

Mountain View Financial Advisors

INVESTMENT ADVISORY CONTRACT

3595 S Town Center Dr., Suite 101
Las Vegas, NV 89135

3/20/2019

The undersigned ("Client"), being duly authorized, has established an account (the "Account") and hereby agrees to engage Mountain View Financial Advisors ("MVFA") on the following terms and conditions.

I. Appointment of MVFA.

Client hereby appoints MVFA as investment adviser for the Account. Client agrees to promptly notify MVFA in writing of any changes to the information contained on the Investment Policy Statement or other information pertinent to the Account and to provide MVFA with prior written notice of any changes in the identity of persons authorized to act on behalf of Client with respect to the Account.

II. Services by MVFA.

By execution of this Agreement, MVFA hereby accepts the appointment as investment adviser for the Account and agrees, as of the effective date set forth in the signature page below, to provide the services indicated below:

- (a) ___/___ supervise and direct the investments of the Account in accordance with the investment objectives of Client
- (b) ___/___ appraise and review investments of the Account

It is understood and agreed that MVFA, in the maintenance of records for its own purposes, or in making such records or the information contained therein available to Client or any other person at the direction of Client, does not assume responsibility for the accuracy of information furnished by Client or any other person.

III. Authority.

(Discretionary Investment Management)
___/___ Except as otherwise set forth in this Agreement, Client authorizes MVFA to investigate, purchase, and sell on behalf of Client, various securities and investments. MVFA is authorized to execute purchases and sales of securities on Client's behalf without consulting Client regarding each sale or

purchase. Client may, however, terminate the discretionary authority of MVFA immediately upon written notice.

(Non-Discretionary Investment Management)
___/___ MVFA is authorized to execute purchases and sales of securities only after securing permission from Client regarding each transaction.

IV. Client Accounts.

Client has opened or will open an account with a custodian or other authorized third party (the "Custodian") for the execution of securities transactions and custodial services. The Custodian at the time this Agreement is executed is identified in Exhibit III hereto. All funds/securities will be delivered between Client and the Custodian only. Client hereby authorizes MVFA to receive from the Custodian a copy of any agreement between Client and the Custodian in effect at any time with respect to the Account.

V. Service to Other Clients.

It is understood that MVFA may perform investment advisory services for various clients and that the services provided by MVFA are rendered on a non-exclusive basis. Client agrees that MVFA may give advice and take action in the performance of its duties with respect to any of its other clients which may differ with the advice given or action taken with respect to the Account.

VI. Inside Information.

MVFA shall have no obligation to seek to obtain any material non-public ("inside") information about any issuer of securities and shall not purchase, sell, or recommend for the Account the securities of any issuer on the basis of any such information as may come into its possession.

VII. Liability.

MVFA shall not be liable to Client for any independent acts or omissions by third parties. A person who is not a party to this

Agreement has no rights to enforce any term of this Agreement and this Agreement shall not be deemed to create any third-party beneficiary rights.

VIII. Proxies.

MVFA will not ask for, nor accept, voting authority for client securities. Clients will receive proxies directly from the issuer of the security or the Custodian. Clients should direct all proxy questions to the issuer of the security.

IX. Fees.

The compensation of MVFA for its services rendered hereunder shall be calculated in accordance with the Schedule of Fees attached hereto as Exhibit II. Client shall be given thirty (30) days' prior written notice of any proposed increase in fees. Any increase in fees shall be accompanied by an amendment or the execution of a new contract, with signatures from both parties evidencing acceptance of the new fees.

X. Valuation.

In computing the market value of any investment of the Account, the securities in the Account listed on a national securities exchange or otherwise subject to current last-sale reporting shall be valued at the amount reported on the statement that Client receives from the Custodian. Such securities which are not traded nor subject to last-sale reporting shall be valued at the latest available bid price reflected by quotations furnished to MVFA by such sources as it may deem appropriate. Any other security shall be valued in such manner as shall be determined in good faith by MVFA and Client to reflect its fair market value.

XI. Representations by Client.

The execution and delivery of this Agreement by Client shall constitute the representations by Client that the terms hereof do not violate any obligation by which Client is bound, whether arising by contract, operation of law

or otherwise; that if Client is an entity other than a natural person (a) this Agreement has been duly authorized by appropriate action and is binding upon Client in accordance with its terms and (b) Client will deliver to MVFA such evidence of such authority as MVFA may reasonably require, whether by way of a certified corporate resolution or otherwise; MVFA is responsible only for the Account and not for the diversification or prudent investment of any outside assets or holdings of Client.

The following language of this section applies only if your Account is for a (a) pension or other employee benefit plan (including a 401(k) plan) governed by the Employee Retirement Income Security Act of 1974, as amended ("ERISA"); (b) tax-qualified retirement plan under section 401(a) of the Internal Revenue Code of 1986, as amended (the "Code"), and not covered by ERISA; or (c) an individual retirement account under the Code.

Client represents that MVFA has been furnished true and complete copies of all documents establishing and governing the plan and evidencing Client authority to retain MVFA. Client acknowledges that Client is a "named fiduciary" with respect to the control or management of the assets in the Account. Client will furnish promptly to MVFA the governing plan documents, any amendment to the plan, and Client agrees that, if any amendment affects MVFA's rights or obligations, then the amendment will be binding on MVFA only when agreed to by MVFA in writing. If the Account contains only a part of the assets of the plan, then Client understands that MVFA will have no responsibility for the diversification of all of the plan's investments and that MVFA will have no duty, responsibility, or liability for Client assets that are not in the Account. If the Employee Retirement Income Security Act of 1974, as amended ("ERISA") or other applicable law requires bonding with respect to the assets in the Account, then upon written request by MVFA, Client will obtain and maintain at Client expense bonding that satisfies the requirements of Section 412 of

ERISA and covers MVFA and affiliated persons of MVFA.

XII. Representations by MVFA.

By execution of this Agreement, MVFA represents and confirms that it is registered as an investment adviser or exempt from registration pursuant to applicable laws and regulations.

XIII. Amendment or Termination.

This Agreement contains the entire agreement between the parties, may not be modified or amended except in writing as executed by both parties, and remains in force and effect unless terminated by either party as discussed herein. Client may terminate the Agreement within five (5) business days of signing the Agreement, without penalty or fee. Thereafter, this Agreement shall continue in effect until terminated by either party by giving to the other party written notice.

XIV. Notices.

All notices and other communications contemplated by this Agreement shall be deemed duly given if transmitted to MVFA at the address set forth on the cover page of this Agreement to the attention of its Chief Compliance Officer, and to Client at the address appearing below, or at such other address or addresses as shall be specified, in each case, in a written notice similarly given.

XV. Governing Law.

The validity of this Agreement and the rights and liabilities of the parties hereunder shall be determined in accordance with the laws of the state of Nevada except to the extent preempted by ERISA or other federal regulations. This Agreement shall not be construed to waive any rights available to Client under Nevada state securities laws and under federal securities laws.

XVI. Exhibits.

The following Exhibits are attached hereto and incorporated as part of this Agreement:

Exhibit I - Identification of Accounts

Exhibit II - Schedule of Fees

Exhibit III - Identification of Custodian

Exhibit IV - Investment Policy Statement

XVII. Receipt.

____/____ Client acknowledges receipt of Form ADV Parts 2A and 2B and MVFA's Privacy Policy Statement.

XVIII. Consent to Electronic Delivery

Client hereby consents to receive via e-mail or other electronic delivery method for various communications, documents, and notifications from MVFA. These items may include but are not limited to: all statements or reports produced by MVFA; trade confirmations; billing invoices; all Form ADV brochures; privacy policy statements; disclosures required under Section 408(b)(2) of ERISA, and any other notices or documentation that MVFA chooses to provide on an ongoing or occasional basis. Client agrees to immediately notify MVFA of any changes to Client's e-mail address shown below or other electronic delivery address.

XIX. Assignment.

No assignment of this Agreement may be made by any party to this Agreement without the prior written consent of the other party hereto. Subject to the foregoing, this Agreement shall inure to the benefit and be binding upon the parties hereto, and each of their respective successors and permitted assigns.

XX. Confidential Relationship.

All information and advice furnished by either party to the other shall be treated as confidential and shall not be disclosed to third parties except as required by law and as described in MVFA's Privacy Policy Statement.

XXI. *Death or Disability.*

If Client is a natural person, then Client's death, incapacity, disability, or incompetence will not terminate or change the terms of this Agreement. However, Client's guardian, executor, attorney-in-fact, or other authorized representative may terminate this Agreement by giving MVFA written notice in accordance with the termination provisions of this Agreement.

XXII. *Title to Assets.*

Except to the extent Client has notified, or in the future notifies, MVFA in writing, Client represents that assets in the Account belong to Client free and clear of any lien or encumbrances.

XXIII. *Market Conditions.*

Client acknowledges that MVFA's past performance and advice regarding client accounts cannot guarantee future results. **AS WITH ALL MARKET INVESTMENTS, CLIENT INVESTMENTS CAN**

APPRECIATE OR DEPRECIATE. MVFA does not guarantee or warrant that services offered will result in profit.

XXIV. *Arbitration*

To the extent permitted by law, any controversy or dispute which may arise between Client and MVFA concerning any transaction or the construction, performance or breach of this Agreement will be resolved through arbitration. Any arbitration will be pursuant to the rules, then applying, of the American Arbitration Association.

The award of the arbitrator will be final and binding on the parties, and judgment upon the award rendered may be entered into in any court, state or federal, having jurisdiction.

However, this agreement to arbitrate does not constitute a waiver of the right to seek a judicial forum where such waiver would be void under the state and/or federal securities laws.

IN WITNESS THEREOF, the parties have executed this Agreement on the date stated below.

Client Name:	Micah Landis, ChFC on behalf of NV Prop Holdings LLC dba Mountain View Financial Advisors		
Client Signature	Date	Adviser Signature	Date
Client#2 Signature	Date		

Client Street Address:					
City:		State:		Zip:	
Phone:		E-Mail(s):			

Exhibit I - Identification of Accounts

Below are the accounts (collectively, the "Account") included under this Agreement:

Account Number	Registration Name	Custodian	Notes
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

Exhibit II - Fee Schedule

The following are the fees charged by Mountain View Financial Advisors for services provided:

MVFA will not be compensated on the basis of a share of capital gains upon or capital appreciation of the funds or any portion of the funds of the Account. There is no account minimum.

Portfolio Management Fees

Total Assets Under Management	Annual Fee
\$1 - \$100000	1.50%
\$100001 - \$275000	1.10%
\$275001 - \$500000	0.80%
\$500001 - \$1300000	0.60%
\$1300001 - \$25000000	0.10%

Fees are paid in arrears and are charged on a tiered basis. MVFA uses an average of the daily balance in the client’s account throughout the billing period, after taking into account deposits and withdrawals, for purposes of determining the market value of the assets upon which the advisory fee is based.

MVFA charges a lower fee for managing client funds within a model portfolio for short term fixed income and cash equivalent assets. Fixed Income / Money Market / Ultra-Short and Short-Term Bond / CD Managed Account annual fee of .25% (25bp).

___/___ MVFA is authorized to withdraw management fees directly from the Account(s) on a monthly basis.

Exhibit III - Identification of Custodian

Custodian or other Authorized Third Party:	TD Ameritrade Institutional
Mailing Address:	7801 Mesquite Bend Dr., Suite 112 Irving, TX 75063-6043
Telephone:	1-800-213-4583

A copy of the custodian's agreement is not attached as part of this Exhibit III.

Exhibit IV - Investment Policy Statement

Date of Last Update: MM/DD/YYYY

Personal information

- What is your first name: _____
- What is your last name: _____
- What is your birthdate: _____
- Spouse's name: _____

Income & net worth

- What is your current annual household income: (\$) _____
- What is your liquid net worth: (Excluding primary residence) (\$) _____
- What is the value of your residence(s): (\$) _____
- What is the value of any other significant illiquid asset(s): (\$) _____
- What are your current annual income needs from investments: (\$) _____
- What is your desired retirement age: _____
- What is your desired annual income in retirement (\$): _____

Risk tolerance & investment objectives

- Acceptable percentage of principal loss in a short term period? (less than 1 year)
 - o ____ Up to 5%
 - o ____ Up to 10%
 - o ____ Up to 15%
 - o ____ Up to 20%
 - o ____ Up to 25%

- What is your desired annual rate of return?
 - o ____ 0-2.5%
 - o ____ 2.5-5%
 - o ____ 5-7.5%
 - o ____ 7.5-10%
 - o ____ 10%+

- Which of the following statements best describes your investment objectives?
 - o ____ My highest priority is to preserve my investments and I am willing to accept minimal return in order to do so

- ____ I seek to generate income from my investments and am interested in investments that have historically demonstrated a low degree of risk of loss of principal value
 - ____ I seek to grow the principal value of my investments over time and, in pursuit of these gains, am willing to invest in securities that have historically demonstrated a moderate degree of risk to loss of principal value
 - ____ I seek to accelerate somewhat the growth of the principal value of my investments over time and, in pursuit of these gains, am willing to invest in securities that have historically demonstrated a moderate to above average degree of risk of loss of principal value
 - ____ I seek a significant appreciation of the principal value of my investments and, in pursuit of these gains, am willing to accept a greater degree of risk by investing in securities that have historically demonstrated a high degree of risk of loss of principal value
- How would you respond in the event of a decline in the value of your investments?
- ____ I would sell my investments immediately if they were to suffer substantial declines
 - ____ Although declines in investment value make me uncomfortable, I would wait one to two quarters before adjusting my portfolio
 - ____ I can endure significant declines in the value of my investments and would wait at least one year before adjusting my portfolio
 - ____ Even if my investments were to suffer a significant decline over several years, I would continue to follow my long-term investment strategy and not adjust my portfolio
 - ____ I would increase the amount invested in my portfolio in anticipation of an increase in value
- Which of the following scenarios would make you more uncomfortable?
- ____ Making an investment and watching it decline in value
 - ____ Selling an investment and watching it increase in value
- During the decline in stock market values that took place from 2007 through 2009, what action did you take with respect to your investments?
- ____ Sold all equity holdings
 - ____ Moderately decreased equity holdings
 - ____ No changes
 - ____ Moderately increased equity holdings
 - ____ Significantly increased stock holdings
 - ____ Not applicable
- In general, how did you feel about the decline in stock market values from 2007 through 2009?
- ____ High level of anxiety
 - ____ Moderate level of anxiety
 - ____ Acceptance that short-term losses are part of investing and assurance that the risk I took was reasonable given the potential long-term gains of my investments

- ____ Indifference
 - ____ Excited to be able to invest in assets that had declined in value
- How would you describe your level of knowledge with regard to finance and investing?
- ____ Minimal. I have very little interest in understanding finance and investing, or I have not had the opportunity to learn.
 - ____ Low. I have basic knowledge of finance, such as understanding what stocks, bonds, and mutual funds are.
 - ____ Medium. I have knowledge beyond basic products and I understand diversification and other financial and investing terminology and strategy.
 - ____ High. In addition to understanding most financial products and terminology, I understand factors that affect the price of stocks and bonds.
 - ____ Advanced. I have an in-depth knowledge of most financial products, including stocks, bonds, and options. I understand overall market risk as well as company-specific risk.
- For how many years, if any, have you owned each of the following types of investments?
- ____ Mutual funds
 - ____ Stocks
 - ____ Bonds
 - ____ Options
 - ____ Variable annuities
 - ____ ETFs
 - ____ REITs
 - ____ Limited partnerships/Private Placements

Restrictions on the Account(s): _____
