

TENANT ESTOPPEL CERTIFICATE ("Certificate")

To: Landlord and Forethought Life Insurance Company (each a "**Recipient**")

Re: Lease Agreement dated June 8, 2007 (as amended, the "**Lease**"), by PARK 2251 BERENS DRIVE OWNER LLC, a Delaware limited liability company ("**Landlord**"), and the undersigned tenant (the "**Tenant**"), for premises described in the Lease (the "**Premises**"), located at 2251 Berens Dr, New Lenox IL 60433.

The undersigned, each 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 N/A].
3. Tenant is not owed any tenant allowance or rent credits [except for N/A].
4. Tenant is current on its payments of base rent and Tenant's proportionate share of operating expenses or other pass-through expenses (if any). 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: N/A.
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.

WestRock CP, LLC

By: Richard Tyler
 Name: Richard Tyler
 Title: Director of Real Estate
 Date: 9/25/2023

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/Roehm)

With required copy (by email only, and which shall not independently constitute 'notice') to:

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

EXHIBIT A TO TENANT ESTOPPEL CERTIFICATE
List of Additional Lease Documents

- Industrial Building Lease dated June 8, 2007
- First Amendment to Lease dated February 29, 2008
- Memorandum of Lease dated March 12, 2008
- SNDA dated August 31, 2008
- Second Amendment to Lease dated July 14, 2017
- Guaranty of Lease dated July 14, 2017
- Tenant Notification Letter dated December 2021