

FIRST AMENDMENT TO LEASE

THIS FIRST AMENDMENT TO LEASE (the "First Amendment") is made and entered into as of 28th day of February 2019, by and between **BRUNWICK DEVELOPMENT GROUP, LLC**, an Arkansas limited liability company as successor in interest to Haizen Investments, LLC and Legis Company, Inc., (the "Landlord") and WestRock Converting, LLC, formerly Rock-Tenn Converting Company (the "Tenant").

WITNESSETH

WHEREAS, Landlord and Tenant entered into a Lease Agreement (the "Lease Agreement") dated February 2014, commencing March 1, 2014 and expiring February 28, 2019 (collectively, the "Lease"), relating to certain premises containing approximately 4,775 rentable square feet within the building located at 113 SE 22nd Street, Suite 9, Bentonville, Arkansas 72712, (the "Demised Premises").

WHEREAS, Landlord and Tenant desire to amend the lease terms and make other modifications as set forth herein; and,

WHEREAS, all capitalized terms not otherwise defined herein shall have the meaning ascribed to them in the Lease Agreement.

NOW, THEREFORE, the parties hereto agree to amend the Lease as follows:

1. **Demised Premises.** The Demised Premises shall be expanded to 7,375 rentable square feet as shown on Exhibit A.

2. **Term.** The Lease Term shall be extended for a period of thirty-six (36) months commencing upon substantial completion of the Tenant Improvements. Tenant's existing lease expiring February 28, 2019 shall be extended at the existing rental rate until Commencement of this First Amendment To Lease.

3. **Base Rent.** Tenant shall pay to Landlord Base Rent per the schedule contained in this Section.

Month	Base Rate (PSF)	Monthly Base Rent
01-12	\$15.00	\$9,218.75
13-24	\$15.30	\$9,403.13
25-36	\$15.61	\$9,593.65

4. **Tenant Improvements.** Landlord agrees to provide improvements to the Premises at Landlord's expense per the attached Exhibit "A", Leasehold Improvements. These improvements shall be completed on or about May 15, 2019, subject to Tenant Delay.

5. **Notices.** All notices required under this Lease shall be either (a) personally delivered; (b) sent by overnight express courier service; (c) sent by certified mail, return receipt requested, postage prepaid; (d) sent by facsimile transmission; or (e) sent by email, to the address of the party as follows:

If to Landlord: Brunswick Development Group, LLC
Attn: Alex Baumeister
1006 Beau Terre Drive, Suite 901
Bentonville, AR 72712

If to Tenant: WestRock Converting, LLC
1000 Abernathy Road
Atlanta, Georgia 30328
Attn: General Counsel

6. **Affirmation of Lease.** All other terms and conditions of said Lease Agreement as supplemented, shall remain in full force and effect. To the extent of any conflict between the terms and conditions of said Lease Agreement and this First Amendment, the terms and conditions of this First Amendment shall supersede and control.

7. **Brokerage.** Neither Landlord nor Tenant has dealt with any broker or agent in connection with the negotiation or execution of this Lease, other than Colliers Arkansas, Inc., an Arkansas corporation d/b/a Colliers International, representing Landlord and Tenant, whose commission shall be paid by Landlord pursuant to a separate written agreement. Tenant and Landlord shall each indemnify the other against all costs, expenses, attorneys' fees, liens and other liability for commissions or other compensation claimed by any broker or agent claiming the same by, through, or under the indemnifying party.

IN WITNESS WHEREOF, Tenant has executed and sealed this Agreement on the date set forth below.

LANDLORD:

Brunswick Development Group, LLC,
an Arkansas limited liability company

Name: Alex Baumelster

Title: Member

IN WITNESS WHEREOF, Landlord has executed and sealed this Agreement on the date set forth below.

TENANT:

WestRock Converting, LLC
a Georgia limited liability company

By: John D. Stakel *mhd*

Name: John D. Stakel

Title: Senior Vice President

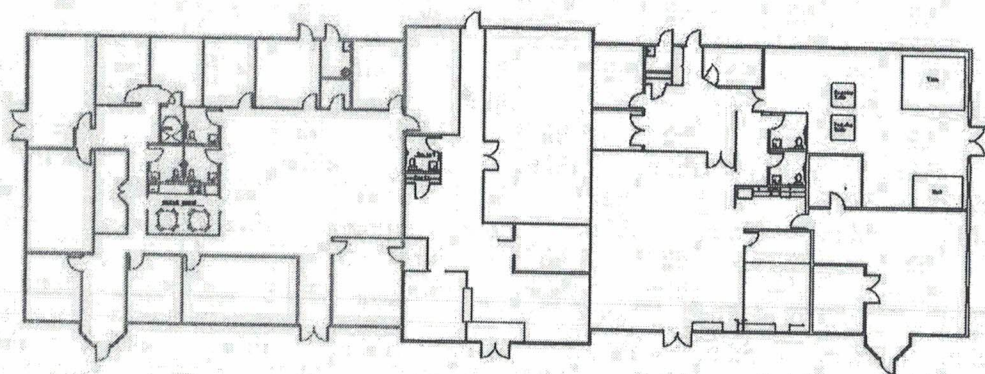
EXHIBIT A

Leasehold Improvements

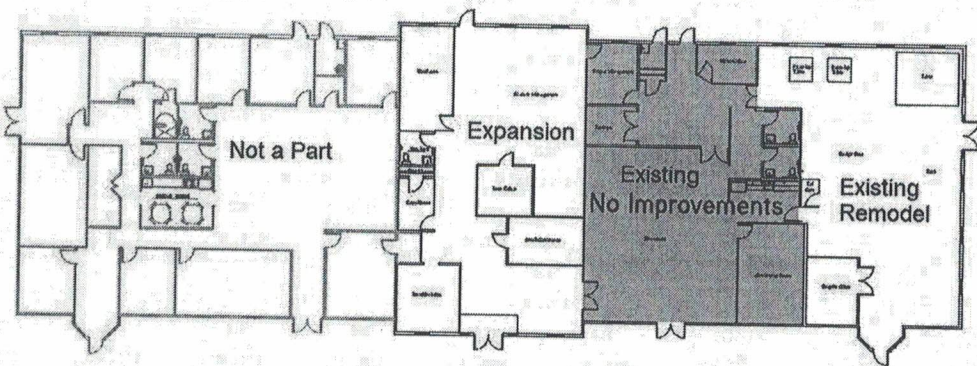
1. Leasehold Improvements. The term "Leasehold Improvements" shall mean work that is supplied, installed and finished by Landlord's contractor to complete any improvement to the Premises. Tenant acknowledges and agrees that all Leasehold Improvements shall be approved by Landlord in writing prior to the commencement of construction.
2. Tenant Allowance. Landlord shall, at its cost, provide Leasehold Improvements as specifically provided per the floor plan and specifications outlined in this **Exhibit A** ("Leasehold Improvements").
3. Change in Scope of Work. Any changes in the scope of work that increase the total cost of the Tenant Allowance Leasehold Improvements, shall be paid by Tenant to Landlord upon demand by Landlord. Landlord shall have no obligation to make any payment or take any action in respect to the Tenant Allowance Leasehold Improvements until payment of such excess costs is received from Tenant.
4. Commencement of Rent. Tenant's obligation for the payment of Base Rent under this Lease shall commence on the earlier of (i) the date the Tenant Allowance Leasehold Improvements are substantially completed or (ii) the date the Tenant Allowance Leasehold Improvements would have been substantially completed but for Tenant Delay (as hereinafter defined). For purposes hereof, "Tenant Delay" means a delay caused by or attributable to Tenant as a result of any acts of Tenant or its contractor, employees or representatives, including, without limitation, Tenant's failure to respond timely to proposed plans and specifications and changes requested by Tenant to proposed plans and specifications. Occupancy of the Premises by Tenant shall be deemed to be Tenant's acceptance of the Premises and proof of Landlord's completion of all Tenant Allowance Leasehold Improvements in accordance with this Lease, subject to minor, punch-list items.

Scope of Work		SF	
West Rock		7,375	
Tenant Improvements	Description	Cost	PSF
Dumpster		\$ 850	\$ 0.12
Demo		\$ 1,392	\$ 0.19
Walls - within Premises	Per plan	\$ 4,200	\$ 0.57
Mudding & Taping		\$ 2,548	\$ 0.35
Paint - Walls		\$ 11,200	\$ 1.52
Doors - Interior	New doors per plan	\$ 925	\$ 0.13
Flooring Allowance	LVT or Carpet	\$ 13,408	\$ 1.82
Electrical	Per code	\$ 8,130	\$ 1.10
HVAC	Adjust systems for new plan	\$ 2,100	\$ 0.28
Final Cleaning		\$ 3,125	\$ 0.42
GC Fee		\$ 3,351	\$ 0.45
TOTAL		\$ 51,229	\$ 6.95

Exhibit A (continued)
Floor Plan



CURRENT FLOOR PLAN
SCALE: 1/8" = 1'-0"



1 FLOOR PLAN
SCALE: 1/8" = 1'-0"