

## SECOND AMENDMENT TO INDUSTRIAL TRIPLE NET LEASE

SECOND AMENDMENT TO TRIPLE NET LEASE ("**Second Amendment**") dated as of September **21**, 2011, by and between DLL – SEWARD, LLC, a Delaware limited liability company ("**Landlord**") and U.S. CORRUGATED, INC., a Georgia corporation ("**Tenant**").

### WITNESSETH:

WHEREAS, landlord and U.S.C. Acquisition Corp., Tenant's predecessor in interest, entered into a certain Industrial Triple Net Lease dated as of April 27, 2007, for that certain parcel of land located at 1469 294<sup>th</sup> Road, Seward, Nebraska 68434 (the "**Lease**"); and

WHEREAS, on or about May 30, 2007, U.S.C. Acquisition Corp. assigned the Lease to Tenant; and

WHEREAS, Landlord and Tenant agreed to modify the Lease pursuant to the First Amendment to Industrial Triple Net Lease dated April 1, 2010.

NOW, THEREFORE, in consideration of the matters above recited and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by the parties, the parties hereto agree as follows:

1. Capitalized terms used but not defined in this Second Amendment have the meanings ascribed to them in the Lease.

2. Exhibit D-1 to the Lease is hereby deleted in its entirety and replaced with Exhibit D-2 annexed to this Second Amendment.

3. In Section 1.01. of the Lease the words "twenty (20)" in the sentence beginning with TO HAVE AND TO HOLD shall be stricken and replaced with the words "twenty-five (25)" and twenty-five (25) will become the new definition of the Initial Term as such term is used in the Lease. Tenant shall pay to Landlord in accordance with Section 2.01 of the Lease annual Base Rent in the amounts set forth in Exhibit D-2 annexed hereto.

4. Except as modified by the Second Amendment, the Lease remains in full force and effect.

5. This Second Amendment may be executed in several counterparts, each of which shall be an original and all of which shall constitute one and the same document.

IN WITNESS WHEREOF, Landlord and Tenant have caused this Second Amendment to be executed as of the date first above written.

[Nothing Further on this Page; Signature Page Follows]

DLL- SEWARD, LLC

By: DL-6 Associates, LLC its Sole Member

By: Louis R. Cappelli Family Limited Partnership II

By: \_\_\_\_\_

Louis R. Cappelli, General Partner

U.S. CORRUGATED, INC.

By: \_\_\_\_\_

Name:

Title:

DENNIS MEHIEL  
CHAIRMAN

**Exhibit D-2**  
**Rent Schedule**

**Seward**

**Prior Term**

- 1 4/27/07 - 4/27/08
- 2 4/27/08 - 4/27/09
- 3 4/27/09 - 4/27/10
- 4 4/27/10 - 4/27/11

**Remaining Term**

5	4/27/11-4/27/12	182,538.41
6	4/27/12-4/27/13	182,538.41
7	4/27/13-4/27/14	182,538.41
8	4/27/14-4/27/15	182,538.41
9	4/27/15-4/27/16	182,538.41
10	4/27/16-4/27/17	182,538.41
11	4/27/17-4/27/18	182,538.41
12	4/27/18-4/27/19	182,538.41
13	4/27/19-4/27/20	182,538.41
14	4/27/20-4/27/21	184,820.14
15	4/27/21-4/27/22	187,130.39
16	4/27/22-4/27/23	189,937.35
17	4/27/23-4/27/24	192,786.41
18	4/27/24-4/27/25	195,678.21
19	4/27/25-4/27/26	198,613.38
20	4/27/26-4/27/27	200,599.51
21	4/27/27-4/27/28	202,605.51
22	4/27/28-4/27/29	204,631.56
23	4/27/29-4/27/30	206,677.88
24	4/27/30-4/27/31	208,744.66
25	4/27/31-4/27/32	210,832.11