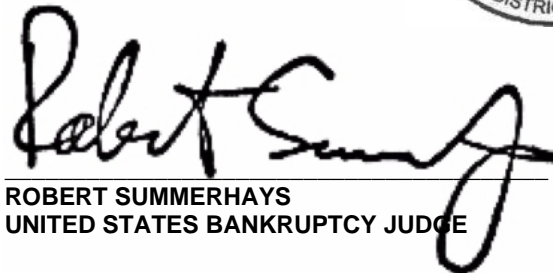




SO ORDERED.

SIGNED January 31, 2013.


ROBERT SUMMERHAYS
UNITED STATES BANKRUPTCY JUDGE

UNITED STATES BANKRUPTCY COURT
WESTERN DISTRICT OF LOUISIANA
LAFAYETTE DIVISION

IN RE:

PICCADILLY RESTAURANTS, LLC,
ET AL.,

DEBTORS

* CASE NO. 12-51127
*
* (JOINT ADMINISTRATION)¹
*
* CHAPTER 11
*
* JUDGE ROBERT SUMMERHAYS

ORDER APPROVING THE REJECTION OF AN UNEXPIRED
LEASE OF NONRESIDENTIAL REAL PROPERTY
OF AN UNDERPERFORMING CAFETERIA

Considering the Motion for an Order Approving the Rejection of An Unexpired Lease of Nonresidential Real Property of An Underperforming Cafeteria (the "Motion") (Docket #438) filed herein on December 28, 2012, by the above-captioned debtors and debtors-in-possession

¹ Jointly administered with *In re Piccadilly Food Service, LLC*, 12-51128 (Bankr. W.D. La. 2012), and *In re Piccadilly Investments, LLC*, 12-51129 (Bankr. W.D. La. 2012).

(collectively, the “Debtors”),² the Debtors having represented to the Court that the Motion was filed and served in conformity with the Local Rules of this Court, that no pleading or response having been filed in opposition thereto, and that the relief to be granted in this Order is consistent with the relief pled for in the Motion; and the Court concluding that (a) it has jurisdiction over this Motion pursuant to 28 U.S.C. §§ 157 and 1334, and that this is a core proceeding pursuant to 28 U.S.C. § 157(b)(2), (b) the relief requested in the Motion is essential to the continued operation of the Debtors’ businesses and is in the best interests of the Debtors’ estates and creditors, (c) sufficient notice was given to the non-debtor parties to the unexpired lease of nonresidential real property that is being rejected, and (d) sufficient cause supports the relief sought in the Motion;

IT IS ORDERED that the Motion is hereby **GRANTED**;

IT IS FURTHER ORDERED that the unexpired lease of nonresidential real property that is listed on Exhibit 1 to this Order (the “Rejected Real Property Lease”) be and the same is hereby deemed rejected, effective January 31, 2013;

IT IS FURTHER ORDERED that, effective February 1, 2013, any personal property remaining on the premises of the Rejected Real Property Lease will be deemed abandoned by Piccadilly Restaurants, LLC, as the tenant (“Restaurants”), and MSCI 2005 IQ10 Cortana Mall, LLC, a Delaware limited liability company, as the landlord (the “Landlord”), will have the right to dispose of the same as it deems appropriate, without any liability whatsoever on the part of the Landlord to Restaurants, and without waiver of any of the Landlord’s damage claims, if any, against Restaurants;

² The debtors in these Chapter 11 cases include Piccadilly Restaurants, LLC, Piccadilly Food Service, LLC, and Piccadilly Investments, LLC.

IT IS FURTHER ORDERED that the Debtors and Landlord are authorized to execute and deliver all instruments and documents, and take such other actions as may be necessary or appropriate to terminate the Real Property Lease and otherwise implement and effectuate this Order;

IT IS FURTHER ORDERED that, within five (5) days of the entry of this Order, the Debtors will serve this Order on the notice parties listed on Exhibit 1 to this Order; and

IT IS FURTHER ORDERED that the Court will retain jurisdiction with respect to any matters, claims, rights or disputes arising from or related to the Motion or implementation of this Order.

###

This Order was prepared and is being submitted by:

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**Attorneys for Piccadilly Restaurants, LLC,
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Piccadilly Investments, LLC**

Exhibit 1

EXHIBIT 1

THE UNDERPERFORMING CAFETERIA REAL PROPERTY LEASE

That certain Cortana Mall Lease by and between Flor-Line Associates, as Landlord, and Piccadilly Cafeterias, Inc. as Tenant, dated January 1, 1994, as amended from time to time, including that certain second amendment to Cortana Mall Lease, dated May 1, 2011, by and between MSCI 2005 IQ10 Cortana Mall, LLC, a Delaware limited liability company, as Landlord, and Piccadilly Restaurants, LLC, as Tenant.

Pursuant to the second amendment, all notices to the Landlord should be sent as follows:

Address for notices:	The Woodmont Company Attn: Frederick J. Meno 2100 West 7th Street Fort Worth, TX 76107 Attention: MSCI 2005 IQ10 Cortana Mall, LLC
With a copy to:	J.E. Robert Company, Inc. Signature Place I 14755 Preston Road Suite 520 Dallas, TX 75254 Attention: MSCI 2005 IQ10 Cortana Mall, LLC