

**Exhibit 1. Cure Amounts for Sugarfina, Inc. Lease  
for Space in The Shops at Columbus Circle Held by A/R Retail, Inc.**

<b><u>Location</u></b>	The Shops at Columbus Circle		<b><u>Attorney Fees</u></b> <sup>3</sup>	\$6,950.00
	<b><u>Landlord's Cure Calculation</u></b> <sup>1</sup>		<b><u>Interest</u></b> <sup>2</sup>	<b><u>Landlord's Total Cure Amount</u></b>
<b>Rent and Charges:</b>				
4/1/2019	\$1,074.60	Chargeback - Inv. #19-0301	\$60.94	\$1,135.54
6/21/2019	\$5,344.67	Chargeback - Inv. #19-0606	\$184.50	\$5,529.17
7/24/2019	\$17.00	Keys - Inv. #19-0701	\$0.43	\$17.43
8/1/2019	\$2,412.50	Storage Rent	\$56.18	\$2,468.68
8/1/2019	\$18,000.00	Rent	\$419.18	\$18,419.18
9/1/2019	\$2,412.50	Storage Rent	\$35.69	\$2,448.19
9/1/2019	\$18,000.00	Rent	\$266.30	\$18,266.30
10/1/2019	\$20,412.50	October 2019 Rent & Charges	\$134.22	\$20,546.72
	<b><u>\$67,673.77</u></b>		<b><u>\$1,157.44</u></b>	<b><u>\$68,831.21</u></b>
<b><u>Total Due:</u></b>		<b><u>\$75,781.21</u></b>		

---

1 Does not include charges for unbilled reconciliations and adjustments accrued under the specified lease.

2 Interest calculated at 10% from the due date through 10-24-19 (Hearing Date).

3 Includes attorneys fees and costs accrued through 10-17-19. Landlord will supplement with final attorneys fee and cost amounts when available.

EXHIBIT 2

Sugarfina, Inc. f/k/a Sugarfina, LLC t/a Sugarfina #6  
 Santana Row, San Jose, CA  
 Landlord: FRIT San Jose Town & Country Village, LLC  
 Security Deposit: \$7,543.03  
 Guarantor: None  
 Date: October 21, 2019  
 Chapter 11 File Date: September 6, 2019  
 Lease Expiration Date: August 31, 2025

**Pre-petition**

7/8/2019 Electric (05/01 - 06/01/2019)	\$	615.14
7/8/2019 HVC (05/01 - 06/01/2019)	\$	70.21
7/8/2019 Sewer (05/01 - 06/01/2019)	\$	19.64
7/8/2019 Trash (05/01 - 06/01/2019)	\$	108.35
7/25/2019 Electric (06/01 - 07/01/2019)	\$	347.78
7/25/2019 HVC (06/01 - 07/01/2019)	\$	75.01
7/25/2019 Sewer (06/01 - 07/01/2019)	\$	22.94
7/25/2019 Trash (06/01 - 07/01/2019)	\$	103.98
8/1/2019 Minimum Rent	\$	5,506.67
8/1/2019 Monthly CAM	\$	2,040.47
8/1/2019 Condenser Recovery	\$	91.98
8/1/2019 Monthly Merchants Assoc Dues	\$	80.40
8/1/2019 Monthly RE Taxes	\$	604.12
8/1/2019 Sprinkler Recovery	\$	18.40
8/2/2019 2018 CAM Year End Adjustment	\$	744.33
9/1/2019 Minimum Rent (5 days)	\$	975.14
9/1/2019 Monthly CAM (5 days)	\$	340.08
9/1/2019 Condenser Recovery (5 days)	\$	15.33
9/1/2019 Monthly Merchants Assoc Dues (5 days)	\$	13.40
9/1/2019 Monthly RE Taxes (5 days)	\$	100.69
9/1/2019 Sprinkler Recovery (5 days)	\$	3.07
	- - - - -	
Total:	\$	11,897.12

**Post-petition**

9/1/2019 Minimum Rent (25 days)	\$	4,875.69
9/1/2019 Monthly CAM (25 days)	\$	1,700.39
9/1/2019 Condenser Recovery (25 days)	\$	76.65
9/1/2019 Monthly Merchants Assoc Dues (25 days)	\$	67.00
9/1/2019 Monthly RE Taxes (25 days)	\$	503.43
9/1/2019 Sprinkler Recovery (25 days)	\$	15.33
9/11/2019 Electric (07/01 - 08/01/2019)	\$	631.16
9/11/2019 HVC (07/01 - 08/01/2019)	\$	21.00
9/11/2019 Sewer (07/01 - 08/01/2019)	\$	107.09

9/11/2019 Trash (07/01 - 08/01/2019)	\$ 78.61
9/23/2019 Electric (08/01 - 09/01/2019)	\$ 815.21
9/23/2019 HVC (08/01 - 09/01/2019)	\$ 79.81
9/23/2019 Sewer (08/01 - 09/01/2019)	\$ 26.70
9/23/2019 Trash (08/01 - 09/01/2019)	\$ 113.82
10/1/2019 Balance of Monthly Merchants Assoc Dues	\$ 2.41
10/7/2019 Balance of Check #9175	\$ (1,016.48)
To be billed Electric 08/02/2019 forward	\$ -
To be billed HVA 08/02/2019 forward	\$ -
To be billed Sewer 08/02/2019 forward	\$ -
To be billed Trash 08/02/2019 forward	\$ -
To be billed 2019 RE Taxes Year End Adjustment	\$ -
To be billed 2019 CAM Year End Adjustment	\$ -
	- - - - -
Total:	\$ 8,097.83

<b>TOTAL CLAIM:</b>	\$ 19,994.95
---------------------	--------------

Plus, Attorney's Fees:	\$ 6,950.00
------------------------	-------------

<b>TOTAL CURE CLAIM</b>	<b>\$ 26,944.95</b>
-------------------------	---------------------

EXHIBIT 3

Sugarfina, Inc. f/k/a Sugarfina, LLC t/a Sugarfina #11

The Point, El Segundo, CA

Landlord: Street Retail, Inc.

Security Deposit: \$4,638.33

Guarantor: None

Date: October 21, 2019

Chapter 11 File Date: September 6, 2019

Lease Expiration Date: February 28, 2026

**Pre-petition**

7/22/2019 2018 RE Taxes Year End Adjustment	\$ 16,115.96
7/22/2019 2018 CAM Year End Adjustment	\$ (313.19)
8/1/2019 Minimum Rent	\$ 5,041.67
8/1/2019 Monthly Merchants Assoc Dues	\$ 88.15
8/1/2019 Monthly CAM	\$ 1,089.81
8/1/2019 Monthly RE Taxes	\$ 1,047.86
9/1/2019 Minimum Rent (5 days)	\$ 840.28
9/1/2019 Monthly Merchants Assoc Dues (5 days)	\$ 14.69
9/1/2019 Monthly CAM (5 days)	\$ 181.64
9/1/2019 Monthly RE Taxes (5 days)	\$ 174.64
	- - - - -
Total:	\$ 24,281.51

**Post-petition**

9/1/2019 Minimum Rent (25 days)	\$ 4,201.39
9/1/2019 Monthly Merchants Assoc Dues (25 days)	\$ 73.46
9/1/2019 Monthly CAM (25 days)	\$ 908.18
9/1/2019 Monthly RE Taxes (25 days)	\$ 873.22
10/1/2019 Minimum Rent Shortage	\$ 405.97
To be billed 2019 RE Taxes Year End Adjustment	\$ -
To be billed 2019 CAM Year End Adjustment	\$ -
	- - - - -
Total:	\$ 6,462.21

<b>TOTAL CLAIM:</b>	<b>\$ 30,743.72</b>
---------------------	---------------------

Plus, Attorney's Fees:	<u>\$ 6,950.00</u>
------------------------	--------------------

<b>TOTAL CURE CLAIM</b>	<b><u><u>\$ 37,693.72</u></u></b>
-------------------------	-----------------------------------