible, all attractants should be secured (e.g. inside bear resistant containers, electric fences, etc.) so that bears do not obtain any reward. It is not advisable to leave food and other attractants inside unattended vehicles.
 - b. Staff must be given bear safety training and visitors should be provided with basic information and instructed on proper handling of attractants. Bear safety information can be found on our department website (<http://www.adfg.alaska.gov>).
- 21) Incurred Expenses. All expenses incurred by the lessee connected with the exercise of the privileges covered by this authorization shall be borne solely by the lessee and the State of Alaska shall in no way be held liable for said expenses.
- 22) Inspections. The AO may designate representatives to inspect the leasehold at any time. Sites which are determined to be in non-compliance will be subject to reinspection for which the lessee may be assessed, at the AO's discretion, either a fee of \$100 or a fee equal to the actual

expenses incurred by the department for the inspection (11 AAC 05.010).

- 23) Other Authorizations. The lessee shall, at its expense, comply with all applicable laws, ordinances, regulations, rules and orders, and the requirements and stipulations included in this authorization. The lessee shall ensure compliance by its employees, agents, contractors, subcontractors, licensees, or invitees. The issuance of this authorization does not alleviate the necessity of the lessee to obtain all other required authorizations for this activity. Failure to obtain said authorizations shall constitute a violation of this authorization, subject to action as described herein.
- 24) Violations. The lessee must be in compliance with provisions of the lease agreement and other authorizations granted under AS 38.05 before a new authorization may be granted by the DNR. This land use authorization may be terminated upon violation of any of its terms, conditions, stipulations or upon failure to comply with any applicable state, federal and local laws. Should any unlawful discharge, leakage, spillage, emission or pollution of any type due to the lessee, at its expense, the lessee shall be obligated to clean the area to the reasonable satisfaction of the State of Alaska.
- 25) Relinquishment of Lease and Reclamation. Pursuant to Condition #21 and #22 of the Standard Lease: No later than one (1) year prior to the lease expiration, the lessee shall file with the AO:
- a. A complete application to request a new lease; and/or
 - b. A reclamation plan for the leasehold, which must be approved in writing by the AO. The lessee is responsible for leasehold reclamation. In the reclamation plan, the lessee shall document their intent to remove and identify those improvements to be removed. The plan must describe the methods and techniques that will be used to restore the leasehold to a safe, clean and environmentally acceptable condition. The plan must also include a schedule of reclamation phases and specific time lines for the completion of each phase. Reclamation must be completed on or before lease expiration.