

**AMENDMENT
TO
LEASE AGREEMENT
DATED: SEPTEMBER 09, 2004**

The Amendment is dated as of June 15, 2016 and is attached to and constitutes a part of the Lease Agreement dated September 09, 2004, (together with that certain Amendment To Lease Agreement dated as of September 30, 2009, that certain Amendment To Lease Agreement dated as of September 30, 2012, and that certain Amendment To Lease Agreement dated as of January 1, 2016, collectively, the "Lease") and the parties agree to amend the Lease Agreement as follows:

LEASE EXPANSION AMENDMENT

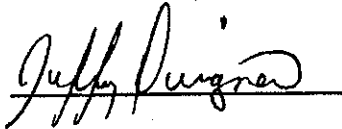
(Additional 60,000 square feet of warehouse space, adjacent to the current 75,000 square feet of warehouse space, which additional space shall become a part of the "Leased Premises")

- 1) Rental amount: Beginning July 1, 2016 the "basic rental" for each year of the term of the Lease shall be, and Tenant shall pay without demand, deduction or offset, for the Leased Premises the sum of \$220,800.00 (\$3.68 per square foot annually), payable \$18,400.00 per month, beginning July 1, 2016.
- 2) Tenant has requested \$150,000.00 in improvements to the Leased Premises, which cost is included in the aforesaid "basic rental" amount. Improvements requested: Dock Upgrades: \$73,682.11. Painting 8' plywood panels on interior walls, install metal panels on interior walls to roof deck girt, restroom upgrades: \$36,700.00. Clean ceiling insulation, pipes, light fixtures, floor: \$9,000.00. Remove A/C units & enclose vent openings: \$1,600.00. Lighting upgrade to T-8 lighting: \$30,510.00.

- 3) **New Term:** The term of the Lease shall continue for a period of thirty-six (36) months, beginning on July 1, 2016 and ending on June 30, 2019 ("Term").
- 4) The Landlord shall not be liable for any damages due to the acts of God, riots, strikes, accidents or by any cause over which the Landlord has no control.
- 5) Except as provided in this Amendment, the Lease remains in full force and effect.

LANDLORD:

MULLINS DC, LLC

By: 

Its: Managing Member

TENANT:

WESTROCK CONVERTING COMPANY

By:  

Its: Senior Vice President