

Fill in this information to identify the case:

Debtor 1 Gold's Texas Holdings Group, Inc.
Debtor 2 _____
(Spouse, if filing)
United States Bankruptcy Court for the: Northern District of Texas, Dallas Division
Case number 20-31337-hdh11

E-Filed on 09/01/2020
Claim # 275

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?** \$837,461.58
Name of the current creditor (the person or entity to be paid for this claim)
Other names the creditor used with the debtor _____

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?	Where should payments to the creditor be sent? (if different)
	<u>DDR DB SA PHASE II LP</u> Name <u>SITE Centers Corp. 3300 Enterprise Parkway</u> Number Street <u>Beachwood OH 44122</u> City State ZIP Code Contact phone _____ Contact email _____ Uniform claim identifier for electronic payments in chapter 13 (if you use one): _____	_____ Name _____ Number Street _____ City State ZIP Code Contact phone _____ Contact email _____

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: 8 7 1 1

7. How much is the claim? \$ 837,461.58. 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.
unexpired lease

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. \$ 72,017.00

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 09/01/2020
MM / DD / YYYY

Laura Bunjevac
Signature

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

Name Laura Bunjevac
First name Middle name Last name

Title Senior Paralegal

Company SITE Centers Corp.
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 - Tenant Detailed Aging -9.1.2020 Legal .pdf
Description - aging report

TENANT DETAILED AGED DELINQUENCY

DDR Corp.

All Company

As of Tuesday, September 1, 2020

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
GOLD'S GYM												
	21117	333510	00048711	BK-11	4/1/2020	RTB	63,787.00					63,787.00
	21117	333510	00048711	BK-11	5/1/2020	RTB	63,787.00					63,787.00
	21117	333510	00048711	BK-11	8/1/2020	RTB	30,537.00			30,537.00		
	21117	333510	00048711	BK-11	9/1/2020	RTB	63,787.00	63,787.00				
Total for Lease Number 00048711							221,898.00	63,787.00		30,537.00		127,574.00

TENANT DETAILED AGED DELINQUENCY

DDR Corp.

All Company

As of Tuesday, September 1, 2020

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

MAIN TOTAL:

221,898.00

63,787.00

30,537.00

127,574.00

Attachment 2 - Gold's Gym POC.pdf

Description - damage calculation for lease term

Gold's Texas Holding Group Inc.
 21117-48711
 Bandera Outparcel
 San Antonio, TX
 Chapter 11 filed: May 4, 2020
 Landlord: DDR DB SA PHASE II LP
 Date Tenant Rejected: n/a
 Lease Expiration: 5/31/2022

Pre-Petition		
Date	Base Rent	Total
4/1/2020	\$ 63,787.00	\$ 63,787.00
5/1-5/4/2020	\$ 8,230.58	\$ 8,230.58
Total	\$ 72,017.58	\$ 72,017.58

Lease Term Damages		
Date	Base Rent	Total
5/5-5/31/2020	\$ 53,498.77	\$ 53,498.77
8/1/2020- 12/31/2020	\$ 765,444.00	\$ 765,444.00
1/1/2021- 12/31/2021	\$ 765,444.00	\$ 765,444.00
1/1/2022- 12/31/2022	\$ 841,992.00	\$ 841,992.00
Total	\$ 818,942.77	\$ 2,426,378.77

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	\$ 765,444.00
3 Year's Rent	n/a
Total Lease Term Damages	\$ 2,426,378.77
15% of Lease Term Damages	\$ 363,956.82

Claim	
Pre-Petition	\$ 72,017.58
One year of rent	\$ 765,444.00
Total Claim	\$ 837,461.58