

FIRST AMENDMENT TO INDUSTRIAL TRIPLE NET LEASE

FIRST AMENDMENT TO TRIPLE NET LEASE ("**First Amendment**") dated as of April 1st, 2010,, by and between DLL – SEWARD, LLC, a Delaware limited liability company ("**Landlord**") and U.S. CORRUGATED, INC., a Georgia corporation ("**Tenant**");

WITNESSETH:

WHEREAS, Landlord and U.S.C. Acquisition Corp., Tenant's predecessor in interest, entered into a certain Industrial Triple Net Lease dated as of April, 27, 2007, for that certain parcel of land located at 1469 294th Road, Seward, Nebraska 68434 (the "**Lease**"); and

WHEREAS, on or about May 30, 2007, U.S.C. Acquisition Corp. assigned the Lease to Tenant; and

WHEREAS, Landlord and Tenant have agreed to modify the Lease to increase the amounts of Rent reserved under the Lease effective as of April 27, 2010.

NOW, THEREFORE, in consideration of the matters above recited and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by the parties, the parties hereto agree as follows:

1. Capitalized terms used but not defined in this First Amendment have the meanings ascribed to them in the Lease.
2. Exhibit D to the Lease is hereby deleted in its entirety and replaced with Exhibit D-1 annexed to this First Amendment.
3. Commencing on April 27, 2010, and thereafter for each Lease Year during the remainder of the Term, Tenant shall pay to Landlord in accordance with Section 2.01 of the Lease annual Base Rent in the amounts set forth in Exhibit D-1 annexed hereto.
4. Except as modified by this First Amendment, the Lease remains in full force and effect.
5. This First Amendment may be executed in several counterparts, each of which shall be an original and all of which shall constitute one and the same document.

IN WITNESS WHEREOF, Landlord and Tenant have caused this First Amendment to be executed as of the date first above written.

[Nothing Further on this Page; Signature Page Follows]

DLL – SEWARD, LLC

By: DL-6 Associates, LLC, its Sole Member

By: Louis R. Cappelli Family Limited Partnership II

By: 

Louis R. Cappelli, General Partner

U.S. CORRUGATED, INC.

By: 

Name:

DENNIS METTEL

Title:

CHAIRMAN & CEO.

Exhibit D-1

Rent Schedule

Seward

Prior Term

- 1 4/27/07-4/27/08
- 2 4/27/08-4/27/09
- 3 4/27/09-4/27/10

Remaining Term

4 4/27/10-4/27/11	305,000.00
5 4/27/11-4/27/12	305,000.00
6 4/27/12-4/27/13	305,000.00
7 4/27/13-4/27/14	305,000.00
8 4/27/14-4/27/15	305,000.00
9 4/27/15-4/27/16	305,000.00
10 4/27/16-4/27/17	305,000.00
11 4/27/17-4/27/18	305,000.00
12 4/27/18-4/27/19	305,000.00
13 4/27/19-4/27/20	305,000.00
14 4/27/20-4/27/21	308,812.50
15 4/27/21-4/27/22	312,672.66
16 4/27/22-4/27/23	317,362.75
17 4/27/23-4/27/24	322,123.19
18 4/27/24-4/27/25	326,955.04
19 4/27/25-4/27/26	331,859.36
20 4/27/26-4/27/27	336,837.25

Total \$ 5,306,622.74