

United States Bankruptcy Court for the District of Delaware

Fill in this information to identify the case:

Debtor: KIKO USA, Inc.

Case No.: 18-10069

RECEIVED

MAR 26 2018

BMC GROUP

If you have already filed a proof of claim with the Bankruptcy Court or BMC, you do not need to file again.  
THIS SPACE IS FOR COURT USE ONLY

Modified Form 410

# Proof of Claim

04/16

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, except for administrative expenses under 11 U.S.C. § 503(b)(9).

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.

The original of this completed form (faxes not accepted), together with accompanying documentation, must be either (a) delivered to the Claims and Noticing Agent at the address set forth on the Bar Date Notice, or (b) filed using the online claim filing system of BMC Group at [www.bmcgroup.com/kiko](http://www.bmcgroup.com/kiko), in either event so as to be received no later than the General Bar Date of March 26, 2018 at 4:00 p.m. (prevailing Eastern Time) or for governmental entities the Government Bar Date of July 10, 2018 at 4:00 p.m. (prevailing Eastern Time).

## Part 1: Identify the Claim

1. Who is the current creditor?

Macerich Oaks LP

Name of the current creditor (the person or entity to paid for this claim)

Other name 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?

Where should notices to the creditor be sent?

Where should payments to the creditor be sent? (if different)

Federal Rule of Bankruptcy Procedure (FRBP) 2002(g)

Dustin P. Branch, Esq./Ballard Spahr LLP

Name

Name

2029 Century Park East, Suite 800

Number Street

Number Street

Los Angeles CA 90067-2909

City State ZIP Code

City State ZIP Code

Contact phone 424.204.4400

Contact phone

Contact email branchd@ballardspahr.com

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?

KIKO USA POC



00075

ORIGINAL

**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: \_\_\_\_\_

7. How much is the claim? \$ 191,780.72. 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.  
Real Property 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. \$ 85.60

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 all that apply:

**Amount entitled to priority**

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

☐ Up to \$2,850\* 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 \$12,850\*) 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. \$ \_\_\_\_\_

\* Amounts are subject to adjustment on 4/01/19 and every 3 years after that for cases begun on or after the date of adjustment.

**13. Is all or part of the claim entitled to administrative priority pursuant to 11 U.S.C. § 503(b)(9)?** ☒ No ☐ Yes. Indicate the amount of your claim arising from the value of any goods received by the Debtor within 20 days before the date of commencement of the above case, in which the goods have been sold to the Debtor in the ordinary course of such Debtor's business. Attach documentation supporting such claim. \$ \_\_\_\_\_

### 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 03/22/2018  
MM/DD/YYYY

Dustin P. Branch  
Signature

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

Name Dustin P. Branch  
First name Middle name Last name

Title Attorney

Company Ballard Spahr LLP  
Identify the corporate servicer as the company if the authorized agent is a servicer.

Address 2029 Century Park East, Suite 800  
Number Street

Los Angeles CA 90067-2909  
City State ZIP Code

Contact phone 424.204.4400 Email branchd@ballardspahr.com

# PROOF OF CLAIM ATTACHMENT

**CASE NAME:** KIKO USA, Inc.

**LOCATION:** The Oaks

**CASE NUMBER:** 18-10069

## A. General Information:

1. Landlord Name: Macerich Oaks LP
2. Property Location: Thousand Oaks, CA
3. Tenant Name: KIKO USA, Inc.
4. Space No.: N10B
5. Petition Date: 1/11/2018
6. Lease Exp. Date: 8/31/2025
7. Lease Rej. Date: 1/29/2018

Remaining term: 91.1 months

## B. Claim Information:

	<u>Rent &amp; Charges</u>	<u>Interest</u>	<u>Totals</u>
1. Unsecured Non-Priority Rejection Claim Amount: (Section 502(b)(6)(A))	\$191,695.12	n/a	\$191,695.12
2. Unsecured Non-Priority Pre-Petition Claim Amount: (Section 502(b)(6)(B))	\$85.60	\$0.00	\$85.60
<b>Subtotal Unsecured Claims</b>	\$191,780.72	\$0.00 <sup>1</sup>	\$191,780.72
3. Administrative Post-Petition Priority Claim Amount: (Section 503(b)(1)(A), 365(d)(3))	\$0.00	\$0.00	\$0.00
<b>Subtotal Administrative Claims</b>	\$0.00	\$0.00 <sup>2</sup>	\$0.00
<b>TOTAL CLAIM AMOUNT</b>			<b><u><u>\$191,780.72</u></u> <sup>3</sup></b>

<sup>1</sup> Interest calculated at 10.% through 01/10/18, based on a 365 day year.

<sup>2</sup> Interest calculated at 10.% through 03/26/18, (the Claims Bar Date) based on a 365 day year.

<sup>3</sup> Claimant reserves the right to supplement or amend this claim from time to time and at any time hereafter.

## PRE-PETITION CHARGES

CASE NAME: KIKO USA, Inc.

LOCATION: The Oaks

CASE NUMBER: 18-10069

DATE OF				TOTAL
CHARGE	DESCRIPTION OF CHARGE	AMOUNT DUE	INTEREST <sup>1</sup>	AMOUNT DUE
	2017 Est. Tax Reconciliation	\$949.77	\$0.00	\$949.77
	2017 Est. Water Reconciliation	(\$36.55)	\$0.00	(\$36.55)
	2017 Est. Electricity Reconciliation	(\$2,327.62)	\$0.00	(\$2,327.62)
	Attorney's Fees	\$1,500.00	\$0.00	\$1,500.00
		<u>\$85.60</u>	<u>\$0.00</u>	
TOTAL PRE-PETITION CHARGES:				<u><u>\$85.60</u></u>

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<sup>1</sup> Interest calculated at 10.% through 01/10/18, the day before the petition date.

## RENT STEPS - Internal Document Only

**CASE NAME:** KIKO USA, Inc.

**LOCATION:** The Oaks

**CASE NUMBER:** 18-10069

1	Start (Rej) Date:	01/29/18	No. of days:	215	<b>Additional Rent</b>	
	End Date:	08/31/18	Rent Rate/Day:	\$430.82	CAM:	\$2,932.19
	Min Base Rent/Year:	\$93,756.00	Period rent:	\$92,626.30	Water:	\$0.00
	Adt'l Rent/Year:	\$63,494.28			Wtr/Swr:	\$94.00
					Sales Tax:	\$0.00
2	Start Date:	09/01/18	No. of days:	365	Prop. Taxes:	\$1,435.00
	End Date:	08/31/19	Rent Rate/Day:	\$438.53	Electricity:	\$830.00
	Min Base Rent/Year:	\$96,568.68	Period rent:	\$160,063.45	Sales Tax:	\$0.00
	Adt'l Rent/Month:	\$63,494.28			Electricity:	\$0.00
					Utilities:	\$0.00
3	Start Date:	09/01/19	No. of days:	366	Utilities:	\$0.00
	End Date:	08/31/20	Rent Rate/Day:	\$446.47	FL Sales Tax:	\$0.00
	Min Base Rent/Year:	\$99,465.74	Period rent:	\$163,408.02		
	Adt'l Rent/Month:	\$63,494.28			TOTAL:	\$5,291.19
4	Start Date:	09/01/20	No. of days:	365	Landlord Name: Macerich Oaks LP Property Location: The Oaks  Space No.: N10B Lease Expiration Date: 08/31/25	
	End Date:	08/31/21	Rent Rate/Day:	\$454.64		
	Min Base Rent/Year:	\$102,449.71	Period rent:	\$165,943.60		
	Adt'l Rent/Month:	\$63,494.28				
5	Start Date:	09/01/21	No. of days:	365		
	End Date:	08/31/22	Rent Rate/Day:	\$463.06		
	Min Base Rent/Year:	\$105,523.20	Period rent:	\$169,016.90		
	Adt'l Rent/Month:	\$63,494.28				
6	Start Date:	09/01/22	No. of days:	365		
	End Date:	08/31/23	Rent Rate/Day:	\$471.73		
	Min Base Rent/Year:	\$108,688.89	Period rent:	\$172,181.45		
	Adt'l Rent/Month:	\$63,494.28				

## RENT STEPS - Internal Document Only

7	Start Date:	09/01/23	No. of days:	366
	End Date:	08/31/24	Rent Rate/Day:	\$480.67
	Min Base Rent/Year:	<u>\$111,949.55</u>	Period rent:	<u>\$175,925.22</u>
	Adt'l Rent/Month:	\$63,494.28		
8	Start Date:	09/01/24	No. of days:	365
	End Date:	08/31/25	Rent Rate/Day:	\$489.87
	Min Base Rent/Year:	<u>\$115,308.03</u>	Period rent:	<u>\$178,802.55</u>
	Adt'l Rent/Month:	\$63,494.28		
9	Start Date:	01/00/00	No. of days:	0
	End Date:	01/00/00	Rent Rate/Day:	\$173.96
	Min Base Rent/Year:	<u>\$0.00</u>	Period rent:	<u>\$0.00</u>
	Adt'l Rent/Month:	\$63,494.28		
10	Start Date:	01/00/00	No. of days:	0
	End Date:	01/00/00	Rent Rate/Day:	\$173.96
	Min Base Rent/Year:	<u>\$0.00</u>	Period rent:	<u>\$0.00</u>
	Adt'l Rent/Month:	\$63,494.28		

# Ballard Spahr LLP

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carolod@ballardspahr.com

March 22, 2018

## VIA USPS PRIORITY MAIL

KIKO USA, INC.  
c/o BMC Group, Inc.  
P.O. Box 90100  
Los Angeles, CA 90009

Re: **KIKO USA, INC.**  
U.S.B.C. Del. Case No. 18-10069

Dear Claims Agent:

Enclosed are eight (8) original Proofs of Claim being submitted to you for filing in the above-entitled case. Also enclosed are eight (8) extra copies of the Claims which need to be conformed and returned to us in the enclosed self-addressed, stamped envelope.

If you have any questions, please do not hesitate to call.

Thank you for your assistance in this regard.

Yours very truly,



Donna M. Carolo  
Paralegal

Enclosures: Danbury Fair; Deptford; Kings Plaza; Lakewood; Los Cerritos; Queens Center;  
Stonewood; The Oaks

cc: Dustin P. Branch, Esq. (via e-mail; w/o encls.)

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