

Thursday, March 9, 2023

WestRock-Southern Container, LLC
Lease ID: 001141
3169 Holcomb Bridge Road
Norcross, GA 30071

Building Location:
SPARTD
150-160 National Avenue
Spartanburg, SC 29303

Dear Sir/Madam:

In accordance with the terms of your Lease Agreement, your share of the 2022 Prior Year Expenses has been calculated. Enclosed is a detailed statement of the 2022 expenses along with the calculation for your share.

<i>Category</i>	<i>Reconciliation Amount</i>
Prior Year CAM	(1,728.73)
Prior Year Insurance	353.09
Prior Year Tax	4.68
Total 2022 Reconciliation Amount:	(1,370.96)

Please take credit against your month's rent.

If you have any questions regarding this matter, please do not hesitate to contact me.

Sincerely,

CAMreconciliation@stagindustrial.com

Commercial Lease Administrator

Spartanburg-SC-Building 2

2022 Prior Year CAM Expenses

For the Year Ending 2022

	2022 Actual Expenses
REC-Water/Sewer	755.59
REC-Repairs & Maintenance	614.00
REC-Roof R&M	1,000.00
REC-Parking R&M	412.50
REC-Fire & Sprinkler R&M	0.00
REC-General/Misc	614.00
REC-Snow Removal	331.11
REC-Landscaping	5,012.25
REC-Managment Fees	13,480.33
Total 2022 Prior Year CAM Expense	22,219.78

2022 PRIOR YEAR CAM INVOICE

Property Address: SPARTD
Tenant Name: WestRock-Southern Container, LLC
Space Number: 100
Invoice Date: Thursday, March 9, 2023

2022 Prior Year CAM Expense	22,219.78
Total Recoverable Prior Year CAM Expense	<u>22,219.78</u>
Tenant Share	100.00%
Total Due for Full Year	22,219.78
Occupancy Percentage for Year	<u>100.00%</u>
Total Amount Due	22,219.78
Prior Estimates Billed	23,948.51
Total Credit	-1,728.73

Spartanburg-SC-Building 2

2022 Prior Year Insurance Expenses

For the Year Ending 2022

	2022 Actual Expenses
REC-Property Insurance	6,342.33
REC-Insurance Liability	682.76
REC-Insurance Umbrella	0.00
Total 2022 Prior Year Insurance Expense	7,025.09

2022 PRIOR YEAR INSURANCE INVOICE

Property Address: SPARTD
Tenant Name: WestRock-Southern Container, LLC
Space Number: 100
Invoice Date: Thursday, March 9, 2023

2022 Prior Year Insurance Expense	7,025.09
Total Recoverable Prior Year Insurance Expense	<u>7,025.09</u>
Tenant Share	100.00%
Total Due for Full Year	7,025.09
Occupancy Percentage for Year	<u>100.00%</u>
Total Amount Due	7,025.09
Prior Estimates Billed	6,672.00
Total Reconciliation	353.09

Spartanburg-SC-Building 2
2022 Prior Year Tax Expenses
For the Year Ending 2022

	2022 Actual Expenses
REC-Real Estate Taxes	54,268.68
Total 2022 Prior Year Tax Expense	54,268.68

2022 PRIOR YEAR TAX INVOICE

Property Address: SPARTD
Tenant Name: WestRock-Southern Container, LLC
Space Number: 100
Invoice Date: Thursday, March 9, 2023

2022 Prior Year Tax Expense	54,268.68
Total Recoverable Prior Year Tax Expense	<hr/> 54,268.68
Tenant Share	100.00%
Total Due for Full Year	54,268.68
Occupancy Percentage for Year	<hr/> 100.00%
Total Amount Due	54,268.68
Prior Estimates Billed	54,264.00
Total Reconciliation	4.68