



4760 Richmond Road Suite 200 Cleveland, Ohio 44128 (440) 349-9000

September 26, 2023

Victory Packaging, L.P
Attn: General Counsel (Re: Real Estate Site / Roehm)
1000 Abernathy Road NE, Suite 125
Atlanta, GA 30328

RE: Property Address Commencement for Lease Agreement dated March 17, 2023 (“**Lease**”) between DROF BP #1, LLC, a Delaware limited liability company (“**Landlord**”), and VICTORY PACKAGING, L.P., a Texas limited partnership (“**Tenant**”) for the premises located in the Forward Innovation Center – West Campus, in Brook Park, Ohio (the “**Leased Premises**”).

Dear Tenant:

Please allow this letter to serve as the Notice of Commencement as required under Section 1.01 (e) of the Lease Agreement between Landlord and Tenant. All other terms of the Lease Agreement to remain in full force and effect.

Notice of Commencement:	September 25, 2023
Lease Commencement:	October 1, 2023
Rent Commencement:	December 1, 2023
Lease Expiration:	November 30, 2028

All rental payments should be mailed or wired to:

Mail

DROF BP #1 LLC
c/o Weston Inc.
4760 Richmond Road #200
Warrensville Heights, OH 44128

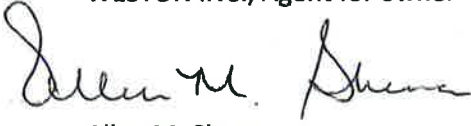
ACH

DROF BP #1 LLC
Huntington National Bank
Account #01663173690
ABA Routing (For ACH) #041000153

If you have any questions regarding this matter, please contact me at 440-914-8421 or email Ashema@teamweston.com.

Sincerely,

WESTON INC., Agent for owner

A handwritten signature in black ink, appearing to read "Allen M. Shema". The signature is fluid and cursive, with the first name "Allen" and last name "Shema" clearly distinguishable.

Allen M. Shema
Director of Property Transitions

CC:

Real Estate Business

Director of Real Estate and Facilities

Realestate@westrock.com

Real Estate Legal

Matt Roehm, Associate General Counsel

Matt.roehm@westrock.com