



Memorandum of Understanding: Buku Culture LLC

Buku Culture LLC ("Buku"):

Hudson Pride Center ("Hudson Pride") is a 501(c)(3) non-profit community-based organization situated in Jersey City, one of the most vibrant and diverse cities in this country and home to the largest Lesbian, Gay, Bisexual, Transgender and Queer/Questioning (LGBTQ) community in New Jersey. Hudson Pride was established in the early 1990's to serve as an advocate and social service provider for both the LGBTQ and HIV/AIDS communities in Hudson County at a time when few organizations in our area were willing and able to do so, and more than 25 years later, we continue to deliver a wide array of services, programs, and events to meet their on-going health and social support needs. Hudson Pride is dedicated to improving not only individual lives but also the communities we serve each day through our advocacy efforts and on-going commitment to social and economic justice. We provide professional training and education to facilitate changes in attitudes and behaviors among service providers throughout the region who work with members of the LGBTQ and HIV/AIDS communities. We routinely mobilize our volunteer and client base in response to calls for action on important social issues such as transgender rights, LGBT non-discrimination legislation, and HIV funding. Hudson Pride is pleased to enter into this Memorandum of Understanding ("MOU") to further drive our mission.

Buku will be a boutique, niche, certified women-owned and minority-owned cannabis dispensary located in the Impact Zone of Jersey City. The Company will focus on supplying the highest quality and cleanest cannabis products with great attention to having a low carbon footprint. Buku received a Conditional Cannabis Microbusiness Class 5 Retail License from the New Jersey Cannabis Regulatory Commission and has plans to convert the license to an Annual License. Community outreach will be a vital part of Buku's overall business operations, with an emphasis on providing social and economic empowerment to those in need. Buku will support the Jersey City community through several community initiatives, which include assisting people in the area that have been negatively affected by the prohibition of cannabis, working with food banks to help families in need, supporting community arts and culture through sponsorship and leadership, and hiring local applicants whenever possible.

Term: This MOU shall be effective for a period of two (2) years from the date on which Buku employs its first full or part time employee, and may be renewed annually thereafter (here "Effective Date of this MOU." Until the Effective Date of this MOU, the signatures below serve as non-binding.

Annual Contribution: Commencing on the Effective Date of this MOU, Buku shall make an annual contribution of anywhere between \$5,000 up to \$10,000 to Hudson Pride to be paid in quarterly installments, and annually thereafter upon any renewal.

Volunteering: Buku shall require its management and/or staff to volunteer at Hudson Pride sponsored events for a minimum of ten (10) hours annually during the term(s) of this MOU.

Sensitivity Training: Buku shall permit Hudson Pride to conduct an annual Sensitivity Training for all management and staff at a date, place and time to be agreed upon by both parties sixty (60) days in advance of the session.

-signature page to follow-

Hudson Pride

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Elizabeth Schedl

Director

Dated: August 26, 2022

Buku Culture LLC

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Ronnie Smith

Chief Operations Officer

Dated: August 26, 2022