

EXHIBIT A

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE DISTRICT OF DELAWARE**

In re : Chapter 11
ALSET OWNERS, LLC, *et al.*,¹ :
 : Case No. 09-11960 (BLS)
 :
 : (Jointly Administered)
Debtors. :

Re: Docket No. 161

**ORDER APPROVING THE REJECTION OF CERTAIN
EXECUTORY CONTRACTS PURSUANT TO 11 U.S.C. § 365**

Upon the motion (the “Motion”)² of Alset Owners, LLC, and certain of its direct and indirect subsidiaries, the debtors and debtors in possession in the above-captioned cases (collectively, the “Debtors”), for entry of an order approving the rejection of certain executory contracts pursuant to 11 U.S.C. § 365; and the Court having jurisdiction to consider the Motion and the relief requested therein in accordance with 28 U.S.C. §§ 157(b)(2)(A) and 1334; and the Court having found (i) that notice of the Motion was due and proper under the circumstances, (ii) that no other or further notice need be provided, and (iii) that rejection of the Rejected Contracts is a sound exercise of the Debtors’ business judgment; and it appearing that the relief requested in the Motion is in the best interests of the Debtors’ estates, its creditors and other parties-in-interest; and after due deliberation, and good and sufficient cause appearing therefore,

¹ The Debtors and the last four digits of their respective tax identification numbers are: Alset Owners, LLC, a Delaware limited liability company (7520); Altes, LLC, a Delaware limited liability company (6927); Setla, LLC, a Delaware limited liability company (6752); and Checkers Michigan, LLC, a Delaware limited liability company (8016). The Debtors’ service address is Altes, LLC/Setla, LLC, 1200 North Federal Highway, Boca Raton, FL 33432.

² Unless otherwise defined herein, capitalized terms shall have the meanings ascribed to them in the Motion.

IT IS HEREBY ORDERED THAT:

1. The Motion is granted.
2. The Rejected Contracts identified on *Exhibit "1"* attached hereto are hereby rejected, effective as of September 11, 2009.
3. This Court shall retain jurisdiction to address any issues or disputes concerning the interpretation or implementation of the terms of this Order.

Dated: September __, 2009

The Honorable Brendan Linehan Shannon
United States Bankruptcy Judge

EXHIBIT 1

Counterparty/Address	Contract Description or Service
CBS Outdoor Billboard 6767 N. Hanley Road c/o Hank Millford Saint Louis, MO 63134	Billboard Lease Agreement – Store No. 8150
Clear Channel 12222 Plaza Drive Parma, OH 44130	Outdoor Billboard- Agreements in Akron and Columbus
Coca Cola One Coca Cola Plaza USA 1054C Atlanta, GA 30313	Drink Fountain Agreement
Darling International 251 O’Connor Ridge Blvd. Suite 300 Irving, TX 75038	Grease Trap Disposal Agreement
Direct Technologies 500 West Cypress Creek Road Suite 270 Ft. Lauderdale, FL 33309	Credit Card Processing Agreement
ERC Inc. 4001 Cobb International Blvd. Kennesaw, GA 30152	POS Maintenance Agreement
First National Bank 1620 Dodge Street Omaha, NE 68102	Credit Card Processor Agreement
Guardian 174 Thorn Hill Road Warrendale, PA 15806	Alarm Service Agreement
Malcolm Designs 5056 Jessop Court Sterling Heights, MI 48310	Software Programmer Agreement
Metropolitan Bus. Machines P.O. Box 41602 Philadelphia, PA 19101	Copier Lease Agreement
Mildred Knecht 603 East Lake Drive Edwardsville, IL 62025	Parking Lot Agreement

Counterparty/Address	Contract Description or Service
Missouri Highway 3218 Emerald Lane Suite A Jefferson City, MI 65109	Billboard Sign Agreement
National Restaurant Association Entertainment Publications, LLC P.O. Box 5017 Troy, MI 48007	Insertion Ad Agreement
Muzak 6777 Engle Road Suite L Middleburg Heights, OH 44130	Headset Maintenance Agreement
NuCo2 P.O. Box 9011 Stuart, FL 34995	Agreement Related to Co2 Tanks
Off Campus Solutions 680 American Avenue Suite 102 King of Prussia, PA 19406	Devry College Card Program Agreement
Pitney Bowes 1225 American Drive Neenak, WI 54956	Postage Machine Agreement – Ohio Machine Only