

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

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In re: : Chapter 11  
: :  
ALSET OWNERS, LLC, *et al.*,<sup>1</sup> : Case No. 09-11960 (BLS)  
: (Jointly Administered)  
Debtors. : Hearing: July 22, 2009 @ 10:00 a.m. (ET)  
----- : Objections: July 15, 2009 @ 4:00 p.m. (ET)

**NOTICE OF DEBTORS' MOTION FOR ENTRY OF ORDER UNDER  
§ 365(a) OF THE BANKRUPTCY CODE AUTHORIZING THE DEBTORS  
TO REJECT A CERTAIN NONRESIDENTIAL REAL PROPERTY LEASE**

TO: Parties required to receive notice pursuant to Del. Bankr. L.R. 2002-1.

PLEASE TAKE NOTICE that on June 30, 2009, Alset Owners, LLC and its debtor affiliates (collectively, the "Debtors"), debtors and debtors in possession in the above-captioned cases, filed **The Debtors' Motion For Entry Of Order Under § 365(a) Of The Bankruptcy Code Authorizing The Debtors To Reject A Certain Nonresidential Real Property Lease** (the "Motion") with the United States Bankruptcy Court for the District of Delaware, 824 Market Street, Wilmington, Delaware 19801 (the "Bankruptcy Court").

Any responses or objections to the Motion must be filed with the Bankruptcy Court in accordance with the local rules and served upon the undersigned counsel on or before **July 15, 2009 at 4:00 p.m. (EST)**.

IF NO OBJECTIONS ARE TIMELY FILED AND SERVED IN ACCORDANCE WITH THIS NOTICE, THE BANKRUPTCY COURT MAY GRANT THE RELIEF REQUESTED BY THE MOTION WITHOUT FURTHER NOTICE OR HEARING.

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<sup>1</sup> 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, Suite 111-B, Boca Raton, FL 33432-2813.

IN THE EVENT THAT ANY OBJECTION OR RESPONSE IS FILED AND SERVED  
IN ACCORDANCE WITH THIS NOTICE, A HEARING ON THE MOTION WILL BE HELD  
BEFORE THE HONORABLE BRENDAN L. SHANNON AT THE BANKRUPTCY COURT  
ON **JULY 22, 2009 AT 10:00 A.M. (EST)**.

Dated: June 30, 2009

**BLANK ROME LLP**

By: /s/ David W. Carickhoff  
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-and-

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Proposed Attorneys for Debtors and  
Debtors in Possession