Fill in this information to identify the case:	
Debtor 1 Fresh Acquisitions	
Debtor 2 (Spouse, if filing)	
United States Bankruptcy Court for the: Northern District of Texas Case number 21-30721	RECEIVED
Case number 21-30721	JUN 2 8 2021
Official Form 410	PMC CDOUR

Official Foffit 410

BMC GROUP

Proof of Claim

04/19

Read the instructions before filling out this form. This form is for making a claim for payment in a bankruptcy case. Do not use this form to make a request for payment of an administrative expense. Make such a request according to 11 U.S.C. § 503.

Filers must leave out or redact information that is entitled to privacy on this form or on any attached documents. Attach redacted copies of any documents that support the claim, such as promissory notes, purchase orders, invoices, itemized statements of running accounts, contracts, judgments, mortgages, and security agreements. Do not send original documents; they may be destroyed after scanning. If the documents are not available, explain in an attachment.

A person who files a fraudulent claim could be fined up to \$500,000, imprisoned for up to 5 years, or both. 18 U.S.C. §§ 152, 157, and 3571.

Fill in all the information about the claim as of the date the case was filed. That date is on the notice of bankruptcy (Form 309) that you received.

Part 1: Ide	ntify the C	laim					
Who is the c creditor?	urrent	DDRM HIGHLANI Name of the current credit Other names the creditor	tor (the person or e	entity to be paid for this cl			
Has this clai acquired fro someone els	m	☑ No ☐ Yes. From whom?	•				
3. Where shoul and paymen creditor be s Federal Rule Bankruptcy P (FRBP) 2002	of Procedure	DDRM HIGHLANI Name 3300 Enterprise F Number Street Beachwood City Contact phone 216-75 Contact email Ibunjev Uniform claim identifier for	O GROVE LL Parkway OH State 5-5853 ac@sitecente	44122 ZIP Code	Name Number Stree City Contact phone Contact email	et State	ZIP Code
4. Does this cla		☑ No ☐ Yes. Claim numbe	er on court claims	s registry (if known)		Filed on	DD / YYYY
5. Do you know else has filed of claim for t	d a proof	☑ No ☐ Yes. Who made the	ne earlier filing?		-		

Attach redacted copies of any documents supporting the claim required by Bankruptcy Rule 3001(c). Limit disclosing information that is entitled to privacy, such as health care information. unexpired, non-residential real property lease Society Socie		Do you have any number you use to identify the debtor?	No Yes. Last 4 digits of the debtor's account or any number you use to identify the debtor: 0 8 7 0
Basis for perfection: Attach redaced copies of any documents supporting the claim required by Bankruptcy Rule 3001(c). Basis for perfection: Attach redaced copies of any documents supporting the claim required by Bankruptcy Rule 3001(c). Limit disclosing information that is entitled to privacy, such as health care information. Limit disclosing information that is entitled to privacy, such as health care information. Limit disclosing information that is entitled to privacy, such as health care information. Limit disclosing information that is entitled to privacy, such as health care information. Limit disclosing information that is entitled to privacy, such as health care information. Limit disclosing information that is entitled to privacy, such as health care information. Limit disclosing information that is secured by the debtor's principal residence, file a Mortgage Proof of Claim Attachment (Official Form 410-A) with this Proof of Claim. Attach need code to other. Describe: Basis for perfection: Attach need code to other. Describe: Basis for perfection: Attach need code to other. Describe: Basis for perfection: Attach need code of title, financing statement, or other document that shows the lien has been filed or recorded.) Value of property: Amount of the claim that is unsecured: \$ Annual Interest Rate (when case was filed) Fixed Variable Ves. Amount necessary to cure any default as of the date of the petition. Annual interest Rate (when case was filed) Yes. Amount necessary to cure any default as of the date of the petition. Annual interest Rate (when case was filed) Yes. Amount necessary to cure any default as of the date of the petition.	7.	How much is the claim?	\$\$ Does this amount include interest or other charges?
Attach redacted copies of any documents supporting the claim required by Bankruptoy Rule 3001(c). Limit disclosing information that is entitled to privacy, such as health care information. unexpired, non-residential real property lease 9. Is all or part of the claim secured? No Yes. The claim is secured by a lien on property. Real estate. If the claim is secured by the debtor's principal residence, file a Mortgage Proof of Claim Attachment (Official Form 410-A) with this Proof of Claim. Motor vehicle Other. Describe: Basis for perfection: Attach redacted copies of documents, if any, that show evidence of perfection of a security interest (for example, a mortgage, lien, certificate of title, financing statement, or other document that shows the lien has been filed or recorded.) Value of property: Amount of the claim that is secured: Amount of the claim that is unsecured: Amount of the claim that is unsecured: Amount of the claim that is unsecured: Amount necessary to cure any default as of the date of the petition: Annual Interest Rate (when case was filed) Fixed Variable Yes. Amount necessary to cure any default as of the date of the petition. \$ 221,331.69			
9. Is all or part of the claim secured? The claim is secured by a lien on property. Nature of property: Real estate. If the claim is secured by the debtor's principal residence, file a Mortgage Proof of Claim Attachment (Official Form 410-A) with this Proof of Claim. Motor vehicle Other. Describe: Basis for perfection: Attach redacted copies of documents, if any, that show evidence of perfection of a security interest (for example, a mortgage, lien, certificate of title, financing statement, or other document that shows the lien has been filed or recorded.) Value of property: Amount of the claim that is secured: Amount of the claim that is unsecured: Amount of the claim that is unsecured: Amount should match the amount in line Amount necessary to cure any default as of the date of the petition: Annual Interest Rate (when case was filed) Fixed Ves. Amount necessary to cure any default as of the date of the petition. 2 221,331.69	8.		Attach redacted copies of any documents supporting the claim required by Bankruptcy Rule 3001(c).
Yes. The claim is secured by a lien on property:			unexpired, non-residential real property lease
Real estate. If the claim is secured by the debtor's principal residence, file a Mortgage Proof of Claim Attachment (Official Form 410-A) with this Proof of Claim. Other. Describe: Basis for perfection: Attach redacted copies of documents, if any, that show evidence of perfection of a security interest (for example, a mortgage, lien, certificate of title, financing statement, or other document that shows the lien has been filed or recorded.) Value of property: Amount of the claim that is secured: Amount of the claim that is unsecured: Amount amounts should match the amount in line Amount necessary to cure any default as of the date of the petition: Annual Interest Rate (when case was filed) Variable 10. Is this claim based on a lease? No right of setoff?	 9.		
Attachment (Official Form 410-A) with this Proof of Claim. Motor vehicle Other. Describe: Basis for perfection: Attach redacted copies of documents, if any, that show evidence of perfection of a security interest (for example, a mortgage, lien, certificate of title, financing statement, or other document that shows the lien has been filed or recorded.) Value of property:			Nature of property:
Attach redacted copies of documents, if any, that show evidence of perfection of a security interest (for example, a mortgage, lien, certificate of title, financing statement, or other document that shows the lien has been filed or recorded.) Value of property: Amount of the claim that is secured: Amount of the claim that is unsecured: Amount should match the amount in line Amount necessary to cure any default as of the date of the petition: Annual Interest Rate (when case was filed) Fixed Variable 10. Is this claim based on a lease? Yes. Amount necessary to cure any default as of the date of the petition. \$\frac{221,331.69}{1.85}\$			Attachment (Official Form 410-A) with this <i>Proof of Claim.</i> Motor vehicle
Amount of the claim that is secured: \$			Attach redacted copies of documents, if any, that show evidence of perfection of a security interest (for example, a mortgage, lien, certificate of title, financing statement, or other document that shows the lien has
Amount of the claim that is secured: \$			Value of property: \$
Amount necessary to cure any default as of the date of the petition: Annual Interest Rate (when case was filed) Fixed Variable 10. Is this claim based on a lease? Yes. Amount necessary to cure any default as of the date of the petition. \$			
Annual Interest Rate (when case was filed)% Fixed Variable Variable Variable Fixed Variable Fixed Variable Fixed Variable Variable Fixed Variable Fixed Variable Variable Variable Variable Variable Variable Variable Variable Variable Variable Variable Variable Variable Variable Variable Variable Variable Variable Variable Variable Variable Variable Variable Variable Variable Variable Variable Variable Variable Variable			Amount of the claim that is unsecured: \$(The sum of the secured and unsecured amounts should match the amount in line 7
Fixed Variable 10. Is this claim based on a lease? 10. Is this claim based on a lease? 11. Is this claim subject to a right of setoff?			
lease? ✓ Yes. Amount necessary to cure any default as of the date of the petition. \$ 221,331.69 11. Is this claim subject to a right of setoff?			Amount necessary to cure any default as of the date of the petition: \$
Yes. Amount necessary to cure any default as of the date of the petition. \$ 221,331.69 11. Is this claim subject to a right of setoff?			Annual Interest Rate (when case was filed)% □ Fixed
right of setoff?	10.		Annual Interest Rate (when case was filed)% Fixed Variable
	10.		Annual Interest Rate (when case was filed)% Fixed Variable
		lease? Is this claim subject to a	Annual Interest Rate (when case was filed)% Fixed

12. Is all or part of the claim	☑ No										
entitled to priority under 11 U.S.C. § 507(a)?	Yes. Check	one:				Amount entitled to priority					
A claim may be partly priority and partly		ic support obligations (includin C. § 507(a)(1)(A) or (a)(1)(B).	g alimony and child supp	ort) unde	er	\$					
nonpriority. For example, in some categories, the law limits the amount entitled to priority.		☐ Up to \$3,025* of deposits toward purchase, lease, or rental of property or services for personal, family, or household use. 11 U.S.C. § 507(a)(7).									
critica to profity.	bankrup	salaries, or commissions (up to top petition is filed or the debto C. § 507(a)(4).	to \$13,650*) earned within or's business ends, which	n 180 da ever is e	ays before the earlier.	\$					
	☐ Taxes o	r penalties owed to governme	ntal units. 11 U.S.C. § 50	7(a)(8).		\$					
	Contribu	utions to an employee benefit p	olan 11 H.S.C. 8 507(a)(f	5)		\$					
	_					¢					
	U Otner.	Specify subsection of 11 U.S.C	. § 507(a)() that applies	S.		Φ					
	* Amounts a	re subject to adjustment on 4/01/2	2 and every 3 years after tha	t for case	es begun on or aft	er the date of adjustment.					
Part 3: Sign Below											
The person completing	Check the appro	priate box:									
this proof of claim must sign and date it.	☐ I am the cre	editor									
FRBP 9011(b).			agent								
If you file this claim	_										
electronically, FRBP	☐ I am a guarantor, surety, endorser, or other codebtor. Bankruptcy Rule 3005.										
5005(a)(2) authorizes courts to establish local rules											
specifying what a signature	understand that an authorized signature on this <i>Proof of Claim</i> serves as an acknowledgment that when calculating the										
is.	amount of the claim, the creditor gave the debtor credit for any payments received toward the debt.										
A person who files a fraudulent claim could be											
fined up to \$500,000,	I have examined the information in this <i>Proof of Claim</i> and have a reasonable belief that the information is true and correct.										
imprisoned for up to 5 years, or both.	I doolaro undor i	penalty of perjury that the foreg	noing in true and correct								
18 U.S.C. §§ 152, 157, and 3571.	i deciare under p	behalty of perjury that the foreg	joing is true and correct.								
3371.	Executed on dat										
		MM / DD / YYYY									
	/a/l aa	/ Duminum									
	/S/Laura Signature	K. Bunjevac									
	2.0										
	Print the name	of the person who is comple	eting and signing this cl	aim:							
	Name	Laura K. Bunjevac									
		First name	Middle name		Last name						
	Title	Senior Paralegal									
	Company	SITE Centers Corp.									
		Identify the corporate servicer a	s the company if the authoriz	ed agent	is a servicer.						
	Address	3300 Enterprise Parkv	vay								
	, (441033	Number Street									
		Beachwood	•	ОН	44122						
		City		State	ZIP Code						
	Contact phone	216-755-5853	E	mail Ibi	unjevac@site	ecenters.com					

Official Form 410 Proof of Claim page 3

Case 21-30721-sgj11 Claim 14-2 Filed 06/21/21 Desc Main Document Page 1 of 1

Staurant Company LLC disa Old Country Buf 21250-30870 Highland Grove Shopping Center Highland, IN Chapter 11 filed: April 20, 2021 Landiord: DDRM HiGHLAND GROVE LLC Date Tenant Rejected: April 21, 2021 Lease Expiration: December 31, 2024

Pre-petition amount through 6/30/2021 per attached aged delinquency report:

\$221,331.69

Lease Term Damages											
						Common Area					
Date		Base Rent		Real Estate Tax		Maintenance		Total			
7/1/2021	\$	14,310.80	\$	2,235.35	\$	1,848.10	\$	18,394.25			
8/1/2021	\$	14,310.80	\$	2,235.35	\$	1,848.10	\$	18,394.25			
9/1/2021	\$	14,310.80	\$	2,235.35	\$	1,848.10	\$	18,394.25			
10/1/2021	\$	14,310.80	\$	2,235.35	\$	1,848.10	\$	18,394.25			
11/1/2021	\$	14,310.80	\$	2,235.35	\$	1,848.10	\$	18,394.25			
12/1/2021	\$	14,310.80	\$	2,235.35	\$	1,848.10	\$	18,394.25			
1/12021-12/31/2024	\$	515,188.80	\$	80,472.60	\$	66,531.60	\$	662,193.00			
Total	\$	601.053.60	\$	93.884.70	S	77.620.20	\$	772.558.50			

Proof of Claim is the greater of 1 years rent or 15% of the balance of the Lease Term, not to exceed the total of 3 years rents.

1 Year's Rent	\$	220,731.00
3 Year's Rent	\$	662,193.00
Total Lease		
Term Damages	\$	772,558.50
15% of Lease		
Term Damages	s	115.883.78

Claim	
Pre-Petition	\$221,331.69
one year of rent	\$ 220,731.00
Total Claim	\$ 442,062.69

Claim 14-2 Part 2 Filed 06/21/21 Desc Exhibit Damage calculation Page 1 of 1

Case 21-30721-sgj11

OCB Restaurant Company LLC dba Old Country Buffet # 251
21250-30870

Highland Grove Shopping Center
Highland, IN
Chapter 11 filler: April 20, 2021

Landlord: DDRM HIGHLAND GROVE LLC
Date Tenant Rejected: April 21, 2021
Lease Expiration: December 31, 2024

Pre-petition amount through 6/30/2021 per attached aged delinquency report:

\$221,331.69

	Lease Term Damages													
	Common Area													
Date		Base Rent		Real Estate Tax		Maintenance		Total						
7/1/2021	\$	14,310.80	\$	2,235.35	\$	1,848.10	\$	18,394.25						
8/1/2021	\$	14,310.80	\$	2,235.35	\$	1,848.10	\$	18,394.25						
9/1/2021	\$	14,310.80	\$	2,235.35	\$	1,848.10	\$	18,394.25						
10/1/2021	\$	14,310.80	\$	2,235.35	\$	1,848.10	\$	18,394.25						
11/1/2021	\$	14,310.80	\$	2,235.35	\$	1,848.10	\$	18,394.25						
12/1/2021	\$	14,310.80	\$	2,235.35	\$	1,848.10	\$	18,394.25						
1/12021-12/31/2024	\$	515,188.80	\$	80,472.60	\$	66,531.60	\$	662,193.00						
Total	\$	601,053.60	\$	93,884.70	\$	77,620.20	\$	772,558.50						

Proof of Claim is the greater of 1 years rent or 15% of the balance of the Lease Term, not to exceed the total of 3 years rents.

15% of Lease Term Damages	s	115,883.78
Term Damages	\$	772,558.50
Total Lease		
3 Year's Rent	\$	662,193.00
1 Year's Rent	\$	220,731.00

Claim	
Pre-Petition	\$221,331.69
one year of rent	\$ 220,731.00
Total Claim	\$ 442,062.69

Claim 14-2 Part 3 Filed 06/21/21 Desc Exhibit Aging report TENANT DETAIDED AGE BIDELINQUENCY DDR Corp. All Company As of Wednesday, June 16, 2021

Company	Tenant Number	Lease Number	Litigation Code	Invoice Date	Bill Code	Open Amount	Any to 0 Days	0 to 30 Days	31 to 60 Days	61 to 90 Days	91 to 120 Days	Over 120 Days
OLD COUNTRY BUFFET #251												
21250	405049	00030870	LITIGATION	3/2/2019	CAP	-14,536.20						-14,536.20
21250	405049	00030870	LITIGATION	3/2/2019	CAP	313.62						313.62
21250	405049	00030870	LITIGATION	3/2/2019	CAP	11,465.41						11,465.41
21250	405049	00030870	LITIGATION	3/2/2019	CAP	475.86						475.86
21250	405049	00030870	LITIGATION	3/2/2019	CAP	709.36						709.36
21250	405049	00030870	LITIGATION	3/2/2019	CAP	155.24						155.24
21250	405049	00030870	LITIGATION	3/2/2019	CAP	76.95						76.95
21250	405049	00030870	LITIGATION	3/2/2019	CAP	931.53						931.53
21250	405049	00030870	LITIGATION	3/2/2019	CAP	791.77						791.77
21250	405049	00030870	LITIGATION	4/16/2019	LAT	250.00						250.00
21250	405049	00030870	LITIGATION	4/16/2019	LAT	8.72						8.72
21250	405049	00030870	LITIGATION	7/1/2019	RTB	1,895.44						1,895.44
21250	405049	00030870	LITIGATION	7/17/2019	LAT	250.00						250.00
21250	405049	00030870	LITIGATION	7/17/2019	LAT	35.76						35.76
21250	405049	00030870	LITIGATION	2/11/2020	PRY	1,690.57						1,690.57
21250	405049	00030870	LITIGATION	3/11/2020	CAP	-775.37						-775.37
21250	405049	00030870	LITIGATION	4/1/2020	CAM	1,815.96						1,815.96
21250	405049	00030870	LITIGATION	4/1/2020	RET	2,079.28						2,079.28
21250	405049	00030870	LITIGATION	4/1/2020	RTB	14,310.80						14,310.80
21250	405049	00030870	LITIGATION	5/1/2020	CAM	1,815.96						1,815.96
21250	405049	00030870	LITIGATION	5/1/2020	RET	2,079.28						2,079.28
21250	405049	00030870	LITIGATION	5/1/2020	RTB	14,310.80						14,310.80
21250	405049	00030870	LITIGATION	5/12/2020	REP	-248.84						-248.84
21250	405049	00030870	LITIGATION	6/1/2020	CAM	1,815.96						1,815.96
21250	405049	00030870	LITIGATION	6/1/2020	RET	2,079.28						2,079.28
21250	405049	00030870	LITIGATION	6/1/2020	RTB	14,310.80						14,310.80
21250	405049	00030870	LITIGATION	6/2/2020	REP	432.11						432.11
21250	405049	00030870	LITIGATION	7/1/2020	CAM	1,815.96						1,815.96
21250	405049	00030870	LITIGATION	7/1/2020	RET	2,079.28						2,079.28
21250	405049	00030870	LITIGATION	7/1/2020	RTB	14,310.80						14,310.80
21250	405049	00030870	LITIGATION	8/1/2020	CAM	1,815.96						1,815.96
21250	405049	00030870	LITIGATION	8/1/2020	RET	2,079.28						2,079.28
21250	405049	00030870	LITIGATION	8/1/2020	RTB	14,310.80						14,310.80
21250	405049	00030870	LITIGATION	9/1/2020	CAM	1,815.96						1,815.96
21250	405049	00030870	LITIGATION	9/1/2020	RET	2,079.28						2,079.28
21250	405049	00030870	LITIGATION	9/1/2020	RTB	14,310.80						14,310.80
21250	405049	00030870	LITIGATION	9/8/2020	LLF	150.00						150.00
21250	405049	00030870	LITIGATION	10/1/2020	CAM	1,815.96						1,815.96
21250	405049	00030870	LITIGATION	10/1/2020	RET	2,079.28						2,079.28
21250	405049	00030870	LITIGATION	10/1/2020	RTB	14,310.80						14,310.80
21250	405049	00030870	LITIGATION	11/1/2020	CAM	1,815.96						1,815.96
6/16/2021 2:50:12 PM												Page 1 of 3

Claim 14-2 Part 3 Filed 06/21/21 Desc Exhibit Aging report TENANT DETAILDED AGED DELINQUENCY DDR Corp. Case 21-30721-sgj11

All Company

As of Wednesday, June 16, 2021

Company	Tenant Number	Lease Number	Litigation Code	Invoice Date	Bill Code	Open Amount	Any to 0 Days	0 to 30 Days	31 to 60 Days	61 to 90 Days	91 to 120 Days	Over 120 Days
21250	405049	00030870	LITIGATION	11/1/2020	RET	2,079.28						2,079.28
21250	405049	00030870	LITIGATION	11/1/2020	RTB	14,310.80						14,310.80
21250	405049	00030870	LITIGATION	12/1/2020	CAM	1,815.96						1,815.96
21250	405049	00030870	LITIGATION	12/1/2020	RET	2,079.28						2,079.28
21250	405049	00030870	LITIGATION	12/1/2020	RTB	14,310.80						14,310.80
21250	405049	00030870	LITIGATION	1/1/2021	CAM	1,848.10						1,848.10
21250	405049	00030870	LITIGATION	1/1/2021	RET	2,235.35						2,235.35
21250	405049	00030870	LITIGATION	1/1/2021	RTB	14,310.80						14,310.80
21250	405049	00030870	LITIGATION	2/1/2021	CAM	1,848.10						1,848.10
21250	405049	00030870	LITIGATION	2/1/2021	RET	2,235.35						2,235.35
21250	405049	00030870	LITIGATION	2/1/2021	RTB	14,310.80						14,310.80
21250	405049	00030870	LITIGATION	3/1/2021	CAM	1,848.10					1,848.10	
21250	405049	00030870	LITIGATION	3/1/2021	RET	2,235.35					2,235.35	
21250	405049	00030870	LITIGATION	3/1/2021	RTB	14,310.80					14,310.80	
21250	405049	00030870	LITIGATION	3/2/2021	CAP	625.21					625.21	
21250	405049	00030870	LITIGATION	5/17/2021	REP	-2,402.56		-2,402.56	6			
Total for Lease Number 000308	70					221,331.69		-2,402.56	3	•	19,019.46	204,714.79

6/16/2021 2:50:12 PM Page 2 of 3 Case 21-30721-sgj11 Claim 14-2 Part 3 Filed 06/21/21 Desc Exhibit Aging report

Claim 14-2 Part 3 Filed 06/21/21 TENANT DETAILED AGE DE LINQUENCY DUR Corp.

All Company As of Wednesday, June 16, 2021

Litigation Code Open Amount Any to 0 Days Tenant Lease Bill 0 to 30 31 to 60 61 to 90 91 to 120 Over 120 **Invoice Date** Company Number Number Code Days Days Days Days Days MAIN TOTAL: 221,331.69 -2,402.56 19,019.46 204,714.79

6/16/2021 2:50:13 PM Page 3 of 3

Case 21-30721-sgj11 Claim 14-2 Part 4 Filed 06/21/21 Desc Appendix Lease profile

R5515402 VER0002 report Apper SITE Centers Corp. 4
Lease Profile Report

6/16/2021 14:51:52
Page - 1 of 4
As Of - 6/16/2021

Building ID 21250

Shopping Center HIGHLAND GROVE SHOPPING CENTER

Lease ID 30870

OLD COUNTRY BUFFET #251

Property Information

HIGHLAND GROVE SHOPPING CENTER INDIANAPOLIS BLVD (US 41) & MAIN ST

HIGHLAND, IN 46322

Legal Name OCB RESTAURANT COMPANY LLC

Tenant Number 405049

DBA Name OLD COUNTRY BUFFET

Contact Name Phone No. FAX No.

 Unit No
 00044

 Unit SqFt
 10,222

 Lease Status
 I

 Lease Execution
 8/29/1996

 Lease Commencement
 1/9/1997

 Turn Over
 12/15/1996

 SLR Date
 12/15/1996

 Store Open

 Term Begin
 10/7/2016

 Rent Commencement
 1/9/1997

 Vacate - Actual Out
 3/25/2020

 Stop Bill Date
 3/31/2021

 Term End
 12/31/2024

Security Deposit Bal .00

Unit Information

Unit No 00044 Floor No 0001

Unit Type ANCHO ANCHOR Unit Usage R RETAIL SALES Unit Status V VACANT GU1 GROSS UP 1 EP Unit Type OWNED BILLABLE Unit Billing Status OBL OPE OPERATING Operational Status

OPE

OPERATING

Leased Ra . Unit Code .

Unit Address 02 Unit Address 03

Leased Rate De

Notice Address

OCB RESTAURANT COMPANY LLC ATTN REAL ESTATE DEPT 2338 N LOPP 1604 W STE 350 SAN ANTONIO TX 78248

Type of Tenant NAT NATIONAL

 Natl Tenant (Parent)
 OCB
 OLD COUNTRY BUFFET

 Chain (DBA)
 OCB
 OLD COUNTRY BUFFET

 Tenant Category
 536
 RESTAURANTS (NATIONAL)

Tenant Sub-Cat

Insurance Code 02 TENANT CONTENTS IMPR

Primary . GRS Lease Identifier . CAM Backup . Tax Assessment . Tax Category . .

Reporting Category N RETAIL, NATIONAL

Franchise Code FRN FRANCHISEE OWNED AND OPERATED

Lease Information

Lease Version 2

Lease Type ST STANDARD

Lease Term 192

Collect Status L03 LITIGATION Chrg Prorate Method .

Prior Lease Number

Legal Clauses - Options

Option Type	Detail Type	Option Begin	Option End	Notice Date	Amt PSF	Type	Begin Amt Date	End Amt Date	Annual Amt	
RENEWAL OPTION	THIRD RENEWAL OPTION	1/1/2025	12/31/2029	6/30/2024	20.00	PSF	1/1/2025	12/31/2029	204,440.00	

Retail

Reporting Frequency MONTHLY
Report Due Days 45
Annual Report Due Days 45
Report YE Month 12

Billing Frequency ANNUAL DECEMBER

Computation Method 2 Cumulative

Claim 14-2 Part 4 Filed 06/21/21 report Page 2 of 4 Lease Profile Report Desc Appendix Lease profile 6/16/2021 Case 21-30721-sgj11

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As Of -

14:51:52 2 of 4 6/16/2021

21250 **Building ID**

Shopping Center HIGHLAND GROVE SHOPPING CENTER

Lease ID 30870

OLD COUNTRY BUFFET #251

G/L Offset

Net 30 Days (Override) Payment Terms - A/R

Tax Expl Code Tax Rate/Area

R5515402 VER0002

Breakpoint

Start Date	End Date	Sales Type	Sales %	Dollar Breakpoint	Suspend Code	Suspended Date	
10/7/2016	12/31/2017	GROS	3.00%	3,600,000.00			
1/1/2018	3/31/2021	GROS	3.00%	3,800,000.00			
1/1/2023	12/31/2024	GROS	3.00%	4,200,000.00	Y	3/31/2021	

Lease Logs

Log Class	Description	Am ID	Description	Start Date	Expired Date	Critical Date	Explanation - Remark
DL	DEFAULT LETTER	DLCP	Default Letter Cure Period	6/1/2009			ten (10)
DL	DEFAULT LETTER	DLLS	Default Letter Lease Section	6/1/2009			Section 26 A
MS	MISCELLANEOUS CRITICAL DATE		Coronavirus – Perm Closure	3/25/2020			
SA	SALES INFORMATION		SALES AUDIT	1/1/2008	12/31/2010		7/19/11
TM	TERM/TERM NOTICE/NAT EXP/SB		Stop Billing	3/31/2021			

Case 21-30721-sgj11

Claim 14-2 Part 4 Filed 06/21/21 report Page 3 of 4

Desc Appendix Lease profile

Page - 3 of 4 As Of - 6/16/2021

14:51:52

Building ID

VER0002

21250

Shopping Center HIGHLAND GROVE SHOPPING CENTER

Lease ID 30870

OLD COUNTRY BUFFET #251

Property Information

HIGHLAND GROVE SHOPPING CENTER INDIANAPOLIS BLVD (US 41) & MAIN ST

HIGHLAND, IN 46322

Legal Name OCB RESTAURANT CO

Tenant Number 104076

DBA Name OLD COUNTRY BUFFET

Contact Name Phone No.

FAX No. (651) 3652356

 Unit No
 00044

 Unit SqFt
 10,222

 Lease Status
 I

 Lease Execution
 8/29/1996

Lease Commencement 1/9/1997
Turn Over 12/15/1996
SLR Date 12/15/1996

Store Open

 Term Begin
 1/9/1997

 Rent Commencement
 1/9/1997

Vacate - Actual Out

 $\begin{array}{lll} \text{Stop Bill Date} & 10/6/2016 \\ \text{Term End} & 10/6/2016 \\ \text{Security Deposit Bal} & .00 \\ \end{array}$

Unit Information

Unit No 00044 Floor No 0001

Unit Type ANCHO ANCHOR
Unit Usage R RETAIL SALES
Unit Status V VACANT
EP Unit Type GU1 GROSS UP 1

Unit Billing Status OBL OWNED BILLABLE
Operational Status OPE OPERATING
Leased Rate De OPE OPERATING

Leased Ra Unit Code

Unit Address 02 Unit Address 03 Notice Address

OCB RESTAURANT CO C/O BUFFETS INC

ATTN REAL ESTATE PORTFOLIO MANAGER

 $1020\ DISCOVERY\ RD\ STE\ 100$

EAGAN MN 55121

Type of Tenant NAT NATIONAL

 Natl Tenant (Parent)
 OCB
 OLD COUNTRY BUFFET

 Chain (DBA)
 OCB
 OLD COUNTRY BUFFET

 Tenant Category
 536
 RESTAURANTS (NATIONAL)

Tenant Sub-Cat .

Insurance Code 00 NOT APPLICABLE

Primary . GRS Lease Identifier . CAM Backup . Tax Assessment . Tax Category .

Reporting Category N RETAIL, NATIONAL

Franchise Code FRN FRANCHISEE OWNED AND OPERATED

STANDARD

Lease Information

Lease Version 1

Lease Type ST

Lease Term 192

Collect Status Chrg Prorate Method

Prior Lease Number

Retail

Reporting Frequency MONTHLY
Report Due Days 45
Annual Report Due Days 45
Report YE Month 12

Billing Frequency ANNUAL DECEMBER

Computation Method 2 Cumulative G/L Offset RTO

Payment Terms - A/R Net 30 Days (Override)

Tax Expl Code Tax Rate/Area Case 21-30721-sgj11 Claim 14-2 Part 4 Filed 06/21/21 report Page 4 of 4 Lease Profile Report Desc Appendix Lease profile 6/16/2021

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14:51:52

Building ID 21250

HIGHLAND GROVE SHOPPING CENTER **Shopping Center**

Lease ID 30870

OLD COUNTRY BUFFET #251

]	Breakpoint						
	Start Date	End Date	Sales Type	Sales %	Dollar Breakpoint	Suspend Code	Suspended Date
	1/9/1997	12/31/2002	GROS	3.00%	3,000,000.00		
	1/1/2003	12/31/2007	GROS	3.00%	3,200,000.00		
	1/1/2008	12/31/2012	GROS	3.00%	3,400,000.00		
	1/1/2013	12/31/2017	GROS	3.00%	3,600,000.00	Y	10/6/2016
	1/1/2018	12/31/2022	GROS	3.00%	3,800,000.00	Y	10/6/2016
	1/1/2023	12/31/2024	GROS	3.00%	4,200,000.00	Y	10/6/2016

Lease	Lo	gs
-------	----	----

R5515402 VER0002

Log Class	Description	Am ID	Description	Start Date	Expired Date Critical Date	Explanation - Remark
DL	DEFAULT LETTER	DLCP	Default Letter Cure Period	6/1/2009		ten (10)
DL	DEFAULT LETTER	DLLS	Default Letter Lease Section	6/1/2009		Section 26 A
SA	SALES INFORMATION		SALES AUDIT	1/1/2008	12/31/2010	7/19/11

Northern District of Texas Claims Register

21-30721-sgj11 Fresh Acquisitions, LLC

Judge: Stacey G. Jernigan Chapter: 11

Office: Dallas Last Date to file claims: 08/30/2021
Trustee: Last Date to file (Govt): 11/29/2021

Creditor: (19460828) Claim No: 14 Status:
DDRM HIGHLAND GROVE Original Filed Filed by: CR

LLC Date: 06/21/2021 Entered by: Eric C. Cotton

3300 Enterprise Parkway Original Entered Modified:
Beachwood, OH 44122 Date: 06/21/2021

Last Amendment Filed: 06/21/2021 Last Amendment Entered: 06/21/2021

Amount claimed: \$442062.69

History:

Details 14-1 06/21/2021 Claim #14 filed by DDRM HIGHLAND GROVE LLC, Amount claimed: \$442062.69

(Cotton, Eric)

<u>Details</u> 14-2 06/21/2021 Amended Claim #14 filed by DDRM HIGHLAND GROVE LLC, Amount claimed:

\$442062.69 (Cotton, Eric)

Description: (14-1) unexpired, non-residential real property lease

(14-2) unexpired, non-residential real property lease

Remarks: (14-2) amended to attached PDF version of POC

Claims Register Summary

Case Name: Fresh Acquisitions, LLC Case Number: 21-30721-sgj11

Chapter: 11

Date Filed: 04/20/2021 Total Number Of Claims: 1

Total Amount Claimed*	\$442062.69
Total Amount Allowed*	

^{*}Includes general unsecured claims

The values are reflective of the data entered. Always refer to claim documents for actual amounts.

Claimed Allowed

Secured	
Priority	
Administrative	

Case 21-30721-sgj11 Claim 14-1 Part 2 Filed 06/21/21 Desc Exhibit Damage

\$21,531.89

				Common Area	
Date	-	Base Rent	Real Estate Tax	Maintenance	Total
7/1/202	\$	14,310.80	5 2,235.35	\$ 1,848.10	\$ 16,384.25
8/1/202	\$	14,310,80	\$ 2,235,35	\$ 1,848.10	\$ 18,394,25
9/1/202	\$	14,310.80	\$ 2,235,35	\$ 1,848,10	\$ 18,394,25
10/1/202	1 \$	14,310.80	\$ 2,235.35	\$ 1,848.10	\$ 18,394.25
11/1/202	\$	14,310.80	\$ 2,235,35	\$ 1,848.10	\$ 18,394,25
12/1/202	1 \$	14,310.80	\$ 2,235.35	\$ 1,848.10	\$ 18,394,25
/12021-12/31/202	4 \$	515,188.80	\$ 80,472.60	\$ 66,531.60	\$ 662,193.00
Otal	•	601.053.60	\$ 93,884,70	\$ 77,620,20	\$ 772,558,50

Proof of Claim is the greater of 1 years rent or 15% of the balance of the Lease Term, not to exceed the total of 3 years rents.

442 993 79	
	15% of Lease
\$ 772,558.50	Term Damages
	Total Lease
\$ 662,193.00	3 Year's Rent
\$ 220,731	1 Year's Rent

one year of rent	Pre-Petition	Claim
\$ 220,731.00	\$221,331.69	

Case 21-30721-sgj11 Claim 14-1 Part 3 Filed 06/21/21 Desc Exhibit Aging report TENANT DETAIDED AGE POSITION DESCRIPTION OF THE PROPERTY AND AS of Wednesday, June 16, 2021

Page 1 of 3												6/16/2021 2:50:12 PM
1,815.96						1,815.96	CAM	11/1/2020	LITIGATION	00030870	405049	21250
14,310.80						14,310.80	RTB	10/1/2020	LITIGATION	00030870	405049	21250
2,079.28						2,079.28	RET	10/1/2020	LITIGATION	00030870	405049	21250
1,815.96						1,815.96	CAM	10/1/2020	LITIGATION	00030870	405049	21250
150.00						150.00	뜌	9/8/2020	LITIGATION	00030870	405049	21250
14,310.80						14,310.80	RTB	9/1/2020	LITIGATION	00030870	405049	21250
2,079.28						2,079.28	RET	9/1/2020	LITIGATION	00030870	405049	21250
1,815.96						1,815.96	CAM	9/1/2020	LITIGATION	00030870	405049	21250
14,310.80						14,310.80	RTB	8/1/2020	LITIGATION	00030870	405049	21250
2,079.28						2,079.28	RET	8/1/2020	LITIGATION	00030870	405049	21250
1,815.96						1,815.96	CAM	8/1/2020	LITIGATION	00030870	405049	21250
14,310.80						14,310.80	RTB	7/1/2020	LITIGATION	00030870	405049	21250
2,079.28						2,079.28	RET	7/1/2020	LITIGATION	00030870	405049	21250
1,815.96						1,815.96	CAM	7/1/2020	LITIGATION	00030870	405049	21250
432.11						432.11	REP	6/2/2020	LITIGATION	00030870	405049	21250
14,310.80						14,310.80	RTB	6/1/2020	LITIGATION	00030870	405049	21250
2,079.28						2,079.28	RET	6/1/2020	LITIGATION	00030870	405049	21250
1,815.96						1,815.96	CAM	6/1/2020	LITIGATION	00030870	405049	21250
-248.84						-248.84	REP	5/12/2020	LITIGATION	00030870	405049	21250
14,310.80						14,310.80	RTB	5/1/2020	LITIGATION	00030870	405049	21250
2,079.28						2,079.28	RET	5/1/2020	LITIGATION	00030870	405049	21250
1,815.96						1,815.96	CAM	5/1/2020	LITIGATION	00030870	405049	21250
14,310.80						14,310.80	RTB	4/1/2020	LITIGATION	00030870	405049	21250
2,079.28						2,079.28	RET	4/1/2020	LITIGATION	00030870	405049	21250
1,815.96						1,815.96	CAM		LITIGATION	00030870	405049	21250
-775.37						-775.37	CAP	3/11/2020	LITIGATION	00030870	405049	21250
1,690.57						1,690.57	PRY	2/11/2020	LITIGATION	00030870	405049	21250
35.76						35.76	LAT	7/17/2019	LITIGATION	00030870	405049	21250
250.00						250.00	E _A T	7/17/2019	LITIGATION	00030870	405049	21250
1,895.44						1,895.44	RTB	7/1/2019	LITIGATION	00030870	405049	21250
8.72						8.72	A	4/16/2019	LITIGATION	00030870	405049	21250
250.00						250.00	A	4/16/2019	LITIGATION	00030870	405049	21250
791.77						791.77	CAP	3/2/2019	LITIGATION	00030870	405049	21250
931.53						931.53	CAP	3/2/2019	LITIGATION	00030870	405049	21250
76.95						76.95	CAP	3/2/2019	LITIGATION	00030870	405049	21250
155.24						155.24	CAP	3/2/2019	LITIGATION	00030870	405049	21250
709.36						709.36	CAP	3/2/2019	LITIGATION	00030870	405049	21250
475.86						475.86	CAP	3/2/2019	LITIGATION	00030870	405049	21250
11,465.41						11,465.41	CAP	3/2/2019	LITIGATION	00030870	405049	21250
313.62						313.62	CAP	3/2/2019	LITIGATION	00030870	405049	21250
-14,536.20						-14,536.20	CAP	3/2/2019	LITIGATION	00030870	405049	21250
**************************************	94MAANAMAMAMAAAAAAAAAAAAAAAAAAAAAAAAA	***************************************	A. A CONTRACT SOCIAL SAN ASSESSMENT OF A SAN A		enemana en	c-manuscanasanasanasanasanasanasanasanasanasan	en) in 1991 production to the control of the contro	obek etrakteranten hauktikelitekterrottena rotterarorren.	NO STATE AND REPORTED THE PROPERTY OF THE PROP	***	Maridinal state, Art arrested distribution with language and statement a	OLD COUNTRY BUFFET #251
Over 120 Days	91 to 120 Days	61 to 90 Days	31 to 60 Days	0 to 30 Days	Any to 0 Days	Open Amount	Bill	Invoice Date	Litigation Code	Lease Number	Tenant Number	Company

Case 21-30721-sgj11 Claim 14-1 Part 3 Filed 06/21/21 Desc Exhibit Aging report

TENANT DETAIDER AGEBROELINQUENCY

DDR Corp.

All Company

As of Wednesdav. June 16. 2021

204,714.79	19,019.46 204,714.79			-2,402.56		221,331.69					370	Total for Lease Number 00030870
				-2,402.56		-2,402.56	REP	5/17/2021	LITIGATION	00030870	405049	21250
	625.21					625.21	CAP	3/2/2021	LITIGATION	00030870	405049	21250
	14,310.80					14,310.80	RTB	3/1/2021	LITIGATION	00030870	405049	21250
	2,235.35					2,235.35	RET	3/1/2021	LITIGATION	00030870	405049	21250
	1,848.10					1,848.10	CAM	3/1/2021	LITIGATION	00030870	405049	21250
14,310.80						14,310.80	RTB	2/1/2021	LITIGATION	00030870	405049	21250
2,235.35						2,235.35	RET	2/1/2021	LITIGATION	00030870	405049	21250
1,848.10						1,848.10	CAM	2/1/2021	LITIGATION	00030870	405049	21250
14,310.80						14,310.80	RTB	1/1/2021	LITIGATION	00030870	405049	21250
2,235.35						2,235.35	RET	1/1/2021	LITIGATION	00030870	405049	21250
1,848.10						1,848.10	CAM	1/1/2021	LITIGATION	00030870	405049	21250
14,310.80						14,310.80	RTB	12/1/2020	LITIGATION	00030870	405049	21250
2,079.28						2,079.28	RET	12/1/2020	LITIGATION	00030870	405049	21250
1,815.96						1,815.96	CAM	12/1/2020	LITIGATION	00030870	405049	21250
14,310.80						14,310.80	RTB	11/1/2020	LITIGATION	00030870	405049	21250
2,079.28		******************************	8.64 1881 1881 1881 1881 1881 1881 1881 1881 1881 1881 1881 1881 1881.			2,079.28	RET	11/1/2020	LITIGATION	00030870	405049	21250
Over 120 Days	91 to 120 Days	31 to 60 61 to 90 Days Days	31 to 60 Days	0 to 30 Days	Any to 0 Days	Open Amount	Bill	Invoice Date	Litigation Code	Lease Number	Tenant Number	Company
						2021	, June 16, 2	As of Wednesday, June 16, 2021	Aso			

Company Tenant Number Lease Number Litigation Code Invoice Date Bill Code Open Amount Any to 0 Days 0 to 30 Days 31 to 60 61 to 90 Days Days 91 to 120 Days Over 120 Days

221,331.69

-2,402.56

19,019.46 204,714.79

MAIN TOTAL:

6/16/2021 2:50:13 PM

Case 21-30721-sgj11 Claim 14-1 Part 4 Filed 06/21/21 Desc Exhibit Lease profile

report

14:51:52 1 of 4 6/16/2021

Page -

As Of-

Building ID

R5515402

VER0002

21250

Shopping Center Lease ID

HIGHLAND GROVE SHOPPING CENTER

00044

10,222

8/29/1996

1/9/1997

12/15/1996

12/15/1996

10/7/2016

1/9/1997

3/25/2020

3/31/2021

12/31/2024

.00

00044

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OBL

OLD COUNTRY BUFFET #251

Property Information

HIGHLAND GROVE SHOPPING CENTER INDIANAPOLIS BLVD (US 41) & MAIN ST

HIGHLAND, IN 46322

Legal Name

OCB RESTAURANT COMPANY LLC

ANCHOR

VACANT

GROSS UP 1

OPERATING

OPERATING

OWNED BILLABLE

RETAIL SALES

OLD COUNTRY BUFFET

Tenant Number

DBA Name Contact Name Phone No

FAX No.

Unit No Unit SaFt

Lease Status Lease Execution

Lease Commencement Turn Over

SLR Date Store Open Term Begin

Rent Commencement Vacate - Actual Out

Stop Bill Date Term End

Security Deposit Bal

Unit Information

Unit No Floor No

0001 Unit Type ANCHO R

Unit Usage Unit Status EP Unit Type Unit Billing Status

Operational Status OPE Leased Rate De OPE Leased Ra

Unit Code Unit Address 02 Unit Address 03 Notice Address

OCB RESTAURANT COMPANY LLC ATTN REAL ESTATE DEPT 2338 N LOPP 1604 W STE 350 SAN ANTONIO TX 78248

Type of Tenant Natl Tenant (Parent)

OCB Chain (DBA) OCB Tenant Category 536

Tenant Sub-Cat Insurance Code 02 TENANT CONTENTS IMPR

NAT

Primary GRS Lease Identifier CAM Backup Tax Assessment

Tax Category

Reporting Category Franchise Code

N FRN

FRANCHISEE OWNED AND OPERATED

Lease Information

2 Lease Version ST Lease Type Lease Term 192

Collect Status L03 Chrg Prorate Method

Prior Lease Number

STANDARD

RETAIL, NATIONAL

NATIONAL

OLD COUNTRY BUFFET

OLD COUNTRY BUFFET

RESTAURANTS (NATIONAL)

LITIGATION

Legal Clauses - Options

Option Type Detail Type Option Begin Option End Notice Date Amt PSF Type Begin Amt Date End Amt Date Annual Amt RENEWAL OPTION THIRD RENEWAL OPTION 1/1/2025 12/31/2029 6/30/2024 20.00 **PSF** 1/1/2025 12/31/2029 204,440.00

Retail

Reporting Frequency MONTHLY Report Due Days 45 45 Annual Report Due Days

Report YE Month Billing Frequency 12 ANNUAL DECEMBER

Computation Method

2 Cumulative

Case 21-30721-sgj11 Claim 14-1 Part 4 Filed 06/21/21 Desc Exhibit Lease profile report Page 2 01 4 Lease Profile Report Page -

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As Of-

Building ID Shopping Center Lease ID

R5515402 VER0002

21250

HIGHLAND GROVE SHOPPING CENTER

30870

OLD COUNTRY BUFFET #251

G/L Offset

Payment Terms - A/R Net 30 Days (Override)

Tax Expl Code

Tax Rate/Area

Breakpoint

, Start Date	End Date	Sales Type	Sales %	Dollar Breakpoint	Suspend Code	Suspended Date
10/7/2016	12/31/2017	GROS	3.00%	3,600,000.00		
1/1/2018	3/31/2021	GROS	3.00%	3,800,000.00		
1/1/2023	12/31/2024	GROS	3.00%	4,200,000.00	Y	3/31/2021

Lease Logs

Log Class	Description	Am ID	Description	Start Date	Expired Date	Critical Date	Explanation - Remark
DL	DEFAULT LETTER	DLCP	Default Letter Cure Period	6/1/2009			ten (10)
DL	DEFAULT LETTER	DLLS	Default Letter Lease Section	6/1/2009			Section 26 A
MS	MISCELLANEOUS CRITICAL DATE		Coronavirus - Perm Closure	3/25/2020			
SA	SALES INFORMATION		SALES AUDIT	1/1/2008	12/31/2010		7/19/11
TM	TERM/TERM NOTICE/NAT EXP/SB		Stop Billing	3/31/2021			

Case 21-30721-sgj11 Claim 14-1 Part 4 Filed 06/21/21 Desc Exhibit Lease profile

Fage 3 of 4 report

14:51:52

Page -3 of 4 6/16/2021 As Of -

Building ID Shopping Center

R5515402

VER0002

21250

HIGHLAND GROVE SHOPPING CENTER

Lease ID 30870

OLD COUNTRY BUFFET #251

Property Information

HIGHLAND GROVE SHOPPING CENTER

INDIANAPOLIS BLVD (US 41) & MAIN ST

HIGHLAND, IN 46322

Legal Name

OCB RESTAURANT CO

Tenant Number

104076

DBA Name

OLD COUNTRY BUFFET

Contact Name Phone No.

FAX No.

(651) 3652356

Unit No Unit SqFt Lease Status 00044 10,222 8/29/1996

Lease Execution Lease Commencement Turn Over

1/9/1997 12/15/1996 12/15/1996

SLR Date Store Open Term Begin Rent Commencement

1/9/1997 1/9/1997

Vacate - Actual Out Stop Bill Date

10/6/2016 Term End 10/6/2016 Security Deposit Bal .00

Unit Information

Unit No Floor No 00044 0001

ANCHO

Unit Type Unit Usage Unit Status EP Unit Type **Unit Billing Status**

R v **GUI**

RETAIL SALES VACANT GROSS UP 1 OWNED BILLABLE

OPERATING

OPERATING

ANCHOR

OBL Operational Status OPE OPE Leased Rate De

Leased Ra Unit Code Unit Address 02 Unit Address 03 Notice Address

OCB RESTAURANT CO C/O BUFFETS INC

ATTN REAL ESTATE PORTFOLIO MANAGER

1020 DISCOVERY RD STE 100

EAGAN MN 55121

Type of Tenant Natl Tenant (Parent)

NAT OCB NATIONAL

OLD COUNTRY BUFFET Chain (DBA) OCB OLD COUNTRY BUFFET Tenant Category 536 RESTAURANTS (NATIONAL)

Tenant Sub-Cat Insurance Code

00

N

NOT APPLICABLE

Primary GRS Lease Identifier CAM Backup Tax Assessment Tax Category

Reporting Category Franchise Code

RETAIL, NATIONAL

FRN FRANCHISEE OWNED AND OPERATED

1

ST

192

Lease Information

Lease Version Lease Type Lease Term

Collect Status Chrg Prorate Method Prior Lease Number

STANDARD

Retail

Reporting Frequency MONTHLY Report Due Days 45 Annual Report Due Days 45 Report YE Month 12

Billing Frequency ANNUAL DECEMBER Computation Method 2 Cumulative

G/L Offset Payment Terms - A/R

RTO

Net 30 Days (Override)

Tax Expl Code Tax Rate/Area

Case 21-30721-sgj11 Claim 14-1 Part 4 Filed 06/21/21 Desc Exhibit Lease profile report Flage 4 07 4 Lease Profile Report Page -

14:51:52

4 of 4 6/16/2021

As Of-

Building ID Shopping Center

R5515402 VER0002

21250

Lease ID 30870

OLD COUNTRY BUFFET #251

HIGHLAND GROVE SHOPPING CENTER

Breakpoi	nt								
Start D	ate End Date	Sales Type	Sales %	Dollar Breakpoint	Suspend Code	Suspended I	Date		
1/9/19	97 12/31/20	O2 GROS	3.00%	3,000,000.00					
1/1/20	03 12/31/20	7 GROS	3.00%	3,200,000.00					
1/1/20	08 12/31/20	2 GROS	3.00%	3,400,000.00					
1/1/20	13 12/31/20	7 GROS	3.00%	3,600,000.00	Y	10/6/201	6		
1/1/20	18 12/31/20	22 GROS	3.00%	3,800,000.00	Y	10/6/201	6		
1/1/20	23 12/31/20	4 GROS	3.00%	4,200,000.00	Y	10/6/201	6		
Lease Log	zs								
Log Class	Description		Am ID	Description		Start Date	Expired Date	Critical Date	Explanation - Remark
DL	DEFAULT LETTER		DLCP	Default Letter Cure Per	iod	6/1/2009			ten (10)
DL	DEFAULT LETTER		DLLS	Default Letter Lease Se	ection	6/1/2009			Section 26 A
SA	SALES INFORMAT	ON		SALES AUDIT		1/1/2008	12/31/2010		7/19/11

Northern District of Texas Claims Register

21-30721-sgill Fresh Acquisitions, LLC

Judge: Stacey G. Jernigan

Chapter: 11

Office: Dallas

Last Date to file claims: 08/30/2021

Trustee:

Last Date to file (Govt): 11/29/2021

Creditor: (19460828)DDRM HIGHLAND GROVE

Claim No: 14 Original Filed

Status: Filed by: CR

Modified:

LLC

Date: 06/21/2021

Entered by: Eric C. Cotton

3300 Enterprise Parkway Beachwood, OH 44122

Original Entered Date: 06/21/2021

Last Amendment Filed: 06/21/2021 Last Amendment Entered: 06/21/2021

Amount claimed: \$442062.69

History:

Details

14-1 06/21/2021 Claim #14 filed by DDRM HIGHLAND GROVE LLC, Amount claimed: \$442062.69

(Cotton, Eric)

Details

14-2 06/21/2021 Amended Claim #14 filed by DDRM HIGHLAND GROVE LLC, Amount claimed:

\$442062.69 (Cotton, Eric)

Description: (14-1) unexpired, non-residential real property lease

(14-2) unexpired, non-residential real property lease

Remarks: (14-2) amended to attached PDF version of POC

Claims Register Summary

Case Name: Fresh Acquisitions, LLC

Case Number: 21-30721-sgj11

Chapter: 11

Date Filed: 04/20/2021 **Total Number Of Claims: 1**

Total Amount Claimed*	\$442062.69
Total Amount Allowed*	

^{*}Includes general unsecured claims

The values are reflective of the data entered. Always refer to claim documents for actual amounts.



Secured	
Priority	
Administrative	