

FOURTH AMENDMENT TO LEASE

(WestRock Site Group #6723)

THE LEASE dated as of the 7th day of June, 2011 (the “**Lease**”) and **AMENDMENT TO LEASE** dated December 2012, **SECOND AMENDMENT TO LEASE** dated August 2016 and **THIRD AMENDMENT TO LEASE** dated September 2019 between **EAST 48TH STREET PROPERTIES, L.L.C.**, a Michigan limited liability company, of 1826 Chicago Drive, Suite 100, Jenison, Michigan 49428, as “**Landlord**”, and **STEKETTE-VAN HUIS, INC.**, a Michigan corporation, of 13 West 4th Street, Holland, Michigan 49423, as “**Tenant**”, covering a portion of the real property located at 635 East 48th Street, Holland MI is hereby modified and amended as follows:

1. **Tenant.** As of the effective date of the Second Amendment **STEKETTE-VAN HUIS, INC.**, was no longer be referred to as the tenant and was replaced with the new entity name of **MPS HOLLAND, INC.** which operates under the same FEIN of 38-1070350.

2. **Leased Premises.** Shall remain unchanged at approximately 88,817 square feet.

3. **Effective Date.** The effective date of this Amendment (the “**Effective Date**”) shall be the date of the last day of the Second Renewal Term or August 31, 2022. The Third Renewal Term shall expire on August 31, 2025.

4. **Rent; Adjustment; Proportionate Share of Operating Expenses.** Beginning on the Effective Date of September 1, 2022, Tenant covenants and agrees to pay Landlord as Base Rent during the Third Renewal Term of the Lease, per section 4.b of the Initial Lease, at the agreed upon rate of \$2.85 per square foot of space included in the Leased Premises. Base rent shall be \$253,128.48 annually which shall be paid monthly at \$21,094.04 per month. Tenant’s Proportionate Share of Operating Expenses shall remain at 22.64 percent.

5. **Continuation of Lease.** Except as expressly provided in this Fourth Amendment, the Lease and Amendment to Lease shall remain unmodified and in full force and effect and shall apply to the Expansion Space to the same extent as the Leased Premises described in the Lease.

6. **Notice Address / No facsimile notice.** The parties agree to give Tenant notice to the address(es) shown on the signature page below, and further agree that facsimile notices shall not be an acceptable form of notice to Tenant.

IN WITNESS OF WHICH, Landlord and Tenant have executed this Amendment to Lease.

WITNESSES:

LANDLORD:

EAST 48TH STREET PROPERTIES, L.L.C.
By Fusion Properties, L.L.C. its Manager

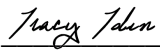
By _____
Its Member-Manager

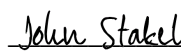
Dated: _____

WITNESSES:

TENANT:

MPS HOLLAND, INC.

DocuSigned by:

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DocuSigned by:

By _____
John D. Stakel, Its Senior Vice President
Dated: 2/22/2022

With updated address(es) for notices:

To Tenant:

MPS Holland, Inc.
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)

DS
MR