

RENT SCHEDULE

The following schedule of rent payments pertains and is affixed to that certain Lease Agreement by and between Elk Trading Company LLC and Kapstone Container Corporation dated February 16, 2018.

<u>Years</u>	<u>Period</u>	<u>Monthly Rent Payment</u>	<u>Yearly Payments</u>
1	2/16/2018 – 10/31/2018	No payments	
	11/1/2018 – 12/31/2018 (2 months)	\$29,700.00/mo*	
2-5	1/1/2019 – 12/31/2023	\$29,700.00/mo	\$356,400.00
6-10	1/1/2024 – 12/31/2028 @ 2.5% (\$742.50/mo) increase	\$30,442.50/mo	\$365,310.00
11-15	1/1/2029 – 12/31/2034 @ 2.5% (\$761.06/mo) increase	\$31,203.56/mo	\$374,442.72
16-20	1/1/2035 -- 12/31/2039 @ 2.5% (\$780.09/mo) increase	\$31,983.65/mo	\$383,803.80
21-23**	1/1/2040 -- 1/31/2042 @ 2.5% (\$799.59/mo) increase	\$32,783.24/mo	\$393,398.88

* Actual amount to also include pro rata payment for prior month in which occupancy began.

** Subject to renewal.