

NINTH AMENDMENT TO LEASE

This Ninth Amendment ("Amendment") to Lease is dated for reference purposes only as April 6, 2021 between SN Investment Properties, LLC, a Delaware limited liability company ("Landlord") and WestRock Converting, LLC, a Georgia limited liability company (previously incorrectly identified as WestRock Converting Company, a Georgia corporation) ("Tenant").

RECITALS

- A. Landlord and Tenant are parties to that certain Lease dated November 2, 1995, as amended, for the property located at 4545 West Diablo Drive, Suite A, Las Vegas, Nevada 89118, which consists of approximately 49,600 square feet (the "Premises"). The Lease Term expires on June 30, 2021.
- B. Landlord and Tenant desire to further amend the Lease on the terms and conditions set forth below.

Therefore, in consideration of the recitals and mutual covenants contained herein, the parties hereby agree as follows:

1. Term. The Lease Term shall expire on June 30, 2022.
2. Rent. Effective July 1, 2021, the monthly Base Rent shall be:

July 1, 2021 through June 30, 2022 \$42,160.00 per month plus Estimated Operating Expenses

In accordance with Paragraph 1.08 of the Lease, effective July 1, 2021, Tenant's Estimated Proportionate Share of Operating Expenses shall be Seven Thousand Four Hundred Seventy-Seven and 00/100 dollars (\$7,477.00) per month and subject to adjustment in accordance with the Lease.

3. Option to Renew. So long as Tenant has not assigned its interest under the Lease, even an assignment with Landlord's consent, and Tenant is not in default at the time of the exercise and no default arises between that time and the expiration of the existing Term of the Lease, Tenant, but not an assignee or successor of Tenant, shall have one (1) option to extend the duration of the Lease for a period of One (1) year. During the option Term, all of the other provisions of the Lease shall remain in effect except the Base Rent and rental schedule shall be the then prevailing fair market rent. Tenant shall exercise an option by giving written notice to Landlord not more than twelve (12) months nor less than six (6) months prior to the expiration of the then existing Term of the Lease. In the event Tenant has properly exercised the option, Landlord shall have forty-five (45) days to give Tenant written notice of Landlord's determination of Base Rent to be applicable during the Option Term. If Tenant rejects the amount specified by Landlord and the parties cannot agree upon a rental amount within forty-five (45) days of Landlord's notice, the option shall lapse and be of no further force or effect and the Lease shall expire at the end of the existing Term.
4. Notice. For all purposes under the Lease, Tenant's notice address shall be as follows:

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)

5. General.

5.1. Effect of Amendment; Ratification. Except as otherwise modified by this Amendment, the Lease shall remain unmodified and in full force and effect. In the event of any conflict or inconsistency between the terms and conditions of the Lease and the terms and conditions of this Amendment, the terms and conditions of this Amendment shall prevail. Any capitalized terms used and not otherwise defined herein shall have the same meanings and definitions set forth in the Lease.

5.2. Authority to Execute Amendment. Each individual executing this Amendment represents that he or she is duly authorized to execute and deliver this Amendment on behalf of such party and that this Amendment is binding upon such party in accordance with its terms.

5.3. Confidentiality. Tenant and its employees, agents and brokers shall keep confidential all matters concerning the terms of this Amendment and the negotiations which led to it and shall not disclose the fact or substance of the negotiations or the terms to anyone without the prior written consent of the Landlord. Notwithstanding the foregoing, the provisions and preceding negotiations may be revealed to the Tenant's accountants, attorneys and lenders so long as each recipient is advised of the necessity to also maintain the confidentiality of the information. If any third party requests the benefit of similar terms or conditions contained in this Amendment on the basis that Tenant received such treatment, it will be deemed to be the result of a violation of this confidentiality paragraph by Tenant and such violation shall be deemed an event of Default under the Lease.

6. Counterparts. This Amendment may be executed in counterparts, each of which will be deemed to be an original copy of this Amendment and all of which, when taken together, will be deemed to constitute one and the same agreement. The exchange of copies of this Amendment and of signature pages by facsimile transmission or email means shall constitute effective execution and delivery of this Amendment as to the parties and may be used in lieu of the original Amendment for all purposes. Signatures of the either party transmitted by facsimile or email shall be deemed to be their original signatures for any purposes whatsoever.

THE SUBMISSION OF THIS LEASE AMENDMENT FOR EXAMINATION AND NEGOTIATION DOES NOT CONSTITUTE AN OFFER TO LEASE OR A RESERVATION OF OR OPTION FOR THE PREMISES. THIS DOCUMENT AND THE OBLIGATIONS HEREUNDER SHALL BECOME EFFECTIVE AND BINDING ON THE PARTIES ONLY UPON EXECUTION AND DELIVERY OF THIS LEASE AMENDMENT BY TENANT AND BY LANDLORD.

Landlord

SN Investment Properties, LLC,
a Delaware limited liability company

By: Harsch Investment Properties
Management LLC, its Manager

DocuSigned by:
By: Reed Gottesman
8447F7F478EF4A3...

Title: SVP

Tenant

WestRock Converting, LLC,
a Georgia limited liability company

DS
MR

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

Print Name: John Stakel

Title: SVP Enterprise Logistics