

Letter of Understanding

DROF BP #1, LLC
4760 Richmond Road, Suite 200
Cleveland, OH 44128
Attention: General Counsel

Weston Inc.
4760 Richmond Road, Suite 200
Cleveland, OH 44128
Attention: Allen Shema, Property Manager

RE: 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**”).

To Whom It May Concern:

The undersigned, on behalf of Tenant, certifies to Landlord as follows:

1. The Commencement Date under the Lease is October 1, 2023.
2. The monthly installments of Base Rent will commence on December 1, 2023.
3. The expiration date of the Lease is November 30, 2028.
4. The Lease (including any amendments or guaranties, if any) is the entire agreement between Landlord and Tenant as to the leasing of the Leased Premises and is in full force and effect.
5. Landlord has completed the improvements designated as Landlord’s Work under the Lease (excluding punchlist items as agreed upon by Landlord and Tenant), if any, and Tenant has accepted the Leased Premises as of the Commencement Date.
6. To the best of the undersigned’s knowledge, there are no uncured events of default by either Tenant or Landlord under the Lease.

IN WITNESS WHEREOF, the undersigned has caused this Letter of Understanding to be executed effective as of this 3rd day of October, 2023.

VICTORY PACKAGING, L.P.,
a Texas limited partnership

DocuSigned by:

Richard Tyler

By:

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Printed: Richard Tyler

Title: Director of Real Estate & Facilities

DS
MR