

SECOND AMENDMENT TO LEASE
(WestRock Site Group #2019)

THIS SECOND AMENDMENT TO LEASE (the “Second Amendment”) is made and entered into as of the Effective Date (defined below), by and between **Seasons Group, LLC**, an Arkansas Limited Liability Company as successor to Brunswick Development Group, LLC (“Landlord”) and **WestRock Converting, LLC** (“Tenant”).

WITNESSETH

WHEREAS, Landlord and Tenant entered into a Lease Agreement (the “Original Lease”) dated February 2014 and a First Amendment dated February 28, 2019, (collectively the “Lease”) relating to certain premises containing approximately 7,375 rentable square feet as more particularly defined in the Original Lease and First Amendment (the “Demised Premises”) in the building located at 113 SE 22nd St, Suite 9, Bentonville, Arkansas 72712.

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.

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

1. **TERM:** The Lease Term shall be extended for a period of three (3) years beginning May 1, 2022 and expiring April 30, 2025.
2. **RENT:** Tenant shall pay to the Landlord base rent per the following schedule due the first day of each month:

COMMENCE	EXPIRE	MONTHS	ANNUAL RENT	\$/Sq Ft	MONTHLY RENT
5/1/2022	4/30/2023	1-12	\$ 115,123.80	15.61	\$ 9,593.65
5/1/2023	4/30/2024	13-24	\$ 118,577.46	16.08	\$ 9,881.46
5/1/2024	4/30/2025	25-36	\$ 120,949.01	16.40	\$ 10,079.08

3. **TENANT NOTICE ADDRESS:** The parties agree to give Tenant notice to the address(es) shown on the signature page below.
4. **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 Second Amendment, the terms and conditions of this Second Amendment shall supersede and control.

IN WITNESS WHEREOF, the parties hereto have caused this Second Amendment to be executed as of the last day and year written below (the “Effective Date”).

TENANT:

WestRock Converting, LLC

DocuSigned by:
By: John Stakel
95A501CABF244B8...

Printed Name: John D. Stakel

Title: SVP and Treasurer

Date: 3/1/2022

LANDLORD:

Seasons Group, LLC

DocuSigned by:
By: Steve Waszkiewicz
720A3C056BB54D2...

Printed Name: Steve Waszkiewicz

Title: Secretary/Treasurer

Date: 3/2/2022

With updated address(es) for notices:

To Tenant:

WestRock Converting, LLC
1000 Abernathy Road NE
Atlanta, GA 30328
ATTN: General Counsel (Re: Real Estate Site/MER)

With required copy (by email only, and which shall not independently constitute ‘notice’) to:

Real Estate Business
Bert Collins, Director of Real Estate and Facilities (bert.collins@westrock.com)

Real Estate Legal
Matt Roehm, Senior Counsel (matt.roehm@westrock.com)