

THIS MEMORANDUM, made as of May 19, 2020, by and between CONCORD 1, LLC ("Landlord") and WESTROCK CP, LLC ("Tenant").

A. Landlord and Tenant are parties to that certain Lease, dated December 30, 2019, (the "Lease") for certain premises (the "**Premises**") consisting of approximately 44,032 square feet at the building commonly located at 140 Concord Road, Aston, Pennsylvania 19013.

C. Landlord and Tenant desire to enter into this Memorandum confirming the Commencement Date, the expiration date of the Lease and other matters under the Lease.

1. The actual Commencement Date of the Lease is May 18, 2020.
2. The actual expiration date of the Lease is July 31, 2025.
3. The schedule of the Base Rent and the monthly installment of Base Rent set forth in the Amendment is deleted in its entirety, and the following is substituted therefor:

Landlord shall abate the first two months of Base Rent. There shall be no abatement of any of the Total Operating Costs.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed as of the date and year first above written.

Dated: 14, 2020