





1 Respondent is waiving all these rights by entering into this Stipulation and Order. If the Board rejects  
2 this Stipulation and Order, or any portion thereof, all such waivers shall be deemed withdrawn.

3 12. Should this Stipulation and Order be rejected by the Board or not timely performed by the  
4 parties, it is agreed that presentation to and consideration by the Board of this proposed stipulation, or  
5 other documents or matters pertaining to the consideration of this Stipulation and Order shall not  
6 prejudice the Board or any of its members from further participation, consideration, adjudication, and/or  
7 resolution of these proceedings, and that no Board member shall be disqualified or challenged for bias.

8 13. This Stipulation and Order embodies the entire agreement reached by the parties. If  
9 approved by the Board, it fully and finally resolves all of the allegations alleged or referenced in this  
10 Administrative Action or the statement of deficiency dated September 2, 2025. The CCB acknowledges  
11 and agrees that no further action will be taken against Respondent for these acts.

12 14. The parties have considered both aggravating and mitigating factors as contemplated in  
13 NRS 678A.645, NRS 678A.647, and NCCR 4.030(2), including the following:

14 a. The violation involved selling to a person under the age of 21, which carries with  
15 it the possibility of both criminal and civil penalties.

16 b. All of the Respondent's dispensaries were tested, but only one failed compliance  
17 testing for age gating.

18 c. The dispensary at issue, entity number RD592, has a positive compliance history.

19 d. Respondent signaled its intention to resolve the matter by settlement early, saving  
20 the State time and resources, and demonstrating that the licensee accepts responsibility for the  
21 violation.

22 e. Respondent is paying a higher financial penalty for a lower category offense,  
23 which may be beneficial in the event of a future violation.

24 15. The parties stipulate and agree to give equal weight to each factor outlined in paragraph  
25 14.

26 16. The parties agree that, in light of the size of the Respondent's business, the proposed civil  
27 penalty will not adversely impact its ability to continue business and is reasonable in light of the facts  
28 and circumstances.

1 17. If the Board approves this Stipulation and Order, it shall be deemed and considered  
2 disciplinary action by the CCB against Respondent and will attach to entity number RD592 and to any  
3 new owners thereof. Respondent understands and acknowledges that this disciplinary action may affect  
4 future progressive discipline.

5 18. All parties acknowledge that the CCB has jurisdiction to consider and order this  
6 Stipulation and Order because Respondent held privileged licenses regulated by the CCB at all times  
7 relevant herein. Respondent expressly, knowingly, and intentionally waives the notice requirements  
8 contained in the Nevada Open Meeting Law and acknowledges that this Stipulation and Order may be  
9 presented to the Board for its consideration and potential ratification at the Board's meeting on February  
10 19, 2026.

11 **STIPULATED ADJUDICATION**

12 19. Based upon the above acknowledgments of the parties and their mutual agreement, the  
13 parties stipulate and agree that the CCB shall impose the following terms of discipline in this matter:

14 a. Violations. As to license RD592, Respondent is found to have committed one (1)  
15 Category III violation for allowing activity which violates the laws of this State.

16 b. Imposition of Civil Penalties. Respondent shall pay a total civil penalty of \$20,000  
17 lump sum or may make payments at a rate of \$2,000 per month until paid in full, subject to the  
18 terms and conditions set forth below.

19 c. Payment of Civil Penalties. Should Respondent elect to make payments, said  
20 payments shall be rendered in equal installments over four months, on the twenty-fifth day of  
21 each month, or if the twenty-fifth day falls on a holiday or weekend, the first business day  
22 thereafter. If the CCB approves this Stipulation and Order at its February 19, 2025, Meeting,  
23 Respondent shall make its first monthly payment of \$2,000 no later than 5:00 p.m., Pacific Time,  
24 on the 25<sup>th</sup> calendar day of each month until paid in full, under the following schedule:

<b>Installment</b>	<b>Payment Deadline</b>	<b>Amount of Payment</b>
First Installment	Wednesday, February 25, 2026	\$2,000.00
Second Installment	Wednesday, March 25, 2026	\$2,000.00
Third Installment	Monday, April 27, 2026	\$2,000.00

1	Fourth Installment	Monday, May 25, 2026	\$2,000.00
2	Fifth Installment	Thursday, June 25, 2026	\$2,000.00
3	Sixth Installment	Monday, July 27, 2026	\$2,000.00
4	Seventh Installment	Tuesday, August 25, 2026	\$2,000.00
5	Eighth Installment	Friday, September 25, 2026	\$2,000.00
6	Ninth Installment	Monday, October 26, 2026	\$2,000.00
7	Tenth Installment	Wednesday, November 25, 2026	\$2,000.00

8 Respondent may pay any installment before its due date without a pre-payment penalty.

9 20. Penalties for Failure to Comply with Payment Deadlines. Respondent acknowledges that  
10 compliance with the strict payment deadline requirements set forth in this agreement is critical.  
11 Respondent agrees that, should it fail to make a payment by the deadline set forth above timely manner,  
12 the following penalties and procedures will be in effect:

13 a. CCB will allow a five-business-day grace period for late payment<sup>1</sup>.

14 b. If payment is not physically received by CCB at its Carson City or Las Vegas  
15 office by 5:00 p.m., Pacific Time, on the last day of the grace period, Respondent shall be deemed  
16 to be in breach of this Stipulation and Order, deemed to be in default, and shall pay all amounts  
17 due under this Stipulation and Order, as well as an additional late payment penalty of Five  
18 Thousand Dollars (\$5,000). If the non-payment is not cured, entity number RD592 shall be  
19 immediately suspended, and such suspension shall remain in place until all amounts due under  
20 this Stipulation and Order are paid in full, and within 90 days of the order of default. The CCB  
21 will enter an order of default to this effect, and all amounts due under this subsection shall be  
22 immediately due and payable to CCB. If all amounts due under this section are not paid within  
23 90 days after the date of the order of default, entity number RD592 shall be deemed voluntarily  
24 surrendered. The parties agree they cannot and will not file any petition for judicial review and/or  
25 any action in any forum for relief from this order of default and/or this Stipulation and Order, and  
26

27 <sup>1</sup> If a check or other form of payment is returned for insufficient funds, or otherwise rejected, the  
28 failed payment will not be considered a payment and no additional time beyond the five business  
days grace period will be granted for payment.

1 that the CCB may file any judicial action necessary to recover the amounts owed under this  
2 subsection, along with its attorneys' fees and costs for recovery of amounts owed.

3 c. Respondent may petition the CCB for an extension of 30 days to its monthly  
4 payment schedule. However, for the CCB to consider any such petition, the CCB must receive  
5 the petition no later than five (5) business days prior to the payment deadline (excluding any grace  
6 period). The CCB is not required to grant such a petition. In such a petition, the Respondent must  
7 demonstrate to the satisfaction of the CCB that there are extraordinary and unusual circumstances  
8 necessitating the extension requested and specify which installment deadline or deadlines it is  
9 seeking an extension for. The CCB may delegate the decision as to whether to grant such a petition  
10 to the CCB Chair. Respondent is limited to two requests for an extension.

11 21. Contingency if Approval Denied. If the Board denies approval of this Stipulation and  
12 Order, it shall not be admissible as evidence or referenced in argument at any disciplinary hearing or any  
13 other matter involving the CCB.

14 22. Closure of Disciplinary Action. Once this Stipulation and Order is fully performed, the  
15 Administrative Action will be closed with prejudice.

16 23. Communications with Board Members. Respondent understands that this Stipulation and  
17 Order will be presented to the Board in open session at a duly noticed and scheduled Board meeting, and  
18 that the Board has the right to decide at its discretion whether to approve this Stipulation and Order. The  
19 CCB's counsel, which is the Nevada Attorney General and its staff attorneys, will recommend approval  
20 of this Stipulation and Order. In the course of seeking Board acceptance of this Stipulation and Order,  
21 counsel for CCB may communicate directly with individual Board members. Respondent acknowledges  
22 that such communications may be made or conducted ex parte, without notice or opportunity for them to  
23 be heard on its part until the public Board meeting where this Stipulation and Order is discussed, and that  
24 such contacts and communications may include, but may not be limited to, matters concerning this  
25 Stipulation and Order, the Administrative Action, and any and all information of every nature whatsoever  
26 related to these matters. Respondent agrees they have no objection to such ex parte communications. The  
27 CCB agrees that Respondent or its counsel may appear at the Board meeting where this Stipulation and  
28 Order is discussed and, if requested, respond to any questions that may be addressed to Respondent or

1 the Nevada Attorney General's staff attorneys. Respondent agrees that, should the CCB decline to  
2 approve this Stipulation and Order, Respondent will not contest or otherwise object to any Board  
3 member, and/or CCB appointed hearing officer, hearing and adjudicating the Administrative Action  
4 based on the aforementioned ex parte communications with anyone from the Nevada Attorney General's  
5 Office.

6       24.     Release. Respondent agrees that the State of Nevada, the CCB, the Office of the Attorney  
7 General, and each of their members, staff, attorneys, investigators, experts, hearing officers, consultants,  
8 and agents are immune from any liability for any decision or action taken in good faith in response to  
9 information and data acquired by the CCB. Respondent agrees to release the State of Nevada, the CCB,  
10 the Office of the Attorney General, and each of their members, staff, attorneys, investigators, experts,  
11 hearing officers, consultants and agents from any and all manner of actions, causes of action, suits, debts,  
12 judgments, executions, claims and demands whatsoever, known or unknown, in law or equity, that  
13 Respondent ever had, now has, may have or claim to have against any and/or all of the persons,  
14 government agencies or entities named in this Paragraph, arising out of, or by reason of, CCB's  
15 investigation of the matters set forth in this Stipulation and Order, and/or the administration of CCB Case  
16 No. 2025-023.

17       25.     No Precedent. The parties agree: (1) That this Stipulation and Order shall not constitute  
18 a precedent for any other issues or proceedings before the CCB and/or in any other forum, other than  
19 those set forth in this Stipulation and Order; (2) That this Stipulation and Order shall not be admissible  
20 in any other proceeding or action with respect to proof of fact or any other matter and/or any other licensee  
21 and/or cannabis establishment, except proceedings brought to enforce this Stipulation and Order under  
22 its terms and/or for the CCB's consideration of future disciplinary action against this Respondent.

23       26.     Furthermore, the CCB may consider the discipline imposed herein in any future  
24 disciplinary action against Respondent, or their assigns, as required under NCCR 4.030(2), along with  
25 the other factors set forth in NCCR 4.030(2), and possible progressive discipline pursuant to NCCR  
26 4.050(2) and NCCR 4.055(2). As every case concerns different facts and details, this Stipulation does  
27 not act as precedent, or persuasive authority, to bind CCB to impose any particular penalty, to charge or  
28 allege any particular violation, and/or to impose any particular disciplinary action in the future for these

1 Respondent, or any future owners, for violations of the same statutes and/or regulations addressed in this  
2 Stipulation and Order. Likewise, CCB is not bound by any previous settlement agreements it has  
3 approved in entering this Stipulation and Order.

4 27. Attorneys' Fees and Costs. The parties agree to bear their own attorneys' fees and costs.

5 28. Further Assurances. The parties shall cooperate in executing such additional documents  
6 and performing such further acts as may be reasonably necessary to give effect to the purposes and  
7 provisions of this Stipulation and Order.

8 29. Voluntary and Informed Agreement. Respondent represents that its owners, officers,  
9 and/or its directors and receiver, who are responsible for and able to legally bind Respondent have read  
10 completely and understand fully the terms of this Stipulation and Order, that such terms are fully  
11 understood and voluntarily accepted by Respondent in advance of and as memorialized by the signing of  
12 this Stipulation and Order, and that the Respondent's signature to this Stipulation and Order indicates  
13 same. Respondent further represents that it has voluntarily entered this Stipulation and Order to make a  
14 full, final, and complete compromise upon the terms and conditions set forth herein. Respondent further  
15 represents that any releases, waivers, discharges, covenants, and agreements provided for in this  
16 Stipulation and Order have been knowingly and voluntarily granted and without any duress or undue  
17 influence of any nature from any person or entity. The parties, and each of them, hereby expressly  
18 acknowledge that they are each represented by counsel of their own choice in this matter and have been  
19 advised by counsel accordingly.

20 30. Warranties of Authority. The parties to this Stipulation and Order, and each of them,  
21 expressly warrant and represent to all other parties that each has the full right, title, and authority to enter  
22 into and to carry out its obligations hereunder, with the sole exception of the required approval of this  
23 Stipulation and Order by the Board. The parties also expressly acknowledge the foregoing authority.

24 31. Binding Effect. This Stipulation and Order shall be binding upon and inure to the benefit  
25 of the parties hereto and the parties' respective successors, predecessors, parents, affiliates, shareholders,  
26 employees, heirs, executors, assigns, and administrators.

27 32. Construction. The headings of all Sections and Paragraphs of this Stipulation and Order  
28 are inserted solely for the convenience of reference and are not a part of the Stipulation and Order and

1 are not intended to govern, limit, or aid in the construction or interpretation of any term or provision of  
2 this Stipulation and Order. In the event of a conflict between such caption and the paragraph at the head  
3 of which it appears, the paragraph and not such caption shall govern in the construction of this Stipulation  
4 and Order.

5 33. Governing Law. This Stipulation and Order shall be governed by and construed in  
6 accordance with the laws of the State of Nevada, without reference to conflict of law principles.

7 34. Jurisdiction and Forum Selection. The parties consent to the jurisdiction of the Eighth  
8 Judicial District Court of the State of Nevada, in the Creditor Action to resolve any disputes related to  
9 the terms or enforcement of this Stipulation and Order. The successful or prevailing party or parties in  
10 such action shall be entitled to recover reasonable attorney fees, costs, and expenses actually incurred in  
11 initiating or responding to such proceeding, in addition to any other relief to which it may be entitled.

12 35. Interpretation. This Stipulation and Order is the result of negotiations among the parties,  
13 each of whom has negotiated and reviewed its terms. In the event a Court ever construes this Agreement,  
14 the parties expressly agree, consent, and assent that such Court shall not construe this Agreement or any  
15 provision hereof against any party as its drafter for purposes of interpreting any ambiguity or uncertainty  
16 in this Stipulation and Order.

17 36. Time is of the Essence. Time is of the essence in the performance of all terms of this  
18 Stipulation and Order.

19 37. Severability. If any portion of this Stipulation and Order, or its application thereof to any  
20 person or circumstance, shall be deemed to any extent to be invalid, illegal, or unenforceable as a matter  
21 of law, all remaining clauses of this Stipulation and Order and its application thereof shall not be affected  
22 and shall remain enforceable to the fullest extent permitted by law.

23 38. Counterparts and Copies. This Stipulation and Order may be executed in counterparts,  
24 each of which when so executed and upon delivery to counsel of record for the parties shall be deemed  
25 an original ("Counterparts"). This Stipulation and Order shall be deemed executed when Counterparts of  
26 this Stipulation and Order have been executed by all the parties and/or their counsel; such Counterparts  
27 taken together shall be deemed to be the Agreement. This Stipulation and Order may be executed by  
28 signatures provided by electronic facsimile or email, which signatures shall be binding and effective as

1 original wet-ink signatures hereon. All fully executed copies of this Stipulation and Order are duplicate  
2 originals, equally admissible in evidence.

3 IN WITNESS WHEREOF, this Stipulation and Order has been executed by the parties and  
4 attested by their duly authorized representatives as of the date(s) so indicated. The Effective Date of this  
5 Stipulation and Order shall be the date it is ordered by the Board.

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James A. Leventis

James A. Leventis (Feb 10, 2026 10:32:06 CST)

Date: Feb 10, 2026

Printed Name James A. Leventis  
On behalf of Lone Mountain Partners LLC  
Respondent

Jennifer W. Aledge

Jennifer Aledge, Esq.  
Attorney for Lone Mountain Partners LLC

Date: 2/11/2026

James M. Humm

James Humm, Executive Director  
Nevada Cannabis Compliance Board

Date: 2/18/2026

Allison L. Herr

Allison L. Herr, Senior Deputy Attorney General  
Attorney for the Nevada Cannabis Compliance Board

Date: 2/17/2026

**ORDER**

WHEREAS, on the 19<sup>th</sup> day of February, the Nevada Cannabis Compliance Board, having considered the aggravating and mitigating factors outlined in the stipulation and having adopted the weighting of those factors proposed by the parties, hereby approves and adopts all the terms and conditions outlined in the Stipulation and Order for Settlement of Disciplinary Action with Lone Mountain Partners, LLC DBA Zenleaf of North Las Vegas, entity number RD592, in Case No. 2054-024.

IT IS SO ORDERED.

SIGNED AND EFFECTIVE this 19 day of February, 2026.

**STATE OF NEVADA,  
CANNABIS COMPLIANCE BOARD**

By:   
Maj. Gen. Ondra Berry, Nat. G. Ret., Chair

# (NV) (ZL NLV) Settlement Agreement (Case No. 2025-23)

Final Audit Report

2026-02-10

Created:	2026-02-10
By:	Ashley Merritt (ashley.merritt@verano.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAA-mi3vL_K4Jg8_8levXuNX-Hw5slGu4gC

## "(NV) (ZL NLV) Settlement Agreement (Case No. 2025-23)" History

-  Document created by Ashley Merritt (ashley.merritt@verano.com)  
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-  Document emailed to james.leventis@verano.com for signature  
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-  Email viewed by james.leventis@verano.com  
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-  Signer james.leventis@verano.com entered name at signing as James A. Leventis  
2026-02-10 - 10:32:03 PM GMT
-  Document e-signed by James A. Leventis (james.leventis@verano.com)  
Signature Date: 2026-02-10 - 10:32:05 PM GMT - Time Source: server
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