

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

The Amendment is dated as of June 28, 2019 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, that certain Amendment To Lease Agreement dated as of January 1, 2016, and that certain Amendment To Lease Agreement dated as of June 15, 2016, collectively, the "Lease") and the parties agree to amend the Lease Agreement as follows:

- 1) Rental amount: Beginning July 01, 2019 the "basic rental" for each year of the term of the Lease shall be, \$3.705 per square foot annually (including cost of tenant improvements) for a total annual sum of \$500,175.00, payable \$41,681.25 per month, beginning July 01, 2019.
- 2) Tenant Improvements included: Installation of (2) RHH-5000 High Capacity Hydraulic Levelers (pit levelers) with pit-work, as specified by WestRock, (2) Rite-Hite Eliminator Soft-Sided Shelters (Model1610E), dock door locations to be determined by local WestRock management, a \$10,000.00 allowance for employees' breakroom, as requested, size & location to be determined at later date by local WestRock management.
- 3) New Term: The term of the Lease shall continue for a period of thirty-six (36) months, beginning on July 01, 2019 and ending on June 30, 2022 ("Term"), unless the Term is sooner terminated as provided in the Lease.
- 4) The Landlord shall not be liable for any damages due to the acts of God, riots, strikes, accident 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.
- 6) Cancellation Option: Provided that no default exists under the Lease, Tenant shall have the option, upon not less than six (6) month's notice, commencing on January 01, 2021 (18 months after Lease Amendment commencement date) and thereafter, to cancel the Lease. As of the Surrender Date (that date which is 6 months from the date that Tenant gave notice of the intent to terminate this Lease), Tenant shall be relieved of any further obligations under the Lease upon: (1) payment to Landlord of the equivalent of three (3) months' rent in the amount of \$125,043.75, (2) reimbursement to Landlord of the unamortized portion of the cost of Tenant improvements & real estate commissions. Tenant shall vacate the Premises in accordance with the provisions of the Lease. For the sake of clarity, the earliest date on which the cancellation option may be exercised is January 1, 2021, and the earliest possible Surrender Date shall be June 30, 2021.

LANDLORD:

MULLINS DC, LLC

By Jeffrey Daignon  
Its Managing Member

TENANT:

WESTROCK CONVERTING, LLC,  
f/k/a WestRock Converting Company

By John D. Stakel *mlh*  
John D. Stakel,  
Senior Vice President