

TENANT ESTOPPEL CERTIFICATE ("Certificate")

To: Landlord and Wells Fargo Bank, N.A. (each a "**Recipient**")

Re: Lease Agreement dated September 09, 2004 (together with any documents listed on Exhibit A, the "**Lease**"), by MULLINS DC, LLC ("**Landlord**"), and the undersigned tenant (the "**Tenant**"), for premises described in the Lease (the "**Premises**"), located at 1605 Prosser Road, Knoxville, TN 37914.

The undersigned, as Tenant under the Lease, certifies the following to Recipient as of the date written below:

1. Tenant is a party to the Lease. The Lease has not been amended or modified (excluding approvals, consents, or waivers given by Landlord, such as construction approvals or waivers of late fees) by any written instrument except as set forth on Exhibit A. Except as may be stated in the Lease, Tenant has no option for: (i) early termination, renewal, or extension of the Lease term, or (ii) purchase of the Premises.
2. Landlord has completed all improvements required by the Lease except: for delivery condition work (if any) for Building 2 and 4 as may be required to comply with per Section 5(a) of the Seventh Amendment.
3. Tenant is not owed any tenant allowance or rent credits.
4. Tenant has paid base rent and Tenant's proportionate share of operating expenses or other pass-through expenses (if any) through and including December 2022. Except as may be required by the Lease, no rent, additional rent, or other sums due under the Lease has been paid more than one (1) month in advance.
5. Tenant has deposited a security deposit with Landlord in the amount of: **\$14,250**.
6. To Tenant's Knowledge, there is no default under the Lease (after expiration of any notice and cure period), and neither party has sent a notice of default under the Lease which has not been cured.
7. Tenant is not the debtor in any bankruptcy or similar proceedings.


"**Knowledge**" means the current, actual knowledge of the person executing this document on behalf of Tenant, upon reasonable inquiry of those individuals responsible for administration of the Lease on behalf of the Tenant.

The truth and accuracy of the certifications contained herein may be relied upon the Recipient, its lenders, and each of their successors and assigns, including buyers or servicers of real estate or loan interests ("**Reliance Parties**").

This Certificate is made solely to estop the undersigned from asserting to or against Reliance Parties facts or claims contrary to those stated. This Certificate does not constitute an independent contractual undertaking or constitute representations, warranties or covenants or have legal effect other than estopping the undersigned. This Certificate does not modify in any way Landlord's relationship, obligations, or rights vis-a-vis Tenant.

This Certificate will not be interpreted or act to waive any Lease reconciliation reimbursement or audit rights.

TENANT:
WESTROCK CONVERTING, LLC

By: 
Name: Erik Poole

Title: Director of Real Estate

Date: 12/8/2022

Tenant's current notice address for the Lease is:

1000 Abernathy Road NE, Suite 125
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:

-Erik Poole, Director of Real Estate
(erik.poole@westrock.com), and
- Matt Roehm, Associate General Counsel
(matt.roehm@westrock.com)

EXHIBIT A TO TENANT ESTOPPEL CERTIFICATE
List of Additional Lease Documents

1. Amendment To Lease Agreement dated as of September 30, 2009,
2. Amendment To Lease Agreement dated as of September 30, 2012,
3. Amendment To Lease Agreement dated as of January 1, 2016,
4. Amendment To Lease Agreement dated as of June 15, 2016,
5. Amendment To Lease Agreement dated as of June 28, 2019,
6. Sixth Amendment to Lease Agreement last dated April 7, 2022,
7. Seventh Amendment to Lease Agreement dated October 27, 2022