

LEGIS Company, Inc.

Lease Agreement

PARTIES

LESSOR: The Lessor of the demised Premises is Legis Company, Inc., an Arkansas corporation.

LESSEE: The Lessee of the demised Premises is Rock-Tenn Converting Company, through its operating division, Merchandising Displays, a Georgia corporation

This Agreement is entered into as of February __, 2014 by and between the aforementioned Lessor and Lessee, and in consideration of the mutual covenants described herein:

WITNESSETH:

1. **DESCRIPTION OF DEMISED PREMISES:** Lessor does hereby let, and demise unto Lessee, and Lessee does hereby lease from Lessor:, approximately 4,775 square feet of a 12,200 square foot building located at 113 SE 22nd Street, Suite 9 and Suite 11, Bentonville, Benton County, Arkansas 72712, which space is depicted on Exhibit "A" attached hereto and hereby incorporated herein by this reference (the "Premises"), together with the right to use such hallways, walkways, parking areas, and other common amenities at said location.
2. **TERM:** The initial term of this Lease shall be for five (5) years, commencing on March 1, 2014 , and ending on February 28, 2019. The Lessee shall have the right, with not less than six (6) months' prior written notice, to extend the term

of this Lease for an additional term, or terms of five (5) years each at a rental rate equal to the monthly rental rate for buildings at South Walton Plaza of similar age and character and with similar concessions and lease terms. If Lessee remains in possession of the Premises after the expiration of the original term or any extended term of this Lease,, Lessee shall become a tenant from month-to-month at a rental equal to one hundred and twenty-five percent (125%) of the monthly rental being paid at the time of the expiration of said original or extended term, but otherwise subject to all of the same terms and provisions of this Lease. Lessor may thereafter terminate this Lease upon a thirty (30) day written notice to Lessee dating from a lease payment date at the end of which time Lessee shall surrender possession of the Premises without further demand. Should Lessee fail to do so, Lessee shall be responsible for all damages Lessor may sustain by reason of Lessee's breach, including any damages suffered or incurred by Lessor resulting from Lessor's failure to deliver possession of the Premises to a successor tenant. Other than the thirty (30) day notice stated above, Lessee waives any and all notice to which Lessee may otherwise be entitled under the laws of the State of Arkansas as a prerequisite to a suit filed against Lessee for the unlawful detention of the Premises. The Lessee may terminate the Lease during such hold over periods by providing a thirty (30) day written notice of intent to terminate to the Lessor.

Notwithstanding anything contained herein to the contrary, Lessee shall have the right to terminate this Lease effective February 28, 2017 by giving Lessor prior written notice of Lessee's election to terminate this Lease early on or before August 31, 2016. If Lessee terminates this Lease early as provided in the preceding sentence, Lessee shall pay to Lessor an amount equal to 3 months rent as well as the unamortized cost of the "Tenant Allowance" (as hereinafter defined) and "Brokers Commission" (as hereinafter defined) paid by Lessor in connection with this Lease.

3. **RENT.** During the initial term of this Lease, Lessee agrees to pay rent to the Lessor per the following schedule:

Year 1	\$13.59/sf
Year 2	\$13.93/sf
Year 3	\$14.28/sf
Year 4	\$14.63/sf
Year 5	\$15.00/sf

Payable in monthly installments, each being due on the first day of each month during the term of this Lease, beginning upon occupancy. The Lessee will be responsible for related deposits, janitorial services, waste management and "day-to-day" expenses. Day-to-day expenses shall include light bulbs, toilet paper, filters, and other routine personal property replacement items similar to the foregoing.

In the event the Lessee fails, neglects, or refuses to pay any rental installment due hereunder within ten (10) days after notice from Lessor, there shall be added to such rental installment a late charge of ten percent (10%) of said installment. Said charge shall not in any way be construed as express or implied consent to any extension of the date upon which rent is due hereunder, and shall not constitute a waiver thereof, and shall be in addition to interest at the rate of ten percent (10)% per annum on each late installment and all other charges and damages or default for herein provided. Failure to timely pay the monthly rental installments after written notice and any additions thereto, if applicable, shall constitute a default of this Lease and shall be subject to the remedies provided for herein.

4. **SECURITY DEPOSIT.** Lessor shall continue holding the security deposit Lessee made under that certain Lease Agreement by and between Lessor and Lessee, dated as of September 28, 2007, which shall be held as security for the Lessee's complete performance of this Lease, and which shall be credited to the last month's payment and/or clean-up and restoration of the demised Premises if necessary.
5. **TAXES.** Lessor shall pay all ad valorem taxes and assessments due to improvement districts or governmental bodies which may be levied,

assessed or charged against the Premises by reason of the real property and Premises leased hereunder. Lessee shall be responsible for all taxes attributable to the personal property of Lessee on the Premises and for all license, privilege and occupation taxes levied, assessed or charged against Lessee on account of the operation of the business from these Premises; provided, however, Lessor represents there are currently no such license, privilege or occupation taxes authorized under current law.

6. **UTILITIES.** Lessor acknowledges and agrees that it shall pay for the cost of all utilities in and for the demised Premises. Services for telephone, cable, internet connections and equipment are the responsibility of the Lessee.
7. **JANITORIAL SERVICES.** Lessee shall provide for its own janitorial services within the demised Premises.
8. **CONDUCT OF BUSINESS AND USES.** The demised Premises is leased to Lessee for the purpose of carrying on the business of a design office and showroom and related uses, and Lessee covenants and agrees with and unto Lessor that the Premises will be used for those purposes and those related to them and no other, except with the prior written consent of Lessor. Lessee covenants and agrees that Lessee will not do or permit to be done anything in, upon, or about the leased Premises that increases the hazard of fire beyond that which exists by reason of the uses and occupancy of the Premises for the purposes mentioned. Lessee will not do or permit to be done anything within Lessee's control that would make the demised Premises or the improvements thereon, uninsurable in whole or in part. Provided, however, the Lessor agrees that Lessee's current proposed use does not affect Lessor's insurance in such manner. Lessee agrees that Lessee will not commit waste nor permit waste to be committed or done upon the leased Premises. Lessee shall not permit any activity to occur on the Premises, which is in violation of any state local or federal law. Lessee shall not permit pets of any type except certified handicap assistance pets, on any part of the leased Premises. Smoking shall not be permitted inside the Premises.

9. **MAINTENANCE OF DEMISED PREMISES.** Lessee shall take good care of the interior of the Premises and appurtenances thereto and keep them in good repair, free from filth, overloading, danger of fire, explosion or any nuisance, so that the same are returned to Lessor, - at the expiration of this Lease - , in as good condition as when received by Lessee, usual wear and use, damage by fire, explosion, providential means or any other casualty excepted. Lessor, at its sole expense, will maintain the building in which the Premises are located, all exterior walls, all plate glass windows (whether apart of the Premises or not), all interior walls, which provide structural support for the building, all exterior doors and doorways, all underground sewer, water, and other utility service pipes and lines which serve the Premises and which are located outside the interior surface of the exterior walls of the building, the roof, and all exterior lighting, sprinkler systems, driveways, sidewalks, common areas, parking and other paved areas.

Except for the maintenance, repair and replacement obligations of Lessor which are set forth the above in the lease, Lessee will maintain and repair any alterations made by Lessee to the Premises and any trade fixtures installed in the building in which the Premises are located, by Lessee, so that all of the foregoing shall at all times be in substantially as good as condition as existing on the commencement date, normal wear and tear, damage or destruction by casualty, condemnation and the act (s) or omission (s) of Lessor and its employees, agents, contractors, invitees and guests excepted. Additionally, Lessee shall pay for its own janitorial service and trash removal.

In the event of an emergency, to make repairs or improvements to show the Premises to prospective buyers or lessees, to conduct an annual inspection or to address a safety or maintenance problem Lessor or Lessor's agents may enter the Premises during normal business hours following reasonable notice to Lessee, provided Lessor shall not thereby unreasonably interfere with Lessee's business on the Premises.

10. ALTERATIONS, SIGNS AND ADDITIONS. The Lessee shall make no structural alterations or additions to the demised Premises except those approved in writing by the Lessor, which consent shall not be unreasonably withheld or delayed. The foregoing notwithstanding, Lessee shall have the right to make non-structural changes or alterations of a minor nature to the interior of the Premises, so long as the costs for such are no more than \$10,000 in any given calendar year, without seeking and receiving Lessor's consent. No sign, picture, advertisement or notice except as approved by Lessor shall be displayed on any part of the outside of the building in which the Premises are located or about the Premises without the previous consent in writing of the Lessor. Lessee will remove any sign, advertisement or notices painted on or affixed to the Premises, and restore the place it occupied to the condition that existed as of the date this Lease takes effect. Lessor may place a "for rent" sign or signs on the Premises during the last thirty (30) days that this Lease is in force.

11. FIXTURES. All repairs, alterations, additions, improvements, installations, equipment and fixtures (excluding Lessee's trade fixtures), by whomsoever installed or erected (except such business trade signage and/or identified items herein belonging to Lessee as can be removed without damage to or leaving incomplete the Premises or the building in which the Premises are located, shall belong to Lessor and remain on and be surrendered with the Premises as apart thereof, at the expiration of this Lease.

12. ASSIGNMENT AND SUBLETTING. The Lessee shall not assign this Lease, nor sublet the Premises or any part thereof, without the prior written consent of the Lessor, which shall not be unreasonably withheld. Lessee may assign or sublease this Lease without Lessor's consent so long as Lessee remains liable under this Lease if: (1) the assignee or sublessee is an affiliate company of Lessee ('affiliate company' shall mean a parent company, subsidiary, subsidiary company, or 'sister' company of Lessee"); or (2) Lessor is unable to provide a "replacement building" as described in Paragraph 34 but only if the assignee or sublessee is financially sound and is a commercially reputable entity. The consent by the Lessor to a particular assignment or subletting shall not be construed to relieve the Lessee from the obligation to obtain the

consent in writing of the Lessor or any other future assignments or sublets. Notwithstanding such consent, the Lessee shall remain liable to the Lessor for the payment of all rent in full performance of the terms of this Agreement.

- 13. INDEMNIFICATION.** Subject to the terms of this Lease, Lessee agrees to hold Lessor harmless from and to indemnify Lessor against any and all claims, liabilities and damages, penalties, costs or expense, including reasonable attorney's fees, arising out of or in connection with damage to persons and property resulting from or in connection with the condition of the leased Premises or suffered or incurred in or about the leased Premises; to the extent caused by (i) any breach by Lessee, its agents, contractors, employees, invitees or licensees, of any covenant or conditions of this Lease; or (ii) the negligence or willful misconduct of Lessee, its agents, contractors, employees, invitees, or licensees.

Subject to the terms of this Lease, Lessor agrees to hold Lessee harmless from and to indemnify Lessee against any and all claims, liabilities and damages, penalties, costs of expense, including reasonable attorney's fees, arising out of or in connection with damage to persons and property to the extent caused by any breach by Lessor, its agents, contractors, employees, invitees or licensees, of any covenant or conditions of this Lease; or (ii) the negligence, or willful misconduct of Lessor, its agents, contractors, employees, invitees or licensees.

Upon Lessor's request Lessee agrees to execute, acknowledge and deliver to the requesting party, promptly upon request, a certificate of estoppel to facilitate transfer of property ownership in the event this property is to be sold.

Notwithstanding anything to the contrary contained herein, under no circumstances shall either party hereto be liable to the other party hereto under this Lease for any consequential, incidental, indirect, special, exemplary, punitive or any other damages not specifically referred to herein, regardless of whether either party had notified the other party of the possibility thereof. The restrictions set forth in this provision include, but are not limited to, the recovery of lost profits, lost opportunity, loss of use and downtime expenses.

14. PROPERTY INSURANCE. Lessor further covenants and agrees to maintain at all times during the term of this Lease "All-Risk" property insurance providing replacement cost coverage on the building in which the Premises is located. Such policies of property insurance maintained by Lessor shall not provide coverage for Lessee's personal property, betterments or leasehold improvement.

Lessee further covenants and agrees to maintain at all times during the term of this Lease "All-Risk" property insurance providing replacement cost coverage on Lessee's personal property, betterments or leasehold improvements. Such policies of property insurance maintained by Lessee shall not provide coverage for Lessor's buildings in which the Premises is located.'

15. LIABILITY INSURANCE. Lessee further covenants and agrees to maintain at all times during the term of this Lease commercial general liability insurance from a responsible insurance company, licensed to do business in the state in which the Premises is located and reasonably satisfactory to Lessor, in an amount of not less than \$1 million per occurrence in limits for bodily injury and property damage. Lessee shall furnish Lessor with a certificate or certificates of insurance, covering such insurance so maintained by Lessee. Likewise, Lessor further covenants and agrees to maintain at all times, during the term of this Lease, commercial general liability insurance from a responsible insurance company, licensed to do business in the state in which the premises is located, and reasonably satisfactory to Lessee in an amount not less than \$1 million per occurrence and limits for bodily injury and property damage. Lessor shall furnish Lessee with a certificate or certificates of insurance, covering such insurance so maintained by Lessor..

16. FIRE CASUALTY AND CONDEMNATION. In the event all or any part of the demised Premises should be subjected to eminent domain proceedings or should be substantially damaged by fire or other casualty, and if pursuant thereto an amount of the leased Premises shall be condemned so as to render the residue inadequate for Lessee's purposes

as herein set forth, Lessee shall have the option to terminate and cancel this Lease by giving sixty (60) days written notice of such intention to Lessor, but only if 1) Lessor fails to give, within ten (10) days of the taking, sixty (60) days written notice of intent to fully restore the demised Premises to its original configuration and dimensions; or 2) the Lessor fails to restore the Premises to a condition substantially suitable for the use intended herein in Lessee's reasonable determination, within one hundred twenty (120) days of the taking, fire or other casualty. During said period of restoration, Lessee shall not be liable for rental payments until property is approved for occupancy. If any such taking shall not render the residue of the leased Premises wholly inadequate for Lessee's purposes as herein set forth, Lessee's rentals hereunder shall be reduced in the proportion which the value of the property taken bears to the whole value of the leased Premises with improvements. In any such condemnation proceeds all damages allocable to full fee simple ownership of the leased Premises shall be payable to Lessor, and any damages for loss of leasehold interest, including the un-amortized portion of the value involved in such condemnation of any non-removable fixture placed on the leased Premises by Lessee with Lessor's approval shall be payable to Lessee.

17. TENANT IMPROVEMENTS.

Lessor will provide an allowance to Lessee of \$8/SF (\$38,200) to be used by Lessee for Tenant Improvements to the Premises (the "Tenant Allowance"). Any overage in the cost of Tenant Improvements will be paid for by Lessee.

Lessor hereby agrees to the tenant improvements, substantially in accordance with the plans and specifications set forth on Exhibit "B" attached hereto and hereby incorporated herein by this reference..

18. INTENTIONALLY OMITTED

19. PARKING. The Lessor shall provide adequate parking spaces per city code in the common parking lot at no charge to Lessee.

20. WARRANTIES OF TITLE. Lessor hereby warrants and covenants with and unto Lessee that it has an absolute and indefeasible title to the demised Premises, and that Lessor will, during the term hereof and the full performance by Lessee of Lessee's obligations and covenants hereunder, defend the same and hold harmless the Lessee against the lawful claims of any and all persons whomsoever.

21. DEFAULT. Lessee shall be in default under the provisions of this Agreement upon the happening of any of the following events or conditions:

- (1) Failure to pay to Lessor the rental amount, or any other amounts required by this Lease at the times, in the amounts, and in the manner set forth herein, provided, however, the Lessor shall provide written notice of such failure to Lessee, whereupon Lessee shall have ten (10) days thereafter to cure the same..
- (2) Failure to keep or perform any of the covenants on the part of the Lessee herein to be kept or performed, or failure to correct any non-conformance within thirty (30) days of written demand by Lessor.
- (3) Should the Lessee become insolvent, or become bankrupt, either voluntary or involuntary, or make any assignment for the benefit of creditors, or if a receiver be appointed for the benefit of Lessee's creditors, or if a receiver be appointed for Lessee to take charge of and manage Lessee's affairs, or if any levy of execution against the Lessee remains unsatisfied for a period of thirty (30) days from and after the levy of the same.

22. REMEDIES IN THE EVENT OF DEFAULT. In the event of a default by Lessee during the term hereof, Lessor may, at Lessor's option, declare this Lease thereupon terminated after notice has been given to Lessee ten (10) days prior thereto, and Lessor shall have the right to enter upon and take possession of the leased Premises and to evict and expel Lessee and any or all of Lessee's property, belongings, and effects from there, without legal process and without thereby being guilty of any manner of trespass either at law or in equity which remedy is in addition to any other remedies of Lessor either at law or in equity, including without limitation, the collection of delinquent rents, possession of the leased Premises and contents, damages for breach of this Agreement by Lessee, or otherwise. No delay in or failure to exercise any of the options

herein granted to Lessor by reason of a default shall be a waiver thereof, and the waiver on one occasion of a default shall not be deemed a waiver of Lessor's right to exercise its remedies by reason of the same or a similar default at any later occasion. Notwithstanding anything to the contrary contained herein, Lessor shall not be absolved of its obligation to attempt in good faith to mitigate its damages with respect to any such default of Lessee.

23. WAIVER OF SUBROGATION. Lessor and Lessee and all parties claiming under them hereby mutually release and discharge each other from all claims and liabilities arising from or caused by any hazard covered by insurance on the leased Premises, or covered by insurance in connection with the property or activities conducted on the leased Premises, regardless of the cause of the damage or loss, to the extent such claims and liabilities are covered by insurance, and to the extent such policies shall provide for and permit such waiver of subrogation.

24. LIABILITY UPON EARLY TERMINATION. In the event that Lessee wrongfully terminates this Lease for any reason, Lessee agrees to pay to Lessor the entire sum of rent remaining hereunder for the then remaining lease term no later than thirty (30) days after the date of such termination. Notwithstanding the foregoing, Lessee may terminate this Lease as a result of a default by Lessor hereunder; provided, however, Lessee shall provide written notice of such default to Lessor whereupon Lessor shall have fifteen (15) days thereafter to cure the same. In the event that Lessee terminates this Lease early as a result of Lessor's default pursuant to this provision, Lessee will owe to Lessor the rent amount and any other amounts due Lessor hereunder through the date of termination.

25. SURRENDER OF POSSESSION. Upon the expiration or termination of this Lease, Lessee agrees to surrender possession of the leased Premises without demand. Should Lessee fail to do so, Lessee shall be responsible for all damages Lessor may sustain by reason of Lessee's breach, including any damages suffered or incurred by lessor resulting from Lessor's failure to deliver possession of the Premises to a successor tenant. Lessee hereby waives any and all notice to which Lessee may otherwise be entitled under the laws of the State of Arkansas as a prerequisite to a suit against Lessee for the unlawful detention of the leased Premises.

26. **BINDING EFFECT.** This Agreement shall inure to the benefit of and be binding upon the parties hereto, their respective successors, legal representatives, heirs and assigns, except as expressly limited otherwise herein.

27. **TIME OF ESSENCE.** The time of the making of the payments and of the keeping of the covenants herein is of the essence of this Agreement and parties hereto so agree.

28. **NOTICES.** Any notice called for or permitted under the terms hereof shall be given in writing either delivered personally or by overnight delivery service to the other party hereto to the address of the other party designated in this section.

Lessor hereby designates its address as

P. O. Box 1181, Hot Springs, AR 71902.

Lessee hereby designates its address as

113 SE 22nd St., Suite #9, Bentonville, AR 72712.

with a copy to

Rock-Tenn Company, 504 Thrasher St., Norcross, GA 30071
Attn: General Counsel.

Any notice so given shall be deemed given upon delivery.

Address. Designations may be changed by written notice to the other party.

29. **QUIET ENJOYMENT.** Upon paying the rent as herein provided, and upon the performance of the covenants recited herein for it to perform, the Lessee shall, at all times during the term herein described peacefully and quietly have, hold and enjoy the demised Premises. Lessee agrees to provide key (s) and security codes to Lessor during the term (s) of

this Lease to provide continuous access to the property for emergency/security purposes.

- 30. DISPUTE RESOLUTION.** Lessor and Lessee recognize that litigation is an expensive, resource-consuming process for resolving business disputes. Therefore, both parties agree that if any controversy or dispute arises out of or relating to this Lease, or any breach of the Lease, they will attempt in good faith, to settle the dispute expeditiously within thirty (30) days of written notice of the dispute. If the dispute is not settled, then the matter shall be submitted to arbitration and the party against whom enforcement is sought, by virtue of the Lease, consents to entry of judgment for such enforcement. The parties will attempt in good faith to mutually agree as to the provider of neutral services and to the specific neutral location for the arbitration. Rules of the American Arbitration Association for arbitration shall govern any such arbitration proceedings. The losing party shall pay the reasonable attorney's fees and costs of this arbitration. If there is no losing party, the parties all pay their own attorney's fees and the costs of arbitration shall be shared equally.
- 31. CONFIDENTIALITY.** The terms of this Lease are to be maintained in the strictest confidence by the Lessee and Lessor, except as may be required by law. Any breach of this confidentiality will result in this Lease being declared terminated at the option of the Lessor. Lessee does hereby grant the right to perform any credit/background checks the Lessor deems appropriate and agrees Lessor shall hold all such information in confidence.
- 32. SEVERABILITY.** In the event that any of the provisions of This Lease are deemed to be illegal or unenforceable, such term(d) shall be severed from this Lease and the remaining terms shall remain in full force and effect. .
- 33. MERGER.** This Agreement and any attachments or addendums hereto, represent the complete and final agreement of the parties, and no other prior Agreement, whether oral or in writing, shall have any force and effect to modify this Lease, and any modifications of this Lease, after its execution, shall be in writing.

34. COMMISSION INDEMNIFICATION.

Lessor and Lessee agree that Butch Garganus, Colliers International, Bentonville, AR is the Agent of the Lessor, and that Douglas Biggs, Colliers International, Atlanta, GA is the agent of the Lessee and that no other brokers or agents are entitled to a commission (the "Brokers Commission"). Lessor shall be responsible, at its sole cost and expense, to pay the Brokers Commission in connection with this Lease to the aforesaid Brokers..

35. INTENTIONALLY OMITTED....

36.AMERICANS WITH DISABILITIES ACT. Lessor shall, at its sole cost and expense, be responsible to modify the Premises to ensure that the Premises are in full compliance with all applicable ADA and any other current and/or future governmental requirements, including, but not limited to, any and all state or local codes promulgated in response to the ADA, provided ADA compliance is not caused by the Lessee's actions, upgrades, specific occupancy (as opposed to the mere occupancy of the Premises) or renovations.

37.ENVIRONMENTAL INDEMNITY OF LESSEE. Lessor represents and warrants to Lessee and on the Commencement Date of this Lease Agreement, there are no environmental conditions existing on the Premises which could give rise to any environmental liability on the part of the Lessee; that all federal, state and local requirements concerning environmental protection have been performed and complied with by the Lessor; that there are no pending actions against the Lessor under any environmental law; that the Lessor has not received notice of any such action or possible action; and that there are no current or past releases of hazardous waste or materials on the Premises which have not been appropriately remedied.

Based on the foregoing representations and warranties, the Lessor agrees to indemnify, defend and hold harmless the Lessee, its successors, assigns, parent company, subsidiaries, officers, agents, and employees from and against any losses, claims, costs, causes of action, liabilities. Damages or expenses (including reasonable legal fees) relating to claims by governmental agencies or third parties arising out of or relating to the use, storage, disposal, discharge, or emission (hereinafter "Occurrence" _ of contaminants or hazardous, toxic


noxious or harmful substances arising from or resulting from any environmental conditions which existed on the Premises prior to the commencement date of this Lease Agreement or which shall occur thereafter (except as to such an Occurrence which results as a consequence of the acts or omissions of Lessee, its employees, agents or contractors) regardless of whether such activities resulted from the conduct of the Lessor.

The parties acknowledge and agree that where the subject matter of environmental compliance, liability, payment, and indemnity may become a question or issue under this Lease Agreement, it shall be the overriding intent of the parties that the Lessee's liability shall be limited to those circumstances under which Lessee has caused or created such environmental condition after the commencement date of the Lessee's possession of the Premises.

(SIGNATURES ON FOLLOWING PAGE)

LESSOR: Legis Company, Inc.

**LESSEE: Rock-Tenn
Converting Company**



By: 

Name: John D. Selig

Title: President

P. O. Box 1181
Hot Springs, AR 71902

(501)627.2281

By:  

Name: John D. Stakel

Title: Senior Vice President

504 Thrasher Street
Norcross, Georgia 30071

(770) 448-2193

EXHIBIT "A"

Depiction of Premises
See Attached

Rock TENA

Exhibit "A"

4775 sq ft

Premises outlined

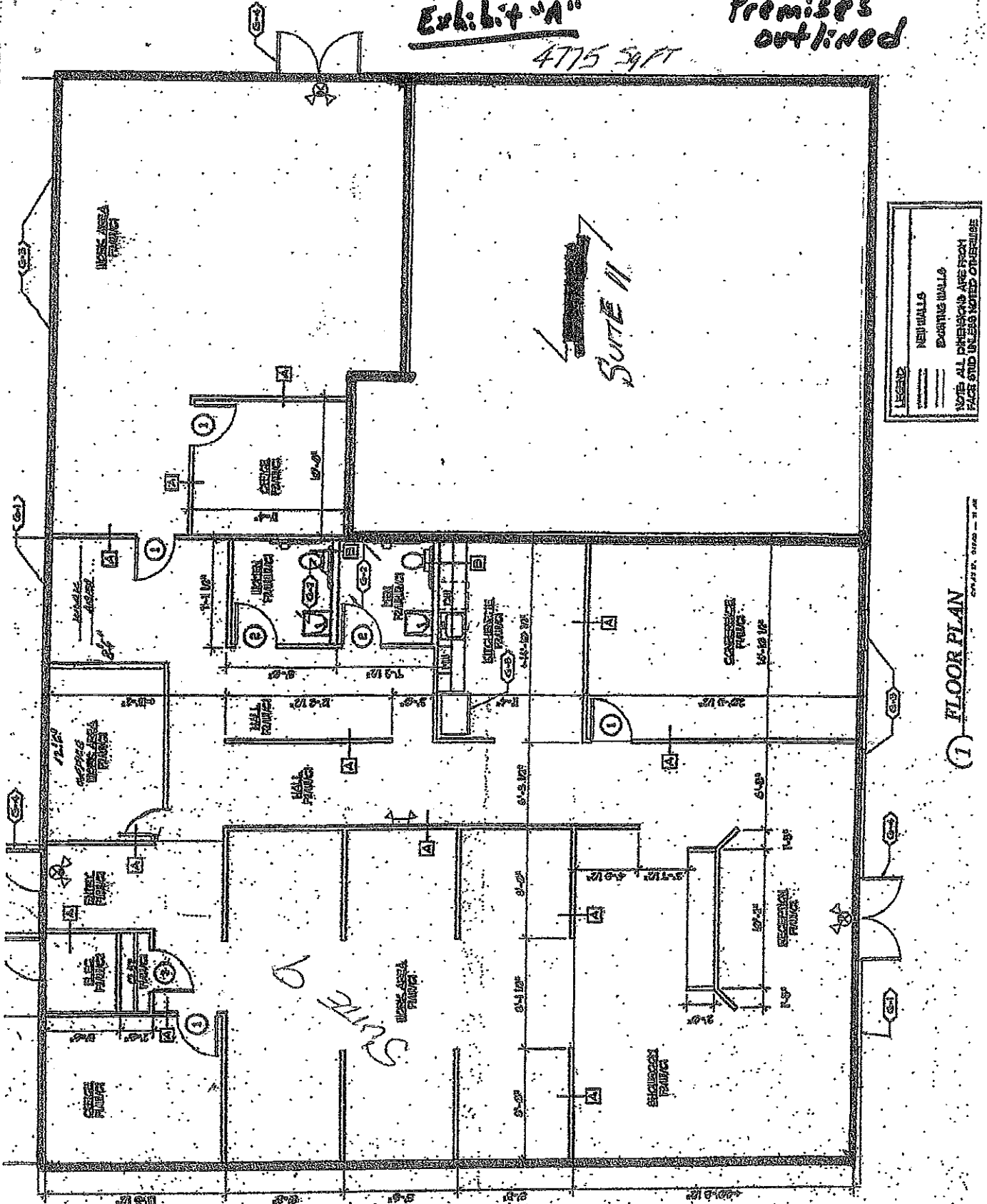


EXHIBIT “B”

Plans and Specifications for the Tenant Improvements

(ATTACHED)

Date: 11/17/13

To: General Contractor

From: Rocktenn

RE: Pricing Plans

SAVANNAH SUITES 113 SE 22nd Street, Bentonville, AR

Please find 4 pages of floor plan drawings that call out for phases of construction; "Demo" and "Construct". There are 2 floor plans for each side of the construction project, the left and right side of the space (right side has Suite #11 as new space for Rocktenn). We will be outlining requirements based on each floor plan page name.

Rocktenn is looking for a fixed price bid to demolish and construct to the requirements outlined in this document. We require a per item cost so we can add/delete to meet our budget needs. You should use this pricing plan to better understand our needs so you can price the entire job. Any ideas you might have to make the space better and lower costs will help in the awarding of this project and should be itemized on your bid.

NOTE: This document is for estimated pricing only. Construction drawings will be provided once a contractor is hired. Actual dimensions, call-outs and specific requirements will be part of the construction drawing package.

Please include ceiling and lighting patch work with all pricing. "Front of House" will be the front 30' of the space on floor plan left. Front of house lighting and ceiling plan will need to be reviewed and re-priced with Rocktenn once design has been finalized. Rocktenn will work with contractor on creative, cost effective options for the back of house, existing ceiling and lighting work.

General notes: Reuse existing doors as needed, repaint throughout, new carpet throughout. In "front of house" provide option to match existing finishes and patch floor finish for "like new" condition. Provide option for carpet throughout "front of house" space.

DEMO PLAN LEFT

This calls out the demo requirements for the majority of Suite #9. The balance of the suite will be part of the "right side" of the space.

Call Out "A"

We want to demo this wall and terminate all electrical in this wall. Price option: provide power pole from the ceiling. Price option: provide flush floor electrical/data in middle of space.

Call Out "B"

We want to demo this wall to the perpendicular wall as shown. Need to terminate all electrical.

Call Out "C"

This wall needs to come out and terminate electrical.

Call Out "D"

Demo all called out walls, keeping wall at the approximately 30' area (from front of plan). See construct document for new wall placement to designate "front of house" from "back of house".

Call Out "E"

We will be building a closet in this area and will need to pull out this wall to make the closet with the 2 existing walls.

Call Out "F"

Demo wall for new door.

Call Out "G"

Please demo this wall completely or modify wall to take floor to ceiling windows, per the Construct Call Out "A".

CONSTRUCT PLAN LEFT

Call Out "A"

The conference room has an existing standard wall. We would like to open this up into the showroom. Please price Option 1: a full glass wall in u channel with silicone joints and frameless Herculite double doors. Provide structural engineering and support as required. Price Option 2: Single Glass door with wood frame and glass wall with wood frame to match existing door frames. Price Option 3: keep the existing door and add floor to ceiling glass wall with wood frame to match existing door frames.

Call Out "B"

Please price option 1: adding 1 door or option 2 : double doors

Call Out "C"

Add on to the existing wall and Option 1: add a new door to match existing. Option 2: add a new glass door to match conference room glass doors.

Call Out "D"

New wall to match existing.

Call Out "E"

Add wall to make a closet. Include door for the space. Reswitch lighting.

DEMO PLAN RIGHT

Call Out 1

This is the same as Call Out "F " in the demo plan on the left side.

Call Out 2

Demo wall, keeping enough of the wall to make a closet for office supplies (assume 24"; to be verified in construction drawings).

Call Out 3

Demo wall

Call Out 4

Demo existing office.

CONSTRUCT PLAN RIGHT

Call Out 1

Add wall to make an office in area. Please price with using existing doors from on-site. Reswitch lighting.

Cal Out 2

Add sliding doors. Add built in heavy duty adjustable shelves in closet.

Call Out 3

Per Call Out "B" in Construct Left

Date: 11/17/13

To: General Contractor

From: RockTenn

RE: Pricing Plans

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Please include ceiling and lighting patch work with all pricing. "Front of House" will be the front 30' of the space on floor plan left. Front of house lighting and ceiling plan will need to be reviewed and re-priced with RockTenn once design has been finalized. RockTenn will work with contractor on creative, cost effective options for the back of house, existing ceiling and lighting work.

General notes: Reuse existing doors as needed, repaint throughout, new carpet throughout. In "front of house" provide option to match existing finishes and patch floor finish for "like new" condition. Provide option for carpet throughout "front of house" space.

DEMO PLAN LEFT

This calls out the demo requirements for the majority of Suite #9. The balance of the suite will be part of the "right side" of the space.

Call Out "A"

We want to demo this wall and terminate all electrical in this wall. Price option: provide power pole from the ceiling. Price option: provide flush floor electrical/data in middle of space.

Call Out "B"

We want to demo this wall to the perpendicular wall as shown. Need to terminate all electrical.

Call Out "C"

This wall needs to come out and terminate electrical.

Call Out "D"

Demo all called out walls, keeping wall at the approximately 30' area (from front of plan). See construct document for new wall placement to designate "front of house" from "back of house".

Call Out "E"

We will be building a closet in this area and will need to pull out this wall to make the closet with the 2 existing walls.

Call Out "F"

Demo wall for new door.

Call Out "G"

Please demo this wall completely or modify wall to take floor to ceiling windows, per the Construct Call Out "A".

CONSTRUCT PLAN LEFT

Call Out "A"

The conference room has an existing standard wall. We would like to open this up into the showroom. Please price Option 1: a full glass wall in u channel with silicone joints and frameless Herculite double doors. Provide structural engineering and support as required. Price Option 2: Single Glass door with wood frame and glass wall with wood frame to match existing door frames. Price Option 3: keep the existing door and add floor to ceiling glass wall with wood frame to match existing door frames.

Call Out "B"

Please price option 1: adding 1 door or option 2 : double doors

Call Out "C"

Add on to the existing wall and Option 1: add a new door to match existing. Option 2: add a new glass door to match conference room glass doors.

Call Out "D"

New wall to match existing.

Call Out "E"

Add wall to make a closet. Include door for the space. Reswitch lighting.

DEMO PLAN RIGHT

Call Out 1

This is the same as Call Out "F " in the demo plan on the left side.

Call Out 2

Demo wall, keeping enough of the wall to make a closet for office supplies (assume 24"; to be verified in construction drawings).

Call Out 3

Demo wall

Call Out 4

Demo existing office.

CONSTRUCT PLAN RIGHT

Call Out 1

Add wall to make an office in area. Please price with using existing doors from on-site. Reswitch lighting.

Cal Out 2

Add sliding doors. Add built in heavy duty adjustable shelves in closet.

Call Out 3

Per Call Out "B" in Construct Left

Date: 11/17/13

To: General Contractor

From: RockTenn

RE: Pricing Plans

SAVANNAH SUITES 113 SE 22nd Street, Bentonville, AR

Please find 4 pages of floor plan drawings that call out for phases of construction; "Demo" and "Construct". There are 2 floor plans for each side of the construction project, the left and right side of the space (right side has Suite #11 as new space for RockTenn). We will be outlining requirements based on each floor plan page name.

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Call Out 3

Demo wall

Call Out 4

Demo existing office.

CONSTRUCT PLAN RIGHT

Call Out 1

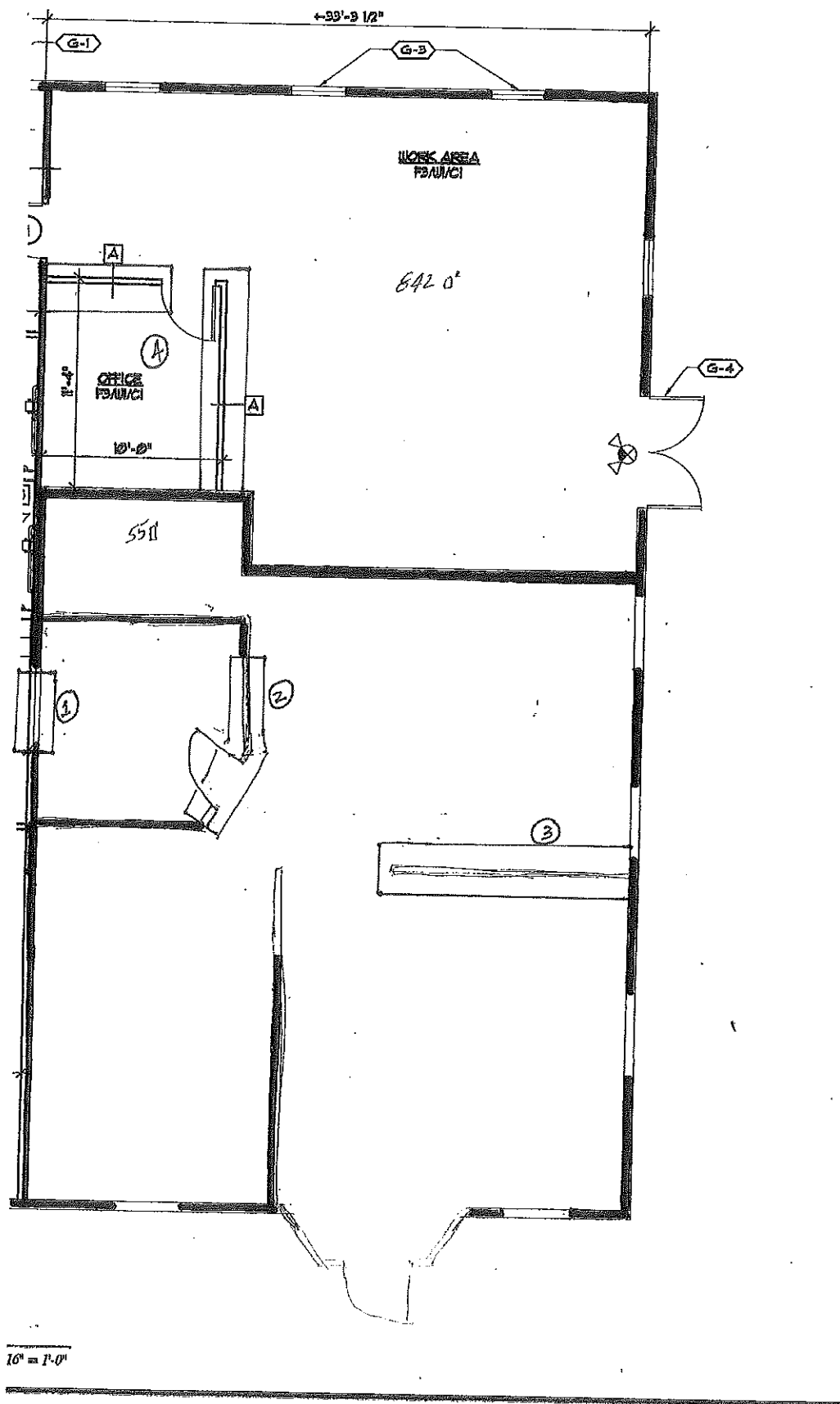
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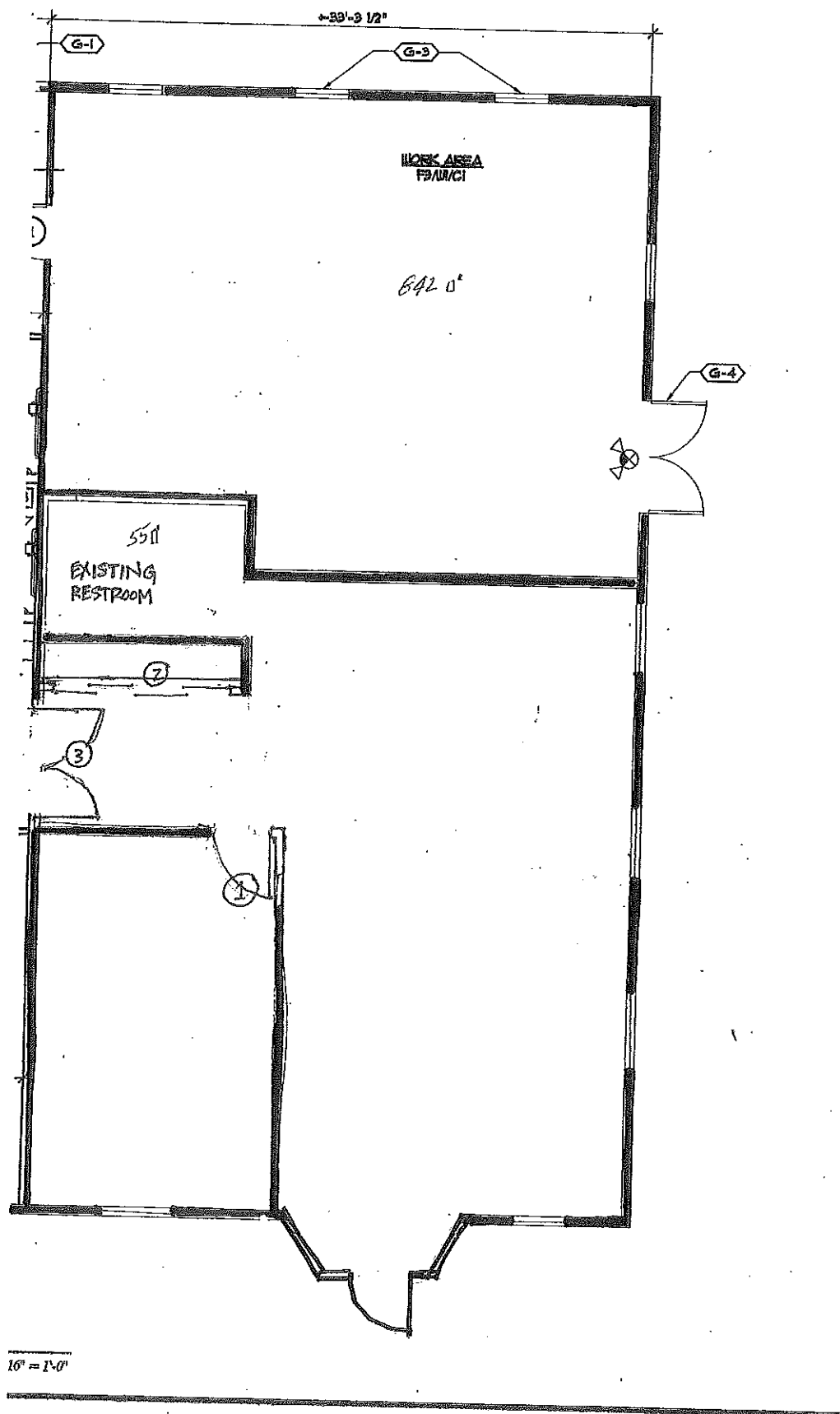
Call Out 3

Per Call Out "B" in Construct Left



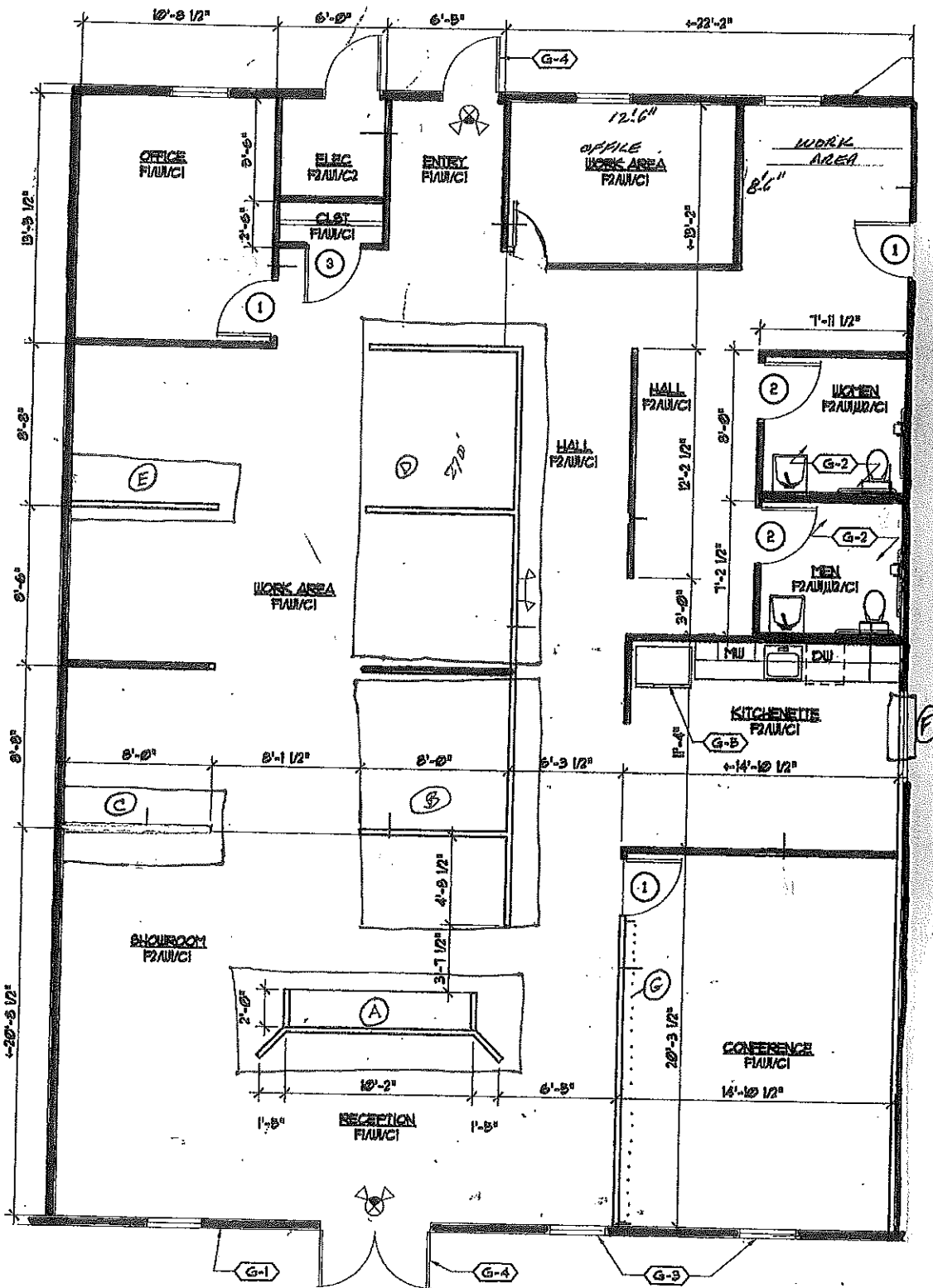
DEMO PLAN RIGHT

11-13-12



CONSTRUCT PLAN RIGHT

11-13-13



1 FLOOR PLAN

SCALE: 3/16" = 1'-0"

DEMO PLAN LEFT 11-13-13

