

Fill in this information to identify the case:

Debtor 1	Premier Laser Spa of Louisville LLC
Debtor 2	
(Spouse, if filing)	
United States Bankruptcy Court	Eastern District of Michigan
Case number:	19-42534

FILED
U.S. Bankruptcy Court
Eastern District of Michigan
6/28/2019
Katherine B. Gullo, Clerk

Official 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. 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?	CSHV Springhurst LLC	
	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?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes. From whom?	
3. Where should notices and payments to the creditor be sent?	Where should notices to the creditor be sent? CSHV Springhurst LLC Federal Rule of Bankruptcy Procedure (FRBP) 2002(g) Name c/o J. David Folds Baker Donelson 901 K Street NW, Suite 900 Washington, DC 20001 Contact phone (202) 508-3441 Contact email dfolds@bakerdonelson.com Uniform claim identifier for electronic payments in chapter 13 (if you use one):	Where should payments to the creditor be sent? (if different) Name Contact phone Contact email
4. Does this claim amend one already filed?	<input checked="" type="checkbox"/> No <input type="checkbox"/> 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?	<input checked="" type="checkbox"/> No <input type="checkbox"/> 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?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes. Last 4 digits of the debtor's account or any number you use to identify the debtor: _____
7. How much is the claim?	<div style="display: flex; justify-content: space-between;"><div>\$ 68003.45</div><div>Does this amount include interest or other charges? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes. Attach statement itemizing interest, fees, expenses, or other charges required by Bankruptcy Rule 3001(c)(2)(A).</div></div>
8. What is the basis of the claim?	<p>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 healthcare information.</p> <p>amounts due under lease</p>
9. Is all or part of the claim secured?	<div><input checked="" type="checkbox"/> No <input type="checkbox"/> Yes. The claim is secured by a lien on property.</div> <div>Nature of property: <input type="checkbox"/> Real estate. If the claim is secured by the debtor's principal residence, file a <i>Mortgage Proof of Claim Attachment</i> (Official Form 410-A) with this <i>Proof of Claim</i>. <input type="checkbox"/> Motor vehicle <input type="checkbox"/> Other. Describe: _____</div> <div>Basis for perfection: _____</div> <div>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.)</div> <div><div>Value of property:</div><div>\$ _____</div><div>Amount of the claim that is secured:</div><div>\$ _____</div><div>Amount of the claim that is unsecured:</div><div>\$ _____ (The sum of the secured and unsecured amounts should match the amount in line 7.)</div></div> <div><div>Amount necessary to cure any default as of the date of the petition:</div><div>\$ _____</div><div>Annual Interest Rate (when case was filed) _____ % <input type="checkbox"/> Fixed <input type="checkbox"/> Variable</div></div>
10. Is this claim based on a lease?	<div><input type="checkbox"/> No <input checked="" type="checkbox"/> Yes. Amount necessary to cure any default as of the date of the petition.</div> <div style="text-align: right;">\$ 68003.45</div>
11. Is this claim subject to a right of setoff?	<div><input checked="" type="checkbox"/> No <input type="checkbox"/> Yes. Identify the property: _____</div>

12. Is all or part of the claim entitled to priority under 11 U.S.C. § 507(a)?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes. <i>Check all that apply.</i>	Amount entitled to priority
A claim may be partly priority and partly nonpriority. For example, in some categories, the law limits the amount entitled to priority.	<input type="checkbox"/> Domestic support obligations (including alimony and child support) under 11 U.S.C. § 507(a)(1)(A) or (a)(1)(B). <input type="checkbox"/> 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). <input type="checkbox"/> 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). <input type="checkbox"/> Taxes or penalties owed to governmental units. 11 U.S.C. § 507(a)(8). <input type="checkbox"/> Contributions to an employee benefit plan. 11 U.S.C. § 507(a)(5). <input type="checkbox"/> Other. Specify subsection of 11 U.S.C. § 507(a)(<u> </u>) 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.		

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 6/28/2019
MM / DD / YYYY

/s/ J. David Folds

Signature

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

Name	<u>J. David Folds</u>		
	First name	Middle name	Last name
Title	<u>Counsel</u>		
Company	<u>Baker Donelson</u>		
Address	Identify the corporate servicer as the company if the authorized agent is a servicer		
	<u>901 K Street NW, Suite 900</u>		
	Number Street		
	<u>Washington, DC 20001</u>		
	City State ZIP Code		
Contact phone	<u>(202) 508-3441</u>	Email	<u>dfolds@bakerdonelson.com</u>

**UNITED STATES BANKRUPTCY COURT
EASTERN DISTRICT OF MICHIGAN**

)	
In Re:)	Chapter 11
)	
Premier Laser Spa of Louisville, LLC)	Case No. 19-42534
)	
Debtor.)	
)	

EXHIBIT A TO PROOF OF CLAIM

A. The consideration for this claim (grounds of liability) includes, but is not limited to, claims arising from, inter alia,

CSHV Springhurst LLC ("Claimant"), as landlord, and Louisville Laser Spa LLC are parties to a Lease dated November 7, 2012 pursuant to which the Debtor leased Space #13 and 14, with approximately 2,544 square feet in the shopping center known as Springhurst Towne Center, 3571 Springhurst Boulevard, Louisville, Kentucky (the "Property") from Claimant.

Pursuant to the Lease, the Debtor, as tenant, is obligated to pay Claimant, as landlord, monthly rental payments for the use and occupancy of the Premises, plus additional rent such as real estate taxes, shopping center operating costs, insurance premiums, and utilities

The Debtor filed a voluntary petition for relief under Chapter 11 of the United States Bankruptcy Code on February 22, 2019 (the "Petition Date"). As of the Petition Date, **\$68,003.45** was due and owing to Claimant under the Lease (the "Prepetition Claim"). An itemization of these amounts is attached. The Lease has expired by its own terms, but the Debtor continued to use and occupy the Property after the Petition Date.

B. No judgment has been rendered on this claim to date. The amount of all confirmed payments on this claim as of February 22, 2019 has been credited and deducted for

the purpose of making this Proof of Claim. The claim is secured to the extent of any security deposit. This claim is not subject to a setoff or counterclaim except to the extent, if any, that the Debtor holds a claim against Claimant. This claim is otherwise a general unsecured claim.

C. The amount of this claim may change depending upon, among other things, further proceedings in the Debtor's Chapter 11 case, action by governmental, quasigovernmental or regulatory authorities, or further investigation with respect to the operation and maintenance of the Debtors' business and property, and further actions by, or with respect to, the Debtors.

D. Neither the filing of this Proof of Claim nor any action taken pursuant thereto by or on behalf of Claimant shall affect or impair, or be deemed to affect or impair, the provisions of any documents, contracts or agreements executed and/or delivered to Claimant in connection with any liability or obligation of Debtors or any other party to Claimant, including, without limitation: (1) any covenant, warranty or other provision contained in any such agreement, document or contract; and (2) any right, remedy, lien or security interest (including, without limitation, the priority of the lien and security interest, and Claimant's rights against any other person or entity created or granted to claimant pursuant to any other agreement, contract, document or applicable law).

E. Claimant reserves the right to further amend and supplement this Proof of Claim and/or to file additional proofs of claim for additional claims. Claimant reserves the right to amend this proof of claim to add the cost of removing any FF&E that is abandoned on the Premises. Claimant reserves the right to assert claims for rent for the post-petition, pre-rejection period, including all rights under 11 U.S.C. §§ 362(d)(3) and 503(b).

F. Claimant further reserves all rights accruing to it and the filing of this Proof of Claim is not intended to be and shall not be construed as: (1) an election of remedy; (2) a waiver

of any past, present or future defaults or events of default; (3) a waiver or limitation of any rights of claimant; (4) consent to the determination of the Debtors' liability to Claimant by any particular court, including, but not limited to, the Bankruptcy Court; or (5) consent to the jurisdiction or venue of any particular court, including but not limited to, the Bankruptcy Court.

G. Claimant asserts the following additional claims, to the extent that any such claims exist, as to all of which Claimant expressly reserves and preserves all rights, notwithstanding anything contained in this Proof of Claim: (1) interest, losses, fees, costs, taxes and charges which, where applicable, have accrued as of the petition date and which continue to accrue; (2) attorneys' fees and costs which have been incurred as of petition date, and which continue to be incurred; (3) claims for administrative expenses in amounts not fully ascertainable but to be later provided by amendments; (4) claims arising out of non-performance and/or breaches of the agreements and documents referenced in this Proof of Claim; (5) claims arising out of mismanagement, fraud, negligence, intentional misconduct or any other action of any officer, director, employee, agent, present or former professional or representative of the Debtors; (6) rights of reclamation, setoff or recoupments; (7) rights to reimbursement or indemnification for any loss, liability, damage, expense or cost; (8) rights to estimate contingent claims; and (9) claims which may be presently in amounts not fully ascertainable but to be later provided if such claims are estimated and/or liquidated.

Springhurst Towne Center
11251 Parkside Drive
Knoxville, TN 37934
(865) 675-0120

2/22/2019

Louisville Laser Spa
34405 W. 12 Mile Road
Suite 200
Farmington Hills, MI 48331

MAKE CHECKS PAYABLE TO: CSHV Springhurst, LLC BALANCE DUE \$68,003.45

Date	Code	Description	Charges	Payments	Amount Due
7/1/2017	CMF	AUTOCHRG @T7/31/2017	\$344.21	\$344.11	\$0.10
3/1/2018	BRT	AUTOCHRG @T3/31/2018	\$4,240.00	\$0.00	\$4,240.00
3/1/2018	CMF	AUTOCHRG @T3/31/2018	\$351.10	\$0.00	\$351.10
3/1/2018	GCH	AUTOCHRG @T3/31/2018	\$40.00	\$0.00	\$40.00
3/1/2018	INS	AUTOCHRG @T3/31/2018	\$25.16	\$0.00	\$25.16
3/1/2018	RET	AUTOCHRG @T3/31/2018	\$516.15	\$0.00	\$516.15
3/1/2018	WCH	AUTOCHRG @T3/31/2018	\$70.13	\$0.00	\$70.13
5/8/2018	BRT	Mach 2018 125% Holdover Fee	\$1,060.00	\$0.00	\$1,060.00
5/8/2018	CMF	March 2018 125% Holdover Fee	\$87.78	\$0.00	\$87.78
5/8/2018	INS	March 2018 125% Holdover Fee	\$6.29	\$0.00	\$6.29
5/8/2018	GCH	March 2018 125% Holdover Fee	\$10.00	\$0.00	\$10.00
5/8/2018	WCH	March 2018 125% Holdover Fee	\$17.53	\$0.00	\$17.53
5/8/2018	RET	March 2018 125% Holdover Fee	\$129.04	\$0.00	\$129.04
5/9/2018	BRT	April 2018 125% Holdover Fee	\$1,060.00	\$0.00	\$1,060.00
5/9/2018	CMF	April 2018 125% Holdover Fee	\$87.78	\$0.00	\$87.78
5/9/2018	INS	April 2018 125% Holdover Fee	\$6.29	\$0.00	\$6.29
5/9/2018	GCH	April 2018 125% Holdover Fee	\$10.00	\$0.00	\$10.00
5/9/2018	WCH	April 2018 125% Holdover Fee	\$17.53	\$0.00	\$17.53
5/9/2018	RET	April 2018 125% Holdover Fee	\$129.04	\$0.00	\$129.04
5/10/2018	BRT	May 2018 125% Holdover Fee	\$1,060.00	\$0.00	\$1,060.00
5/10/2018	CMF	May 2018 125% Holdover Fee	\$87.78	\$0.00	\$87.78
5/10/2018	INS	May 2018 125% Holdover Fee	\$6.29	\$0.00	\$6.29
5/10/2018	GCH	May 2018 125% Holdover Fee	\$10.00	\$0.00	\$10.00
5/10/2018	WCH	May 2018 125 % Holdover Fee	\$17.53	\$0.00	\$17.53
5/10/2018	RET	May 2018 125% Holdover Fee	\$129.04	\$0.00	\$129.04
6/1/2018	BRT	AUTOCHRG @T6/30/2018 @R	\$8,480.00	\$3,180.00	\$5,300.00
6/1/2018	CMF	AUTOCHRG @T6/30/2018 @R	\$702.22	\$263.35	\$438.87
6/1/2018	GCH	AUTOCHRG @T6/30/2018 @R	\$80.00	\$30.00	\$50.00
6/1/2018	INS	AUTOCHRG @T6/30/2018 @R	\$50.32	\$18.87	\$31.45

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MAKE CHECKS PAYABLE TO: CSHV Springhurst, LLC BALANCE DUE \$68,003.45

Date	Code	Description	Charges	Payments	Amount Due
6/1/2018	RET	AUTOCHRG @T6/30/2018 @R	\$1,032.31	\$387.12	\$645.19
6/1/2018	WCH	AUTOCHRG @T6/30/2018 @R	\$140.25	\$52.59	\$87.66
7/1/2018	BRT	AUTOCHRG @T7/31/2018	\$5,300.00	\$0.00	\$5,300.00
7/1/2018	CMF	AUTOCHRG @T7/31/2018	\$438.88	\$0.00	\$438.88
7/1/2018	GCH	AUTOCHRG @T7/31/2018	\$50.00	\$0.00	\$50.00
7/1/2018	INS	AUTOCHRG @T7/31/2018	\$31.45	\$0.00	\$31.45
7/1/2018	RET	AUTOCHRG @T7/31/2018	\$645.19	\$0.00	\$645.19
7/1/2018	WCH	AUTOCHRG @T7/31/2018	\$87.66	\$0.00	\$87.66
8/1/2018	BRT	AUTOCHRG @T8/31/2018	\$5,300.00	\$0.00	\$5,300.00
8/1/2018	CMF	AUTOCHRG @T8/31/2018	\$438.88	\$0.00	\$438.88
8/1/2018	GCH	AUTOCHRG @T8/31/2018	\$50.00	\$0.00	\$50.00
8/1/2018	INS	AUTOCHRG @T8/31/2018	\$31.45	\$0.00	\$31.45
8/1/2018	RET	AUTOCHRG @T8/31/2018	\$645.19	\$0.00	\$645.19
8/1/2018	WCH	AUTOCHRG @T8/31/2018	\$87.66	\$0.00	\$87.66
9/1/2018	BRT	AUTOCHRG @T9/30/2018	\$5,300.00	\$0.00	\$5,300.00
9/1/2018	CMF	AUTOCHRG @T9/30/2018	\$438.88	\$0.00	\$438.88
9/1/2018	GCH	AUTOCHRG @T9/30/2018	\$50.00	\$0.00	\$50.00
9/1/2018	INS	AUTOCHRG @T9/30/2018	\$31.45	\$0.00	\$31.45
9/1/2018	RET	AUTOCHRG @T9/30/2018	\$645.19	\$0.00	\$645.19
9/1/2018	WCH	AUTOCHRG @T9/30/2018	\$87.66	\$0.00	\$87.66
10/1/2018	BRT	AUTOCHRG @T10/31/2018	\$5,300.00	\$0.00	\$5,300.00
10/1/2018	CMF	AUTOCHRG @T10/31/2018	\$438.88	\$0.00	\$438.88
10/1/2018	GCH	AUTOCHRG @T10/31/2018	\$50.00	\$0.00	\$50.00
10/1/2018	INS	AUTOCHRG @T10/31/2018	\$31.45	\$0.00	\$31.45
10/1/2018	RET	AUTOCHRG @T10/31/2018	\$645.19	\$0.00	\$645.19
10/1/2018	WCH	AUTOCHRG @T10/31/2018	\$87.66	\$0.00	\$87.66
11/1/2018	BRT	AUTOCHRG @T11/30/2018	\$5,300.00	\$0.00	\$5,300.00
11/1/2018	CMF	AUTOCHRG @T11/30/2018	\$438.88	\$0.00	\$438.88
11/1/2018	GCH	AUTOCHRG @T11/30/2018	\$50.00	\$0.00	\$50.00
11/1/2018	INS	AUTOCHRG @T11/30/2018	\$31.45	\$0.00	\$31.45

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2/22/2019

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MAKE CHECKS PAYABLE TO: CSHV Springhurst, LLC BALANCE DUE \$68,003.45

Date	Code	Description	Charges	Payments	Amount Due
11/1/2018	RET	AUTOCHRG @T11/30/2018	\$645.19	\$0.00	\$645.19
11/1/2018	WCH	AUTOCHRG @T11/30/2018	\$87.66	\$0.00	\$87.66
12/1/2018	BRT	AUTOCHRG @T12/31/2018	\$5,300.00	\$2,051.61	\$3,248.39
12/1/2018	CMF	AUTOCHRG @T12/31/2018	\$438.88	\$169.89	\$268.99
12/1/2018	GCH	AUTOCHRG @T12/31/2018	\$50.00	\$19.35	\$30.65
12/1/2018	INS	AUTOCHRG @T12/31/2018	\$31.45	\$12.17	\$19.28
12/1/2018	RET	AUTOCHRG @T12/31/2018	\$645.19	\$249.75	\$395.44
12/1/2018	WCH	AUTOCHRG @T12/31/2018	\$87.66	\$33.93	\$53.73
1/8/2019	BRT	REV Dec 2018 Prorated BRT	\$2,051.61	\$0.00	\$2,051.61
1/8/2019	CMF	REV Dec 2018 Prorated CMF	\$169.89	\$0.00	\$169.89
1/8/2019	GCH	REV Dec 2018 Prorated GCH	\$19.35	\$0.00	\$19.35
1/8/2019	INS	REV Dec 2018 Prorated INS	\$12.17	\$0.00	\$12.17
1/8/2019	RET	REV Dec 2018 Prorated RET	\$249.75	\$0.00	\$249.75
1/8/2019	WCH	REV Dec 2018 Prorated WCH	\$33.93	\$0.00	\$33.93
1/9/2019	BRT	REV Jan 2019 BRT Removal	\$5,300.00	\$0.00	\$5,300.00
1/9/2019	CMF	REV Jan 2019 CMF Removal	\$438.88	\$0.00	\$438.88
1/9/2019	GCH	REV Jan 2019 GCH Removal	\$50.00	\$0.00	\$50.00
1/9/2019	INS	REV Jan 2018 INS Removal	\$23.69	\$0.00	\$23.69
1/9/2019	RET	REV Jan 2019 RET Removal	\$503.23	\$0.00	\$503.23
1/9/2019	WCH	REV Jan 2018 WCH Removal	\$87.66	\$0.00	\$87.66
2/1/2019	BRT	AUTOCHRG @T2/28/2019	\$5,300.00	\$0.00	\$5,300.00
2/1/2019	CMF	AUTOCHRG @T2/28/2019	\$438.88	\$0.00	\$438.88
2/1/2019	GCH	AUTOCHRG @T2/28/2019	\$50.00	\$0.00	\$50.00
2/1/2019	INS	AUTOCHRG @T2/28/2019	\$31.45	\$0.00	\$31.45
2/1/2019	RET	AUTOCHRG @T2/28/2019	\$645.19	\$0.00	\$645.19
2/1/2019	WCH	AUTOCHRG @T2/28/2019	\$87.66	\$0.00	\$87.66

Eastern District of Michigan Claims Register

[19-42534-pjs Premier Laser Spa of Louisville LLC](#)

Judge: Phillip J Shefferly

Chapter: 11

Office: Detroit

Last Date to file claims: 07/01/2019

Trustee:

Last Date to file (Govt): 09/30/2019

Creditor: (26031133)
CSHV Springhurst LLC
c/o J. David Folds
Baker Donelson
901 K Street NW, Suite 900
Washington, DC 20001

Claim No: 3
Original Filed
Date: 06/28/2019
Original Entered
Date: 06/28/2019

Status:
Filed by: CR
Entered by: ePOC
Modified:

Amount claimed: \$68003.45

History:

[Details](#) [3-1](#) 06/28/2019 Claim #3 filed by CSHV Springhurst LLC, Amount claimed: \$68003.45 (ePOC)

Description:

Remarks:

Claims Register Summary

Case Name: Premier Laser Spa of Louisville LLC

Case Number: 19-42534-pjs

Chapter: 11

Date Filed: 02/22/2019

Total Number Of Claims: 1

Total Amount Claimed*	\$68003.45
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		