

Fill in this information to identify the case:

Debtor 1 Fresh Acquisitions, LLC
Debtor 2 _____
(Spouse, if filing)
United States Bankruptcy Court for the: Northern District of Texas, Dallas Division
Case number 21-30721-11

E-Filed on 07/29/2021
Claim # 262

Official Form 410
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: Identify the Claim

1. Who is the current creditor? Mall at Concord Mills Limited Partnership
Name of the current creditor (the person or entity to be paid for this claim)
Other names the creditor used with the debtor Concord Mills

2. Has this claim been acquired from someone else? No
 Yes. From whom? _____

3. Where should notices and payments to the creditor be sent?
Federal Rule of Bankruptcy Procedure (FRBP) 2002(g)
Where should notices to the creditor be sent?
Simon Property Group
Name
225 West Washington Street
Number Street
Indianapolis IN 46204
City State ZIP Code
Contact phone (317) 263-2346
Contact email rtucker@simon.com
Where should payments to the creditor be sent? (if different)
Mall at Concord Mills, LP
Name
PO Box 100451
Number Street
Atlanta GA 30384
City State ZIP Code
Contact phone _____
Contact email _____
Uniform claim identifier for electronic payments in chapter 13 (if you use one):

4. Does this claim amend one already filed? No
 Yes. Claim number on court claims registry (if known) _____ Filed on _____
MM / DD / YYYY

5. Do you know if anyone else has filed a proof of claim for this claim? No
 Yes. Who made the earlier filing? _____

Part 2: Give Information About the Claim as of the Date the Case Was Filed

6. 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: 5 2 0 7

7. How much is the claim? \$ 100.00. Does this amount include interest or other charges? No Yes. Attach statement itemizing interest, fees, expenses, or other charges required by Bankruptcy Rule 3001(c)(2)(A).

8. What is the basis of the claim? Examples: Goods sold, money loaned, lease, services performed, personal injury or wrongful death, or credit card. 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.
Reciprocal Construction Operation Easement

9. Is all or part of the claim secured? No Yes. 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: \$ _____ (The sum of the secured and unsecured amounts should match the amount in line 7.)
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? No Yes. Amount necessary to cure any default as of the date of the petition. \$ 0.00

11. Is this claim subject to a right of setoff? No Yes. Identify the property: _____

12. Is all or part of the claim entitled to priority under 11 U.S.C. § 507(a)?

No

Yes. Check one:

Domestic support obligations (including alimony and child support) under 11 U.S.C. § 507(a)(1)(A) or (a)(1)(B).

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).

Wages, salaries, or commissions (up to \$13,650*) earned within 180 days before the bankruptcy petition is filed or the debtor's business ends, whichever is earlier. 11 U.S.C. § 507(a)(4).

Taxes or penalties owed to governmental units. 11 U.S.C. § 507(a)(8).

Contributions to an employee benefit plan. 11 U.S.C. § 507(a)(5).

Other. Specify subsection of 11 U.S.C. § 507(a)() that applies.

Amount entitled to priority

\$ 0.00

\$ 0.00

\$ 0.00

\$ 0.00

\$ 0.00

\$ 0.00

* Amounts are subject to adjustment on 4/01/22 and every 3 years after that for cases begun on or after the date of adjustment.

Part 3: Sign Below

The person completing this proof of claim must sign and date it. FRBP 9011(b).

If you file this claim electronically, FRBP 5005(a)(2) authorizes courts to establish local rules specifying what a signature is.

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.

Check the appropriate box:

I am the creditor.

I am the creditor's attorney or authorized agent.

I am the trustee, or the debtor, or their authorized agent. Bankruptcy Rule 3004.

I am a guarantor, surety, endorser, or other codebtor. Bankruptcy Rule 3005.

I understand that an authorized signature on this *Proof of Claim* serves as an acknowledgment that when calculating the amount of the claim, the creditor gave the debtor credit for any payments received toward the debt.

I have examined the information in this *Proof of Claim* and have a reasonable belief that the information is true and correct.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on date 07/29/2021
MM / DD / YYYY

Ronald M. Tucker

Signature

Print the name of the person who is completing and signing this claim:

Name Ronald M. Tucker
First name Middle name Last name

Title Vice President and Bankruptcy Counsel

Company Simon Property Group
Identify the corporate servicer as the company if the authorized agent is a servicer.

Address _____
Number Street

City State ZIP Code

Contact phone _____ Email _____

Attachment 1 - Concord Mills.pdf

Description -

TENANT: RYAFA/ Ryan's Family Steak House
LEASE: RYAFA// Ryan's Family Steak House
PROJECT: 5207 Concord Mills Concord NC

** ACTIVE SPACE **

EXECUTION DATE: 12/30/2002 LEASE STATUS: Executed LEASE ID CORP ADDRESS LEASE ID BILLING ADDRESS
LEASE START DATE: 2/18/2004 LEASE TYPE: Reciprocal Const Oper Easem TP CONCORD, LLC
LEASE END DATE: 2/17/2054 SECURITY DEPOSIT: .00 UNKNOWN
REPLACEMENT DATE: CORP NAME: Fire Mountain Restaurants
INSURANCE EXP: Terms: . Atlanta GA 30305-

--SPACE INFO-- SEQ #: 1 SPACE TYPE: NST | --OVERAGE RENT INFO-- FREQUENCY DAYS
FLOOR: 01 UNIT: LL11 UNIT TYPE: OUT OPEN 2/18/2004 | SALES REPORTING NON-REPORTING 0
SQ FT RENTABLE SPACE START 2/18/2004 CLOSE | AUDITED STATEMENT NON-REPORTING 0
LEASE 1 SPACE END 2/17/2054 VACATE | PAYMENT
ACTUAL 0 RCD 2/18/2004 TERM | SALES YEAR
SIC 0302 Restaurant without Liquor

----RENT PERIOD INFO---
Start Dt End Date Ann Rent Sq/Ft Monthly Rent | --BREAK POINT INFO-- Sls Chg Ovr% Product Product

|

---CURRENT MONTHLY OBLIGATIONS---
Charge Description Ann Amt Sq/Ft Monthly Pay Eff End Date | Recovery Information

RRM Ring Road Maintenanc 1,485.14 485.14 123.76 ANN 1/01/21 2/17/54 | RET Real Estate Tax Reimbursement
SWS Promo Fund - Other 1,485.14 485.14 123.76 ANN 1/01/21 2/17/54 | NO OBLIGATION
CURRENT OBLIGATION: 2,970.28 970.28 247.52 |
% OF LAST YR SALES | Cap/Max: Y Rate: 100% Amt: %
Current Effective Rent: .00 .00% This year (Est): .00 |
Total Ancillaries: 2,970.28 .00% Last year sales: .00 | RRM Ring Road Maintenance
Total Charges: 2,970.28 .00% 2nd Prev Yr sls: .00 | FIXED @ RECURRING CHARGE
Effective Rent/Sq Ft: 2,970.28 | %
Cap/Max: Y Rate: 100% Amt: %