

Fill in this information to identify the case:	
Debtor 1	Body Contour Ventures, LLC
Debtor 2	
(Spouse, if filing)	
United States Bankruptcy Court	Eastern District of Michigan
Case number:	19-42510

FILED
 U.S. Bankruptcy Court
 Eastern District of Michigan
 7/1/2019
 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?	ATT 245 Marketplace, 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? 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)
	ATT 245 Marketplace, LLC	_____
	Name	Name
	1790 East River Road, Suite 310 Tucson, AZ 85718	_____
	Contact phone 4807676149	Contact phone _____
	Contact email rbird@gilbertbirdlaw.com	Contact email _____
Uniform claim identifier for electronic payments in chapter 13 (if you use one): _____		
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? _____	

LIGHTRX POC

 01146

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? \$ 21762.08
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 healthcare information.
 Commercial Lease – Unpaid Rent and other charges. See Exhibit A – Basis for Claim

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. \$ 15579.41

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)?	<input checked="" type="checkbox"/> No	
	<input type="checkbox"/> Yes. Check all that apply:	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)(_) 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 7/1/2019
MM / DD / YYYY

/s/ Ryan Bird

Signature

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

Name Ryan Bird

First name Middle name Last name

Title Agent for Creditor

Company Gilbert Bird Law Firm, PC

Identify the corporate servicer as the company if the authorized agent is a servicer

Address 10575 North 114th Street, Suite 115

Number Street

Scottsdale, AZ 85259

City State ZIP Code

Contact phone 4807676149 Email rbird@gilbertbirdlaw.com

EXHIBIT A

Basis for Claim

The claim of Creditor arises from Body Contour Ventures, LLC, a Michigan limited liability company ("Debtor"), as Guarantor for a Lease Agreement dated October 6, 2016 ("Lease") between ATT 245 Marketplace, LLC, an Arizona limited liability company ("Creditor") and LRX Tucson, an Arizona limited liability company ("Tenant"), for the premises known as 245 South Wilmot Road, Suite 6, Tucson, Arizona 85748. A copy of the first page and the signature page of the Lease is attached hereto as Exhibit B. A copy of the Debtor's Lease Guaranty is attached hereto as Exhibit C.

In October 2018, Tenant defaulted on the Lease with the Creditor and on or around January 2019, Creditor, as landlord, locked out the Tenant and retook possession of the Premises. Pursuant to Article 21 of the Lease, Creditor, as Landlord, upon the default of Tenant, is entitled to accelerate the rent to the end of the Lease term on November 30, 2021. Section 21.4 further entitles Creditor to recover the expenses accrued for retaking possession of the Premises and for cleaning and repairing the Premises upon Tenant vacating.

Pre-Petition:

As of February 22, 2019 (the "Petition Date"), the pre-petition arrearages owing under the Lease for Rent and other charges were equal to \$15,075.86 after applying Tenant's \$3,228.75 security deposit, as stated on the Post-Lockout Tenant Ledger attached hereto as Exhibit "D". Prior to the Petition Date, Tenant was in default under the terms of the Lease for failure to pay the amounts due, and the Creditor, as landlord, upon the default of Tenant, is entitled to accelerate the rent due and owing to the end of the Lease, pursuant to Article 21 of the Lease. Pursuant to 57.1 of the Lease, the Tenant owes the Creditor interest of twelve percent (12%) from each date due until the Petition Date ("Pre-Petition Interest") in the amount of \$503.55, for a total of \$15,579.41 owed for Pre-Petition arrearages. A copy of the Pre-Petition Interest calculation is attached hereto as Exhibit "E". The Tenant is responsible for these charges pursuant to 11 U.S.C. §§365(d)(3), 503(b)(1)(A) and 507(a)(2).

Post-Petition:

As of July 1, 2019, the date of filing this Claim, the Tenant owes the Creditor post-petition arrearages equal to \$5,982.19, calculated as follows: March 2019 Rent in the amount of \$2,748.64, April 2019 Rent in the amount of \$3,681.63, May Rent in the amount of \$447.79, and June Rent in the amount of \$104.13. On or around March 2019, Creditor obtained a new lessor for the Premises and in May 2019 the new tenant began paying rent but not triple net expenses, as laid out in Exhibit "D". The Tenant owes the Creditor interest of twelve percent (12%) from the date each amount was due to the date of filing this claim in the amount of \$200.48. A copy of the Post-Petition Interest calculation is attached hereto as Exhibit "F". Creditor may also be entitled to all of its post-petition attorneys' fees and costs pursuant to the Bankruptcy Code §506(b).

Total Claim:	Pre-Petition Rent:	\$ 15,075.86
	Pre-Petition Interest:	\$ 503.55

Post-Petition Rent:	\$ 5,982.19
Post-Petition Interest:	\$ 200.48
TOTAL CLAIM:	\$ 21,762.08

The remaining obligation of the Tenant under the Lease is \$21,762.08. Under the terms of the Guaranty, Debtor, as Guarantor, is obligated for the entire term of the Lease.

Section 2 of the Guaranty states:

2. Guarantor unconditionally guarantees that all rentals and all sums, costs, expenses, charges, payments and deposits (including sums payable as damages upon a default under the Lease) which are at any time payable by Tenant under the provisions of the Lease will be paid when due (whether at the stated due date or by acceleration or otherwise), and that Tenant will observe each and every covenant to be performed by Tenant in accordance with the provisions of the Lease during the original term of the Lease and any extensions or renewal thereof. If any default shall be made by Tenant, Guarantor shall pay, and hereby agrees to pay Landlord such rentals, sums, costs, expenses, charges, payments and deposits and shall satisfy all covenants to be performed by Tenant.

Creditor's Claim against Debtor is for **\$21,762.08**. Further, Creditor may be entitled to all of its post-petition attorneys' fees and costs pursuant to the Bankruptcy Code §506(b).

Creditor hereby expressly reserves all its rights to amend, modify, and/or supplement this Proof of Claim in any way. This claim is without prejudice to Creditor's rights or remedies against non-debtor third parties who may be liable to Creditor for the amounts stated herein. In addition, this claim is without prejudice to any other claim that Creditor may hold in connection with the Chapter 11 case of the Debtor, including, but not limited to, any administrative expense claim that may arise from the Debtor's post-petition breaches of duty with respect to the Lease, and Creditor reserves all its rights to assert and receive payment on any and all of its administrative expense claims.

EXHIBIT B

SHOPPING CENTER LEASE

For valuable consideration, the receipt of which is hereby acknowledged, and in consideration of the rents and covenants hereinafter set forth, Landlord hereby leases and demises to Tenant, and Tenant hereby leases and takes from Landlord the "Demised Premises", described hereinafter, on the terms and conditions set forth in the Fundamental Lease Provisions, Articles I through LV, set forth hereinafter and the attached Exhibits "A" through "I", all of which comprise the Lease Agreement.

FUNDAMENTAL LEASE PROVISIONS

This Lease Agreement ("Lease"), made on the 6th day of October, 2016, ("Lease Date") by ATT 245 MARKETPLACE, LLC, an Arizona limited liability company, ("Landlord"), and LRX Tucson, LLC, an Arizona limited liability company ("Tenant").

- A. Tenant's Trade Name: Light Rx
- B. Use of Premises: Med-spa business providing laser hair removal, body contouring, skin rejuvenation, cellulite reduction, skin tightening, or treatments similar to LightRX, LightRX Face, and LightRX Body
- C. Center Name, Space Number and Address of Demised Premises:
 - 245 MARKETPLACE
 - 245 South Wilmot Road, Suite 6
 - Tucson, Arizona 85748
- D. Floor Area: The approximate floor dimensions of the Demised Premises are as follows: 1,200 SF
- E. The term of the Lease shall be for a period of FIVE (5) years, and NO (0) months, commencing on the date the Landlord delivers the Premises to Tenant with Landlord's Work substantially completed ("Commencement Date").
- F. Rental: Rental shall consist of the following:
 1. Minimum Monthly Rental during the initial year hereof shall be TWO THOUSAND, FIVE HUNDRED AND 00/100 DOLLARS (\$2,500.00) plus applicable taxes, adjustments and other amounts pursuant to the terms and provisions of the Lease Agreement; and
 2. The guaranteed minimum monthly rental during the original term and any subsequent option period shall be subject to an annual increase of TWO - PERCENT (2 %) per annum. With respect to the original term, the 2% fee is already included in the figures shown in Section 3 of the Addendum hereto.
 3. A Security Deposit of THREE THOUSAND, TWO HUNDRED TWENTY-EIGHT and 75/100 DOLLARS (\$3,228.75) payable to:
 - ATT 245 MARKETPLACE, LLC
- G. Real Estate Commissions or Brokers: DeRito Partners, Inc / Paul Serafin, By Separate Agreement
- H. Landlord's address for Rental Payments and Notices: 1790 EAST RIVER ROAD, SUITE 310, TUCSON, ARIZONA 85718
Telephone Number: (520) 647-2727
- I. Tenant's Address for Notices: 34405 W 12 Mile Rd., Ste. 200, Farmington Hills MI 48331 Telephone Number: _____
Tenant's Home Address: _____ Telephone Number: _____
- J. Lease Guarantors: BODY CONTOUR VENTURES, LLC, a Michigan limited liability company

AGREED:

LANDLORD:
ATT 245 MARKETPLACE, LLC,
an Arizona limited liability company
By Carbas Corporation
Its Manager

Lynn A. Morrison
By LYNN A. MORRISON, Its President

TENANT:
LRX TUCSON, LLC, a Michigan limited liability company,
dba Light Rx

By [Signature]
Name Rich Morgan
Its President

therefore, agree that should Tenant fail to pay the rent due within five (5) days after the same becomes due, Landlord shall be entitled to recover as Additional Rental a late fee from Tenant equal to ten percent (10%) of the amount past due. In addition, such past due amounts shall bear interest at the rate of twelve percent (12%) per annum until paid and shall be the rate of interest applicable to any judgment obtained by Landlord against Tenant. Tenant further agrees to pay Landlord any costs or fees incurred by Landlord for the collection of such past due rent, including but not limited to fees of an attorney or collection agency. Nothing herein contained shall limit any other remedy available to Landlord. Landlord shall have the right to require that Tenant pay monies due in the form of a cashier's check or money order or, at Landlord's request, by reoccurring monthly electronic funds transfer of immediately available funds pursuant to such transfer instructions as Landlord may, from time to time, furnish to Tenant.

IN WITNESS WHEREOF, the parties have duly executed the Fundamental Lease Provisions, this Lease Agreement together with the herein referred to Exhibits which are attached hereto, the day and year first above written.

AGREED:


LANDLORD:

ATT 245 MARKETPLACE, LLC,
an Arizona limited liability company
By Carbas Corporation
Its Manager


By LYNN A. MORRISON, Its President

TENANT:

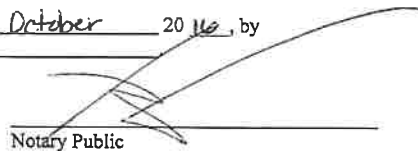
LRX TUCSON, LLC, a Michigan limited liability company,
dba Light Rx

By 
Name Rich Morgan
Its President

STATE OF Michigan)
County of Oakland) ss

SUBSCRIBED AND SWORN to before me this 4th day of October 2016, by
Richard C. Morgan and _____

SCOTT D. MACDONALD
Notary Public, State of Michigan
County of Oakland
My Commission Expires 08-28-2017
Acting In the County of Oakland


Notary Public

My Commission Expires:

08-28-2017

EXHIBIT C

Exhibit C
GUARANTY OF LEASE

In consideration of ATT 245 MARKETPLACE, LLC, ("Landlord") entering into the Lease with LRX TUCSON, LLC, ("Tenant"), for the premises located in 245 Marketplace Shopping Center ("Property") located at 245 South Wilmot Road, Suite 6, in Tucson, Arizona and for other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged, the undersigned, BODY CONTOUR VENTURES, LLC, an Michigan limited liability company, as a corporate guarantor, (hereinafter referred to as "Guarantor"), covenants and agrees as follows:

1. Guarantor is financially interested in Tenant and acknowledges that financial accommodations extended by Landlord to Tenant in making the Lease will be of substantial benefit to Guarantor and Guarantor acknowledges that Landlord is willing to enter into the Lease with Tenant only upon the condition that Guarantor enter into this Guaranty.
2. Guarantor unconditionally guarantees that all rentals and all sums, costs, expenses, charges, payments and deposits (including sums payable as damages upon a default under the Lease) which are at any time payable by Tenant under the provisions of the Lease will be paid when due (whether at the stated due date or by acceleration or otherwise), and that Tenant will observe each and every covenant to be performed by Tenant in accordance with the provisions of the Lease during the original term of the Lease and any extensions or renewal thereof. If any default shall be made by Tenant, Guarantor shall pay, and hereby agrees to pay, Landlord such rentals, sums, costs, expenses, charges, payments and deposits and shall satisfy all covenants to be performed by Tenant.
3. Guarantor hereby waives all notice of default by Tenant in performance of the covenants and conditions of the Lease, and Landlord shall not be required to take any steps to enforce any rights against Tenant or any other person to compel observation or performance of any of the covenants and conditions of the Lease prior to requiring Guarantor to observe and perform such covenants and conditions of the Lease.
4. Guarantor does further covenant and agree to pay all of Landlord's expenses, including attorneys' fees, incurred in enforcing Tenant's obligations or in enforcing this Guaranty.
5. Guarantor does further covenant and agree that the Landlord may from time to time during the term of the Lease or any extension or renewal thereof modify, change or alter any of the terms of the Lease by agreement with the Tenant without notice to the Guarantor, and the Guarantor shall not be relieved of its liabilities hereunder as a result of such modifications, changes or alterations, it being expressly understood and agreed that Guarantor will recognize and be bound by any such modifications, changes or alterations to the extent as though each modification, change or alteration had been part of the Lease as originally drawn. No notice shall be required to be given by the Landlord in the event the Lease is extended or renewed.
6. This Guaranty shall not be waived, released, discharged, diminished, or otherwise affected by, and Guarantor hereby expressly consents to and waives notice of, the following:
 - a. Any assignment of the Lease or subletting of all or any portion of the Premises by Tenant with or without the consent of Landlord;
 - b. The assignment or transfer in whole or in part of Landlord's interest in the Lease and/or the Property;
 - c. The bankruptcy, reorganization or insolvency of Tenant or any successor or assignee of Tenant, or the release, discharge, impairment, limitation or modification of the liability of Tenant or of the estate of Tenant in any bankruptcy or other proceedings, or any rejection or abandonment of the Lease by Tenant or any trustee of Tenant in any such proceedings, or the cessation from any cause whatsoever of the liability of Tenant, or the occurrence of any of the foregoing with respect to Guarantor or any of them;
 - d. The granting of indulgences or extensions of time by Landlord with respect to the performance of any of the terms and provisions of the Lease;
 - e. Any deferral, reduction, increase or compromise of any rental or other charge due Landlord under the provisions of the Lease;
 - f. The failure by Landlord to require strict performance of any term or provision of the Lease or to exercise any right, power or remedy granted to Landlord in the Lease;
 - g. The repossession of the Premises by Landlord;
 - h. Landlord's acceptance of other or additional security for the payment and performance of the obligations secured hereby, and the enforcement, exchange, waiver or release of any such security; or
 - i. Landlord's acceptance of additional guarantors and/or the release or substitution of anyone primarily or secondarily liable for the payment and performance of the obligations secured hereby, whether by Landlord or by operation of law.
7. The use of the singular herein shall include the plural. The obligation of two or more guarantors hereunder shall be joint and several, and if the undersigned guarantors are husband and wife, there shall be joinder in this Guaranty by both and this Guaranty shall bind both their community estate and their respective separate estates.
8. The obligations of Tenant under the Lease to execute and deliver certificates (and financial statements, if any) as required therein shall be deemed to apply with equal force and effect to Guarantor.
9. All of the provisions of this Guaranty shall inure to the benefit of Landlord, its successors or assigns, and shall be binding upon Tenant and Tenant's heirs, successors and assigns.
10. The undersigned hereby waives the benefits of any statutory provision or procedural rule limiting the liability of a surety, including, but not limited to the provisions of A.R.S. § 12-1641, *et seq.* and § 44-142, and Rule 17(f) of the Arizona Rules of Civil Procedure.
11. Notice of Acceptance of this Guaranty is expressly waived.
12. Guarantor agrees that all questions with respect to this Guaranty shall be governed by and decided in accordance with the laws of the State of Arizona. Any legal action or proceeding with respect to this Guaranty may be brought in the courts of the State of Arizona or, if the requisites of jurisdiction are obtained, of the United States of America for the District of Arizona. Nothing herein shall, however, affect the right of Landlord to commence legal action or otherwise proceed against Guarantor in any other jurisdiction.
13. Guarantor and Landlord each waive their respective right to a trial by jury of any contract or tort claim, counterclaim, cross-complaint or cause of action in any action, proceeding or hearing brought by either Guarantor or Landlord against the other on any matter arising out of or in any way connected to this Guaranty, the relationship of Guarantor and Landlord or Tenant's use or occupancy of the Premises, including any claim of injury or damage or the enforcement of any remedy under any current or future law, statute, regulation, code or ordinance.
14. If Guarantor is a married individual, then such marital status shall have been disclosed to Landlord and both spouses shall become a signatory party to this Guaranty. If only one individual signs this Guaranty, that person hereby warrants to Landlord that such

signatory is an unmarried person. The signature of one or all married individuals shall bind the marital community of the Guarantor and Guarantor's spouse to the obligations and liabilities contained in this Guaranty.

15. This Guaranty shall be valid for the first three (3) years of the lease as defined by the Exhibit F – Commencement Date Agreement. After the thirty-sixth (36th) of the initial term, the Guarantor shall be released of all liability herein.

GUARANTOR:

BODY CONTOUR VENTURES, LLC
a Michigan limited liability company

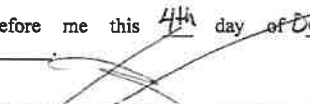


By Rich Morgan, President

Date 10/24/16

STATE OF Michigan)
County of Oakland) ss.

The foregoing instrument was acknowledged before me this 4th day of October, 2016, by Richard C. Morgan, its President.



Notary Public

My Commission Expires:

08-28-2017

SCOTT D. MACDONALD
Notary Public, State of Michigan
County of Oakland
My Commission Expires 08-28-2017
Acting in the County of Oakland

EXHIBIT D

LIGHT RX
SUMMARY OF DAMAGES

Subtotal by Month

				BAL FWD- RENT
				BAL FWD- CAM
		995.02		BAL FWD- LATE FEES
		30.85	1,025.87	BAL FWD- RENTAL TAX
BASE RENT	Oct-18	2,550.00		
COMMON AREA	Oct-18	650.00		
RENTAL TAX	Oct-18	99.20	4,325.07	
BASE RENT	Nov-18	2,550.00		
COMMON AREA	Nov-18	650.00		
RENTAL TAX	Nov-18	99.20	7,624.27	
BASE RENT	Dec-18	2,601.00		
COMMON AREA	Dec-18	650.00		
RENTAL TAX	Dec-18	100.78	10,976.05	
BASE RENT	Jan-19	2,601.00		
COMMON AREA	Jan-19	650.00		
RENTAL TAX	Jan-19	100.78	14,327.83	**DATE OF AGING A
BASE RENT	Feb-19	2,601.00		
COMMON AREA	Feb-19	650.00		
RENTAL TAX	Feb-19	100.78	17,679.61	
BASE RENT	Mar-19	2,601.00		
COMMON AREA	Mar-19	65.00		
RENTAL TAX	Mar-19	82.64	20,428.25	
BASE RENT	Apr-19	2,601.00		
COMMON AREA	Apr-19	-		
RENTAL TAX	Apr-19	80.63	23,109.88	
BASE RENT	May-19	434.33		
COMMON AREA	May-19	-		
RENTAL TAX	May-19	13.46	23,557.67	
BASE RENT	Jun-19	101.00		
COMMON AREA	Jun-19	-		
RENTAL TAX	Jun-19	3.13	23,661.80	
SECURITY DEPOSIT		(3,228.75)	(3,228.75)	
		20,433.05	20,433.05	
ACTUAL LOCKOUT EXPENSES		300.00		
SUITE CLEAN/DOOR WELD EXPENSES		325.00		
ESTIMATED HVAC REPAIRS		-0-		
LANDLORD LIEN SALE		-0-		
		21,058.05		

EXHIBIT E

Pre-Petition Interest Calculations				
Re: Light Rx (Body Contour Ventures, LLC)				
Petition Date:		2/22/2019	Interest Rate: 12.00%	
Discription of what is owed:	Date Owed:	Total Days Owing:	Amount Owed:	Interest Accrued:
Balance before October 2018	10/1/2018	144	\$ 1,025.87	\$ 48.57
October 2018 Rent	10/1/2018	144	\$ 3,299.20	\$ 156.19
November 2018 Rent	11/1/2018	113	\$ 3,299.20	\$ 122.57
December 2018 Rent	12/1/2018	83	\$ 3,351.78	\$ 91.46
January 2019 Rent	1/1/2019	52	\$ 3,351.78	\$ 57.30
February 2019 Rent	2/1/2019	21	\$ 3,351.78	\$ 23.14
Lock Out Charges	2/1/2019	21	\$ 300.00	\$ 2.07
Post Moveout Cleaning and Repair Cost	2/1/2019	21	\$ 325.00	\$ 2.24
Amount Owed Before Interest:			\$ 18,304.61	
Less Security Deposit:			\$ (3,228.75)	
Subtotal:			\$ 15,075.86	
Total Pre-Petition Interest:			\$ 503.55	
Total due Pre-Petition:			\$ 15,579.41	

EXHIBIT F

Post-Petition Interest Calculations				
Re: Light Rx (Body Contour Ventures, LLC)				
Petition Date:	Interest Rate:	Date of Claim:		
2/22/2019	12.00%	7/1/2019		
Discription of what is owed:	Date Owed	Total Days Owing	Amount Owed:	Interest Accrued
Mitigated March Rent	3/1/2019	122	\$ 2,748.64	\$ 110.25
Mitigated April Rent	4/1/2019	91	\$ 2,681.63	\$ 80.23
Mitigated May Rent	5/1/2019	61	\$ 447.79	\$ 8.98
Mitigated June Rent	6/1/2019	30	\$ 104.13	\$ 1.03
Amount owed post-Petition			\$	5,982.19
Total interest post-Petition:			\$	200.48
Total due post-Petition:			\$	6,182.67
Pre-Petition arrearages less security deposit:			\$	15,075.86
Total interest prior to Petition:			\$	503.55
Total due pre-Petition:			\$	15,579.41
Total due pre and post-Petition with interest:			\$	21,762.08

Eastern District of Michigan Claims Register

[19-42510-pjs Body Contour Ventures, 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: (25783046)
ATT 245 Marketplace, LLC
1790 East River Road, Suite 310
Tucson, AZ 85718

Claim No: 138
Original Filed Date: 07/01/2019
Original Entered Date: 07/01/2019

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

Amount claimed: \$21762.08

History:

[Details](#) [138-1](#) 07/01/2019 Claim #138 filed by ATT 245 Marketplace, LLC, Amount claimed: \$21762.08 (ePOC)

Description:

Remarks:

Claims Register Summary

Case Name: Body Contour Ventures, LLC

Case Number: 19-42510-pjs

Chapter: 11

Date Filed: 02/22/2019

Total Number Of Claims: 1

Total Amount Claimed*	\$21762.08
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		