



AIR COMMERCIAL REAL ESTATE ASSOCIATION
STANDARD INDUSTRIAL/COMMERCIAL SINGLE-TENANT LEASE --- NET
 (DO NOT USE THIS FORM FOR MULTI-TENANT BUILDINGS)

1. Basic Provisions ("Basic Provisions")

1.1 Parties: This Lease ("Lease"), dated for reference purposes only April 15, 2017

is made by and between Hayward Truss Company, LLC

_____ ("Lessor")
 and WestRock, Inc. CP, LLC

_____ ("Lessee"),
 (collectively the "Parties," or individually a "Party").

1.2 Premises: That certain real property, including all improvements therein or to be provided by Lessor under the terms of this Lease, and commonly known as 1253 La Brea, Santa Maria located in the County of Santa Barbara, State of California and generally described as (describe briefly the nature of the property and, if applicable, the "Project", if the property is located within a Project) an approximately 49,000 s.f. facility on 7.12 acres of M2 zoned land. This premise is being leased "as-is, where is". Lessee shall require Lessor approvals of all improvements which shall be made at Lessee expense. ("Premises"). (See also Paragraph 2)

1.3 Term: 5 years and 0 months ("Original Term") commencing April 1, 2018 ("Commencement Date") and ending March 31, 2023 ("Expiration Date"). (See also Paragraph 3)

1.4 Early Possession: If the Premises are available Lessee may have non-exclusive possession of the Premises commencing _____ ("Early Possession Date"). (See also Paragraphs 3.2 and 3.3)

1.5 Base Rent: \$36,555.00 per month ("Base Rent"), payable on the first day of each month commencing April 1, 2018. (See also Paragraph 4)

☒ If this box is checked, there are provisions in this Lease for the Base Rent to be adjusted. See Paragraph 51

1.6 Base Rent and Other Monies Paid Upon Execution:

(a) **Base Rent:** \$36,555.00 for the period April 1, 2018

(b) **Security Deposit:** \$36,555.00 0.00 ("Security Deposit"). (See also Paragraph 5)

(c) **Association Fees:** \$N/A for the period _____

(d) **Other:** \$N/A for _____

(e) **Total Due Upon Execution of this Lease:** \$73,111.00 \$36,555.00

1.7 Agreed Use: Production, storage and distribution of cartons and packaging.

1.8 Insuring Party: Lessor is the "Insuring Party" unless otherwise stated herein. (See also Paragraph 8)

1.9 Real Estate Brokers: (See also Paragraph 15 and 25)

(a) **Representation:** The following real estate brokers (the "Brokers") and brokerage relationships exist in this transaction (check applicable boxes):

☒ Stafford McCarty, Inc. represents Lessor exclusively ("Lessor's Broker");
☐ N/A represents Lessee exclusively ("Lessee's Broker"); or
☐ N/A represents both Lessor and Lessee ("Dual Agency").

(b) **Payment to Brokers:** Upon execution and delivery of this Lease by both Parties, Lessor shall pay to the Brokers the brokerage fee agreed to in a separate written agreement (or if there is no such agreement, the sum of _____ or 5 % of the total Base