

IN THE UNITED STATES BANKRUPTCY COURT
FOR THE DISTRICT OF DELAWARE

In re:

CBC RESTAURANT CORP. et al.,¹

Debtors.

Chapter 11

Case No. 23-10245 (KBO)

(Jointly Administered)

Re: Docket Nos. 289, 361, 418

Objection Deadline: May 22, 2023 @ 4:00 p.m.

Hearing: June 1, 2023 @ 9:30 a.m.

**OBJECTION AND RESERVATION OF RIGHTS OF PARCEL D PROPERTY LLC TO
THE (I) NOTICE OF POSSIBLE ASSUMPTION AND ASSIGNMENT WITH RESPECT
TO EXECUTORY CONTRACTS AND UNEXPIRED LEASES OF THE DEBTORS AND
(II) PROPOSED SALE OF SUBSTANTIALLY ALL OF THE DEBTORS' ASSETS**

Parcel D Property LLC, (“Landlord” or “Parcel D Property”), by and through the undersigned counsel, files this objection and reservation of rights (the “Objection”) to the *Notice of Possible Assumption and Assignment with Respect to Executory Contracts and Unexpired Leases of the Debtors* [D.I. 418] (the “Notice”) and the proposed sale of the Debtors’ assets pursuant to the *Order (I) Approving Bidding Procedures In Connection With The Sale of Substantially All Of Debtors’ Assets, (II) Scheduling Bid Deadlines And The Auction, (III) Approving Form And Manner And Notice Thereof, And (IV) Granting Related Relief* (D.I. 361] (the “Bid Procedures Order”). In support thereof, Landlord specifically states:

¹ The Debtors in these chapter 11 cases, along with the last four digits of each Debtor’s federal tax identification number, include CBC Restaurant Corp. (0801), Corner Bakery Holding Company (3981), and CBC Cardco, Inc. (1938). The Debtors’ service address is 121 Friends Land, Suite 300, Newtown, PA 18940.



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JURISDICTION

The United States Bankruptcy Court for the District of Delaware (the “**Court**”) has jurisdiction over this matter pursuant to 28 U.S.C. §§ 157 and 1334. This is a core proceeding pursuant to 28 U.S.C. § 157(b)(2)(D) and (M).

BACKGROUND

1. On February 23, 2023 (the “**Petition Date**”), each of the Debtors filed voluntary petitions for relief under chapter 11 of title 11 of the United States Code (the “**Bankruptcy Code**”) in the Court.

2. Upon information and belief, the Debtors are operating their businesses and managing their properties as debtors-in-possession pursuant to Section 1107(a) and 1108 of the Bankruptcy Code.

3. Debtor CBC Restaurant Corp. and Landlord are party to an unexpired lease of non-residential real property dated on or about March 23, 2015, as amended by that certain First Amendment to Lease dated May 5, 2021 (as amended, the “**Lease**”) for that certain premises located at 10000 Town Center Avenue, Suite A, Columbia, Maryland (the “**Premises**”). The Premises is located in a “shopping center” as that term is used in Section 365(b)(3) of the Bankruptcy Code. *See, In re Joshua Slocum, Ltd.*, 922 F.2d 1081, 1086-87 (3d Cir. 1990).

4. On April 7, 2023, the Debtors filed their Bid Procedures Motion [D.I. 289], and on April 20, 2023, the Court entered the Bid Procedures Order, which among other things, approved Bidding Procedures and procedures for (i) filing objections to the sale of substantially all assets of the Debtors (the “**Sale**”) and (ii) providing notice to lease counterparties of the potential assumption and assignment of leases. Objections to the Sale and the assumption and assignment

of leases are due by May 22, 2023, except that certain adequate assurance objections may be raised at the sale hearing.

5. Under the Bid Procedures Order, bids are due by May 25, 2023, and an auction to select the winning bidder (the “**Successful Bidder**”) is scheduled for May 30, 2023, with a sale hearing on June 1, 2023.

6. On May 1, 2023, the Debtors filed the Notice which identifies certain unexpired leases and executory contracts which may be assumed and assigned in connection with the sale, including Landlord’s Lease. The Notice indicates that \$0.00 is the aggregate amount necessary to cure all monetary defaults under the Lease (the “**Proposed Cure Amount**”).

Objection to Cure Amount

7. Landlord objects to the Cure Costs of “\$0.00” as set forth at **Exhibit 2** of the Motion. As of the date of this Objection, Landlord states that the actual Cure Cost (“**Actual Cure Cost**”) of the Lease totals at least \$109,022.78. The Actual Cure Cost consists of past due rent, CAM, utility fees, taxes and abated rent (provided for under the terms of the First Amendment to Lease effective May 5, 2021). *See*, Lease Ledger attached hereto and marked as **Exhibit “A”**; and the First Amendment to Lease.

8. Furthermore, additional amounts may be due regarding the Actual Cure Cost, and Debtors will remain liable for all such amounts as they come due under the Leases. Such additional amounts include, but are not limited to, utilities, late charges, interest, Percentage Rent, and year-end adjustments to real estate taxes, common area maintenance fees, and insurance premiums. Landlord expressly reserves the right to collect the foregoing amounts, as well as any other amounts due and payable under the Lease, or that may become due and payable, including amounts not yet known as of the date of this Objection.

9. Bankruptcy Code § 365(b) provides that a debtor may not assume an executory contract or unexpired lease unless the debtor cures, or provides adequate assurance that it will cure, defaults in such executory contract or unexpired lease. Thus, any order approving cure costs and assumption of the Lease must require that Debtors escrow and/or segregate sufficient funds to fully compensate Landlord for at least the Actual Cure Cost.

10. Landlord will continue to incur charges under the Lease through the effective date(s) of any assumption of the Lease and reserve all rights regarding the same.

11. Based on the foregoing, and as a condition to any assumption of each of the Lease, Debtors must first pay Landlord the Actual Cure Cost, plus any and all additional unpaid charges incurred under the Lease through the effective date of any assumption(s) of the Lease.

Objection to Assumption without Adequate Assurance

12. 11 U.S.C. § 365(b) prevents assumption of a lease unless the trustee provides "adequate assurance of future performance" under such lease. 11 U.S.C. § 365(b)(1)(C). "This requirement provides needed protection to the non-debtor party because the assignment relieves the trustee and the bankruptcy estate from liability for breaches arising after the assignment." *Cinicola v. Scharffenberger*, 248 F.3d 110, 120 (3d Cir. 2001).

13. Adequate assurance must be determined by consideration of the facts of the proposed assumption. *Cinicola*, 248 F.3d at 120 n.10 quoting *Richmond Leasing Co. v. Capital Bank, N.A.*, 762 F.2d 1303, 1309-10 (5th Cir. 1985). A non-exclusive list of factors that a court may review to determine whether a landlord is adequately assured includes "the debtor's payment history, the extent and history of defaults, presence of a guarantee and/or a security deposit, evidence of profitability, a plan with earmarked funds exclusively for the landlord, the general outlook in the debtor's industry, and whether the lease is at or below the prevailing market rate."

In re The Great Atlantic & Pacific Tea Company, Inc., 472 B.R. 666, 675 (S.D.N.Y. 2012) (citations omitted).

14. The proposed sale is silent on the question of adequate assurance. Landlord has no protection against a future default by the buyer. The expedited nature of the proposed sale

Reservation of Rights

15. Landlord reserves the right to supplement, modify, and/or amend this Objection and make any and such other and further objections to the Motion and related transactions, including any assumption and/or assignment of any of the Leases. Nothing set forth in this Objection shall constitute a waiver, discharge, or disallowance of any rights, claims, causes of actions, or defenses that Landlord has asserted or may assert against Debtors.

WHEREFORE, Landlord request that the Court enter an Order denying assumption of the Lease unless and until the Debtors cure the existing default and pays to Landlord the Actual Cure Cost set forth above, plus all additional charges incurred under the Lease through the assumption's effective date.

Dated: May 22, 2023

OFFIT KURMAN P.A.

/s/ Brian J. McLaughlin

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4858-4296-6885, v. 1

Lease Ledger

Date: 04/25/2023

Property: p0000100

Tenant: t0024056 Corner Bakery Cafe Restaurant Corp.

From Date: 11/02/2015 To Date: 11/30/2027

Move In Date: 11/02/2015

Unit(S): 1A

Date	Description	Unit	Charge	Payment	Balance	Chg/Rec	Hold
10/31/2016	Chk# Prepaid		0.00	208.55	(208.55)	R-223821	
11/01/2016	Common Area Maint (11/2016)	1A	731.50	0.00	522.95	C-519549	No
11/01/2016	Base Rent (11/2016)	1A	13,743.33	0.00	14,266.28	C-519550	No
11/01/2016	Real Estate Tax (11/2016)	1A	1,266.67	0.00	15,532.95	C-519551	No
11/10/2016	Chk# 222333		0.00	15,741.50	(208.55)	R-242458	
12/01/2016	Common Area Maint (12/2016)	1A	731.50	0.00	522.95	C-716780	No
12/01/2016	Base Rent (12/2016)	1A	13,743.33	0.00	14,266.28	C-716781	No
12/01/2016	Real Estate Tax (12/2016)	1A	1,266.67	0.00	15,532.95	C-716782	No
12/12/2016	Chk# 222642		0.00	15,741.50	(208.55)	R-310863	
01/01/2017	Common Area Maint (01/2017)	1A	1,616.91	0.00	1,408.36	C-883651	No
01/01/2017	Base Rent (01/2017)	1A	13,743.33	0.00	15,151.69	C-883652	No
01/17/2017	Chk# 222941		0.00	15,741.50	(589.81)	R-383808	
02/01/2017	Common Area Maint (02/2017)	1A	1,616.91	0.00	1,027.10	C-1067788	No
02/01/2017	Base Rent (02/2017)	1A	13,743.33	0.00	14,770.43	C-1067789	No
02/06/2017	Chk# 223415		0.00	14,978.98	(208.55)	R-457190	
02/25/2017	11/215-12/216 Gas		4,184.25	0.00	3,975.70	C-1105235	No
02/25/2017	12/216-1/217 Gas		147.17	0.00	4,122.87	C-1105236	No
02/25/2017	11/215-12/216 Water/Sewer		3,668.34	0.00	7,791.21	C-1105237	No
02/25/2017	12/216-1/217 Water/Sewer		123.16	0.00	7,914.37	C-1105238	No
02/27/2017	11/217-2/217 Gas Reimbursement		39.13	0.00	7,953.50	C-1128019	No
02/27/2017	2016 CAM Reconciliation		(6,687.41)	0.00	1,386.91	C-1128049	No
03/01/2017	Common Area Maint (03/2017)	1A	1,616.91	0.00	3,003.82	C-1247044	No
03/01/2017	Base Rent (03/2017)	1A	13,743.33	0.00	16,747.15	C-1247045	No
03/17/2017	Chk# 223813		0.00	15,360.24	1,386.91	R-529104	
04/01/2017	Common Area Maint (04/2017)	1A	1,616.91	0.00	3,003.82	C-1406456	No
04/01/2017	Base Rent - Comm. (04/2017)	1A	13,743.33	0.00	16,747.15	C-1406457	No
04/14/2017	212-312 Water/Sewer		114.10	0.00	16,861.25	C-1421594	No
04/14/2017	212-312 Gas		29.58	0.00	16,890.83	C-1421714	No
04/14/2017	Chk# 224141		0.00	15,360.24	1,530.59	R-600920	
05/01/2017	Common Area Maint (05/2017)	1A	1,616.91	0.00	3,147.50	C-1595627	No
05/01/2017	Base Rent - Commercial (05/2017)	1A	13,743.33	0.00	16,890.83	C-1595628	No
05/09/2017	312-412 Water/Sewer		118.60	0.00	17,009.43	C-1595738	No
05/09/2017	312-412 Gas		34.54	0.00	17,043.97	C-1595739	No
05/09/2017	Chk# 224498		0.00	15,360.24	1,683.73	R-666282	
06/01/2017	Common Area Maint (06/2017)	1A	1,616.91	0.00	3,300.64	C-1773928	No

Lease Ledger

Date: 04/25/2023

Property: p0000100

Tenant: 10024056 Corner Bakery Cafe Restaurant Corp.

From Date: 11/02/2015 To Date: 11/30/2027

Move In Date: 11/02/2015

Unit(S): 1A

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Date	Description	Unit	Charge	Payment	Balance	Chg/Fac	Hold
06/01/2017	Base Rent - Commercial (06/2017)	1A	13,743.33	0.00	17,043.97	C-1773929	No
06/05/2017	4/2-5/2 Gas Reimbursement		38.53	0.00	17,082.50	C-1773903	No
06/05/2017	4/2-5/2 Water/Sewer Reimbursement		121.60	0.00	17,204.10	C-1773904	No
06/05/2017	Chk# 224915		0.00	15,360.24	1,843.86	R-733833	
07/01/2017	Common Area Maint. (07/2017)	1A	1,616.91	0.00	3,460.77	C-1960782	No
07/01/2017	Base Rent - Commercial (07/2017)	1A	13,743.33	0.00	17,204.10	C-1960783	No
07/06/2017	Chk# 225348		0.00	15,360.24	1,843.86	R-810785	
07/07/2017	water/sewer 06/17		158.62	0.00	2,002.48	C-1967031	No
07/31/2017	Water & sewer - Commercial		159.02	0.00	2,161.50	C-2050530	No
08/01/2017	Common Area Maint. (08/2017)	1A	1,616.91	0.00	3,778.41	C-2167235	No
08/01/2017	Base Rent - Commercial (08/2017)	1A	13,743.33	0.00	17,521.74	C-2167236	No
08/01/2017	Chk# 225746		0.00	15,360.24	2,161.50	R-864069	
08/30/2017	08/17 water/sewer		158.77	0.00	2,320.27	C-2240871	No
09/01/2017	Common Area Maint. (09/2017)	1A	1,616.91	0.00	3,937.18	C-2337364	No
09/01/2017	Base Rent - Commercial (09/2017)	1A	13,743.33	0.00	17,680.51	C-2337365	No
09/05/2017	Chk# 226099		0.00	15,360.24	2,320.27	R-957004	
10/01/2017	Common Area Maint. (10/2017)	1A	1,616.91	0.00	3,937.18	C-2528679	No
10/01/2017	Base Rent - Commercial (10/2017)	1A	13,743.33	0.00	17,680.51	C-2528680	No
10/05/2017	Chk# 226424		0.00	15,360.24	2,320.27	R-1037833	
11/01/2017	Common Area Maint. (11/2017)	1A	1,616.91	0.00	3,937.18	C-2723950	No
11/01/2017	Base Rent - Commercial (11/2017)	1A	13,743.33	0.00	17,680.51	C-2723951	No
11/01/2017	9/2-10/2 water sewer posting		163.69	0.00	17,844.20	C-2723974	No
11/05/2017	Chk# 226807		0.00	15,360.24	2,483.96	R-1110784	
11/30/2017	11/17 water and sewer		167.70	0.00	2,651.66	C-2822291	No
12/01/2017	Common Area Maint. (12/2017)	1A	1,616.91	0.00	4,268.57	C-2911017	No
12/01/2017	Base Rent - Commercial (12/2017)	1A	13,743.33	0.00	18,011.90	C-2911018	No
12/04/2017	Chk# 227181		0.00	15,360.24	2,651.66	R-1178138	
01/01/2018	Common Area Maint. (01/2018)	1A	1,616.91	0.00	4,268.57	C-3113513	No
01/01/2018	Base Rent - Commercial (01/2018)	1A	13,743.33	0.00	18,011.90	C-3113514	No
01/03/2018	Water & sewer - Commercial		155.86	0.00	18,167.76	C-3113552	No
01/04/2018	Chk# 7534		0.00	15,360.24	2,807.52	R-1252357	
02/01/2018	Common Area Maint. (02/2018)	1A	1,623.01	0.00	4,430.53	C-3321101	No
02/01/2018	Base Rent - Commercial (02/2018)	1A	13,743.33	0.00	18,173.86	C-3321102	No
02/06/2018	Water & sewer - Commercial		124.74	0.00	18,298.60	C-3323915	No
02/06/2018	Chk# 228043		0.00	15,360.24	2,938.36	R-1338648	
03/01/2018	Common Area Maint. (03/2018)	1A	1,623.01	0.00	4,561.37	C-3519661	No

Tuesday, April 25, 2023

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Lease Ledger

Date: 04/25/2023

Property: p0000100

Tenant: 00024056 Corner Bakery Cafe Restaurant Corp.

From Date: 11/02/2015 To Date: 11/30/2027

Move In Date: 11/02/2015

Unit(S): 1A

Date	Description	Unit	Charge	Payment	Balance	Chg/Rec	Hold
03/01/2018	Base Rent - Commercial (03/2018)	1A	13,743.33	0.00	18,304.70	C-3519662	No
03/13/2018	2017 CAM recs		262.50	0.00	18,567.20	C-3539521	No
03/13/2018	1/2/18-2/2/18 Gas		30.10	0.00	18,597.30	C-3539769	No
03/13/2018	1/2/18-2/2/18 Water/sewer		123.21	0.00	18,720.51	C-3539770	No
03/13/2018	Chk# 228452		0.00	15,360.24	3,360.27	R-1424587	
04/01/2018	Common Area Maint. (04/2018)	1A	1,623.01	0.00	4,983.28	C-3736611	No
04/01/2018	Base Rent - Commercial (04/2018)	1A	13,743.33	0.00	18,726.61	C-3736612	No
04/02/2018	2/2-3/3 water/sewer		125.51	0.00	18,852.12	C-3733291	No
04/02/2018	2/2-3/3 Gas		28.58	0.00	18,880.70	C-3733297	No
04/10/2018	Chk# 228847		0.00	15,360.24	3,520.46	R-1505773	
05/11/2018	Base Rent		9,186.67	0.00	12,707.13	C-3980467	No
05/11/2018	Common Area Maint (05/18)		1,623.01	0.00	14,330.14	C-3980539	No
05/11/2018	Gas 3/4-4/3/18		34.77	0.00	14,364.91	C-3980590	No
05/11/2018	Water/Sewer 3/4-4/3/18		124.61	0.00	14,489.52	C-3980593	No
05/16/2018	Chk# 229261		0.00	15,360.24	(870.72)	R-1598134	
05/22/2018	Base Rent - Commercial (05/2018)		4,556.66	0.00	3,685.94	C-4000197	No
06/01/2018	Common Area Maint. (06/2018)	1A	1,623.01	0.00	5,308.95	C-4194764	No
06/01/2018	Base Rent - Retail - Commercial (06/2018)	1A	13,743.33	0.00	19,052.28	C-4194765	No
06/10/2018	Chk# 229645		0.00	15,360.24	3,692.04	R-1676490	
06/19/2018	Gas 4/2-5/5/18		32.03	0.00	3,724.07	C-4232854	No
07/01/2018	Common Area Maint. (07/2018)	1A	1,623.01	0.00	5,347.08	C-4431122	No
07/01/2018	Base Rent - Retail - Commercial (07/2018)	1A	13,743.33	0.00	19,090.41	C-4431123	No
07/05/2018	Gas 5/6-6/2/18		34.16	0.00	19,124.57	C-4441494	No
07/05/2018	Water/sewer 5/2-6/2/18		132.85	0.00	19,257.42	C-4441509	No
07/23/2018	Chk# 230252		0.00	15,360.24	3,897.18	R-1778577	
07/31/2018	Chk# 230458		0.00	15,402.94	(11,505.76)	R-1789811	
08/01/2018	Common Area Maint. (08/2018)	1A	1,623.01	0.00	(9,882.75)	C-4554171	No
08/01/2018	Base Rent - Retail - Commercial (08/2018)	1A	13,743.33	0.00	3,860.58	C-4554172	No
08/03/2018	Gas 6/2-7/2/18		33.67	0.00	3,894.25	C-4688744	No
08/03/2018	Water/sewer 6/2-7/2/18		127.61	0.00	4,021.86	C-4688745	No
09/01/2018	Common Area Maint. (09/2018)	1A	1,623.01	0.00	5,644.87	C-4931478	No
09/01/2018	Base Rent - Retail - Commercial (09/2018)	1A	13,743.33	0.00	19,388.20	C-4931479	No
09/04/2018	Chk# 230820		0.00	15,366.34	4,021.86	R-1924676	
09/06/2018	Gas 7/2-8/2		32.89	0.00	4,054.75	C-4936716	No
09/06/2018	Water/sewer 7/2-8/2		129.85	0.00	4,184.60	C-4936719	No
10/01/2018	Common Area Maint. (10/2018)	1A	1,623.01	0.00	5,807.61	C-5165336	No

Tuesday, April 25, 2023

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Lease Ledger

Date: 04/25/2023

Property: P0000100

Tenant: t0024056 Corner Bakery Cafe Restaurant Corp.

From Date: 11/02/2015 To Date: 11/30/2027

Move In Date: 11/02/2015

Unit(S): 1A

Date	Description	Unit	Charge	Payment	Balance	Chg/Rec	Hold
10/01/2018	Base Rent - Retail - Commercial (10/2018)	1A	13,743.33	0.00	19,550.94	C-5165337	No
10/01/2018	Gas 8/2-9/2/18		32.47	0.00	19,583.41	C-5165377	No
10/01/2018	Water/Sewer 8/2-9/2/18		129.11	0.00	19,712.52	C-5165378	No
10/02/2018	Chk# 231276		0.00		(15.58)	R-2000871	
11/01/2018	Common Area Maint (11/2018)	1A	1,623.01	0.00	1,607.43	C-5407298	No
11/01/2018	Base Rent - Retail - Commercial (11/2018)	1A	13,743.33	0.00	15,350.76	C-5407299	No
11/05/2018	Chk# 231743		0.00		(15.58)	R-2092851	
11/05/2018	Gas 9/2-10/2		30.61	0.00	15.03	C-5428018	No
11/16/2018	Water 9/2-10/2		146.59	0.00	161.62	C-5428021	No
12/01/2018	Common Area Maint (12/2018)	1A	1,623.01	0.00	1,784.63	C-5636654	No
12/01/2018	Base Rent - Retail - Commercial (12/2018)	1A	13,743.33	0.00	15,527.96	C-5636655	No
12/03/2018	Gas 10/2-11/2/18		31.45	0.00	15,559.41	C-5636765	No
12/03/2018	Water/Sewer 10/2-11/2/18		136.45	0.00	15,695.86	C-5636766	No
12/03/2018	Chk# 232103		0.00		329.52	R-2165739	
01/01/2019	Common Area Maint (01/2019)	1A	1,709.57	0.00	2,039.09	C-5874288	No
01/01/2019	Base Rent - Retail - Commercial (01/2019)	1A	13,743.33	0.00	15,782.42	C-5874289	No
01/08/2019	Chk# 232545		0.00		416.08	R-2258804	
01/11/2019	Gas 11/2-12/2		30.43	0.00	446.51	C-5883072	No
01/11/2019	Water/Sewer 11/2-12/2		138.01	0.00	584.52	C-5883074	No
01/21/2019	Chk# 232783		0.00		497.96	R-2271430	
02/01/2019	Common Area Maint (02/2019)	1A	1,709.57	0.00	2,207.53	C-6098883	No
02/01/2019	Base Rent - Retail - Commercial (02/2019)	1A	13,743.33	0.00	15,950.86	C-6098884	No
02/07/2019	Chk# 232996		0.00		497.96	R-2335103	
02/11/2019	Gas 1/2-2/2/19		32.61	0.00	530.57	C-6113875	No
02/11/2019	1/2-2/2/19 water/sewer		137.12	0.00	667.69	C-6113876	No
03/01/2019	Common Area Maint (03/2019)	1A	1,709.57	0.00	2,377.26	C-6320832	No
03/01/2019	Base Rent - Retail - Commercial (03/2019)	1A	13,743.33	0.00	16,120.59	C-6320833	No
03/04/2019	Gas 2/2-3/2/19		32.61	0.00	16,153.20	C-6320869	No
03/04/2019	Water/Sewer 2/2-3/2/19		137.12	0.00	16,290.32	C-6320871	No
03/04/2019	Chk# 233463		0.00		837.42	R-2394445	
03/12/2019	2018 CAM Recs		1,815.93	0.00	2,653.35	C-6339899	No
03/31/2019	Adjustment to 2018 CAM		(493.02)	0.00	2,160.33	C-6549552	No
04/01/2019	Common Area Maint (04/2019)	1A	1,709.57	0.00	3,869.90	C-6547444	No
04/01/2019	Base Rent - Retail - Commercial (04/2019)	1A	13,743.33	0.00	17,613.23	C-6547445	No
04/02/2019	Gas 3/2-4/2/19		31.34	0.00	17,644.57	C-6547490	No
04/02/2019	Water/Sewer 3/2-4/2/19		132.90	0.00	17,777.47	C-6547491	No

Lease Ledger

Date: 04/25/2023

Property: p0000100

Tenant: t0024056 Corner Bakery Cafe Restaurant Corp.

From Date: 11/02/2015 To Date: 11/30/2027

Move In Date: 11/02/2015

Unit(S): 1A

Date	Description	Unit	Charge	Payment	Balance	Chg/Rec Hold
04/02/2019	Chk# 233899		0.00	15,452.90	2,324.57	R-2453704
05/01/2019	Common Area Maint. (05/2019)	1A	1,709.57	0.00	4,034.14	C-6771955 No
05/01/2019	Base Rent - Retail - Commercial (05/2019)	1A	13,743.33	0.00	17,777.47	C-6771956 No
05/01/2019	Gas 3/2-4/2		32.21	0.00	17,809.68	C-6771993 No
05/01/2019	Water/sewer 3/2-4/2		138.16	0.00	17,947.84	C-6771994 No
05/01/2019	Chk# 234394		0.00	16,775.81	1,172.03	R-2508757
06/01/2019	Common Area Maint. (06/2019)	1A	1,709.57	0.00	2,881.60	C-7016600 No
06/01/2019	Base Rent - Retail - Commercial (06/2019)	1A	13,743.33	0.00	16,624.93	C-7016601 No
06/10/2019	Chk# 234808		0.00	15,452.90	1,172.03	R-2621027
06/11/2019	Gas 4/2-5/2/19		35.64	0.00	1,207.67	C-7028485 No
06/11/2019	Water/sewer 4/2-5/2/19		132.16	0.00	1,339.83	C-7028490 No
07/01/2019	Common Area Maint. (07/2019)	1A	1,709.57	0.00	3,049.40	C-7243164 No
07/01/2019	Base Rent - Retail - Commercial (07/2019)	1A	13,743.33	0.00	16,792.73	C-7243165 No
07/03/2019	Gas 5/2-6/2		35.38	0.00	16,828.11	C-7243202 No
07/03/2019	water/sewer 5/2-6/2		138.16	0.00	16,966.27	C-7243203 No
07/03/2019	Chk# 235318		0.00	15,452.90	1,513.37	R-2675187
08/01/2019	Gas 6/2-7/2		35.67	0.00	1,549.04	C-7474576 No
08/01/2019	Water/sewer 6/2-7/2		126.16	0.00	1,675.20	C-7474577 No
08/01/2019	Common Area Maint. (08/2019)	1A	1,709.57	0.00	3,384.77	C-7500681 No
08/01/2019	Base Rent - Retail - Commercial (08/2019)	1A	13,743.33	0.00	17,128.10	C-7500682 No
08/02/2019	Chk# 235734		0.00	15,452.90	1,675.20	R-2741562
09/01/2019	Common Area Maint. (09/2019)	1A	1,709.57	0.00	3,384.77	C-7719623 No
09/01/2019	Base Rent - Retail - Commercial (09/2019)	1A	13,743.33	0.00	17,128.10	C-7719624 No
09/05/2019	Gas 7/2-8/2		36.32	0.00	17,164.42	C-7720334 No
09/05/2019	Water/sewer 7/2-8/2		140.70	0.00	17,305.12	C-7720335 No
09/05/2019	Chk# 236147		0.00	15,452.90	1,852.22	R-2829339
10/01/2019	Common Area Maint. (10/2019)	1A	1,709.57	0.00	3,561.79	C-7942964 No
10/01/2019	Base Rent - Retail - Commercial (10/2019)	1A	13,743.33	0.00	17,305.12	C-7942965 No
10/01/2019	Gas 8/2-9/2		39.53	0.00	17,344.65	C-7942995 No
10/01/2019	Water/sewer 8/2-9/2		127.78	0.00	17,472.43	C-7942996 No
10/07/2019	Chk# 236643		0.00	15,452.90	2,019.53	R-2900327
11/01/2019	Common Area Maint. (11/2019)	1A	1,709.57	0.00	3,729.10	C-8186864 No
11/01/2019	Base Rent - Retail - Commercial (11/2019)	1A	13,743.33	0.00	17,472.43	C-8186865 No
11/06/2019	Gas 9/2-10/2		31.71	0.00	17,504.14	C-8189830 No
11/06/2019	Water/sewer 9/2-10/2		137.28	0.00	17,641.42	C-8189831 No
11/06/2019	Chk# 237078		0.00	15,452.90	2,188.52	R-2969501

Lease Ledger

Date: 04/25/2023

Property: p0000100

Tenant: t0024056 Corner Bakery Cafe Restaurant Corp.

From Date: 11/02/2015 To Date: 11/30/2027

Move In Date: 11/02/2015

Unit(S): 1A

Date	Description	Unit	Charge	Payment	Balance	Chg/Rec	Hold
12/01/2019	Common Area Maint. (12/2019)	1A	1,709.57	0.00	3,898.09	C-8406877	No
12/01/2019	Base Rent - Retail - Commercial (12/2019)	1A	13,743.33	0.00	17,641.42	C-8406878	No
12/05/2019	Chk# 237477		0.00	15,452.90	2,188.52	R-3031778	No
12/10/2019	Gas 10/2-1/12		31.22	0.00	2,219.74	C-8428656	No
12/10/2019	Water 10/2-1/12		143.52	0.00	2,363.26	C-8428657	No
01/01/2020	Common Area Maint. (01/2020)	1A	1,709.57	0.00	4,072.83	C-8647302	No
01/01/2020	Base Rent - Retail - Commercial (01/2020)	1A	13,743.33	0.00	17,816.16	C-8647303	No
01/07/2020	Chk# 238063		0.00	15,452.90	2,363.26	R-3096935	No
01/14/2020	Gas 11/2-12/2		29.44	0.00	2,392.70	C-8667976	No
01/14/2020	Water/sewer 11/2-12/2		138.66	0.00	2,531.36	C-8667977	No
02/01/2020	Common Area Maint. (02/2020)	1A	1,841.06	0.00	4,372.42	C-8880330	No
02/01/2020	Base Rent - Retail - Commercial (02/2020)	1A	13,743.33	0.00	18,115.75	C-8880331	No
02/04/2020	Gas 12/2-1/2/20		30.82	0.00	18,146.57	C-8880644	No
02/04/2020	Water/sewer 12/2-1/2/20		140.96	0.00	18,287.53	C-8880645	No
02/04/2020	Chk# 238377		0.00	15,452.90	2,834.63	R-3156479	No
02/07/2020	01/20 Common Area Maint Adjustment		131.49	0.00	2,966.12	C-8887447	No
03/01/2020	Common Area Maint. (03/2020)	1A	1,841.06	0.00	4,807.18	C-9102094	No
03/01/2020	Base Rent - Retail - Commercial (03/2020)	1A	13,743.33	0.00	18,550.51	C-9102095	No
03/03/2020	Chk# 238786		0.00	19,054.42	(503.91)	R-3213630	No
03/12/2020	2019 CAM Reconciliation		640.66	0.00	136.75	C-9121181	No
03/12/2020	Gas 1/2-2/2		33.88	0.00	170.63	C-9121272	No
03/12/2020	Water/sewer 1/2-2/2		138.66	0.00	309.29	C-9121273	No
04/01/2020	Common Area Maint. (04/2020)	1A	1,841.06	0.00	2,150.35	C-9328498	No
04/01/2020	Base Rent - Retail - Commercial (04/2020)	1A	13,743.33	0.00	15,893.68	C-9328499	No
05/01/2020	Common Area Maint. (05/2020)	1A	1,841.06	0.00	17,734.74	C-9551682	No
05/01/2020	Base Rent - Retail - Commercial (05/2020)	1A	13,743.33	0.00	31,478.07	C-9551683	No
05/09/2020	Gas 2/2-3/2		30.11	0.00	31,508.18	C-9563077	No
05/09/2020	Water/sewer 2/2-3/2		141.74	0.00	31,649.92	C-9563078	No
05/09/2020	Gas 3/2-4/2		20.19	0.00	31,670.11	C-9563091	No
05/09/2020	Water/sewer 3/2-4/2		134.40	0.00	31,804.51	C-9563092	No
06/01/2020	Common Area Maint. (06/2020)	1A	1,841.06	0.00	33,645.57	C-9775765	No
06/01/2020	Base Rent - Retail - Commercial (06/2020)	1A	13,743.33	0.00	47,388.90	C-9775766	No
06/06/2020	Gas 4/2-5/2		5.21	0.00	47,394.11	C-9781728	No
06/06/2020	Water/sewer 4/2-5/2		138.16	0.00	47,532.27	C-9781729	No
07/01/2020	Common Area Maint. (07/2020)	1A	1,841.06	0.00	49,373.33	C-9997022	No
07/01/2020	Base Rent - Retail - Commercial (07/2020)	1A	13,743.33	0.00	63,116.66	C-9997023	No

Tuesday, April 25, 2023

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Lease Ledger

Date: 04/25/2023

Property: p0000100

Tenant: t0024056 Corner Bakery Cafe Restaurant Corp.

From Date: 11/02/2015 To Date: 11/30/2027

Move In Date: 11/02/2015

Unit(S): 1A

Date	Description	Unit	Charge	Payment	Balance	Chg/Rec Hold
07/02/2020	Gas 5/2-6/2		5.31	0.00	63,121.97	C-9997513 No
07/02/2020	Water/sewer 5/2-6/2		136.66	0.00	63,258.63	C-9997514 No
07/10/2020	Chk# 239858		0.00	31,780.58	31,478.05	R-3509658
08/01/2020	Common Area Maint. (08/2020)	1A	1,841.06	0.00	33,319.11	C-10226836 No
08/01/2020	Base Rent - Retail - Commercial (08/2020)	1A	13,743.33	0.00	47,062.44	C-10226837 No
08/04/2020	Gas 6/2-7/2		5.24	0.00	47,067.68	C-10229714 No
08/04/2020	Water/sewer 6/2-7/2		138.90	0.00	47,206.58	C-10229715 No
08/04/2020	Chk# 240094		0.00	46,753.15	453.43	R-3568808
08/07/2020	Chk# 240230		0.00	784.80	(331.37)	R-3578456
09/01/2020	Common Area Maint. (09/2020)	1A	1,841.06	0.00	1,509.69	C-10452990 No
09/01/2020	Base Rent - Retail - Commercial (09/2020)	1A	13,743.33	0.00	15,253.02	C-10452991 No
09/08/2020	Gas 7/2-8/2		8.96	0.00	15,261.98	C-10465908 No
09/08/2020	Water/sewer 7/2-8/2		135.16	0.00	15,397.14	C-10465909 No
09/21/2020	Chk# 240604		0.00	15,584.39	(187.25)	R-3663410
10/01/2020	Common Area Maint. (10/2020)	1A	1,841.06	0.00	1,653.81	C-10687688 No
10/01/2020	Base Rent - Retail - Commercial (10/2020)	1A	13,743.33	0.00	15,397.14	C-10687689 No
10/13/2020	Gas 8/2-9/2		31.94	0.00	15,429.08	C-10708146 No
10/13/2020	Water/sewer 8/2-9/2		138.16	0.00	15,567.24	C-10708147 No
11/01/2020	Reimbursable utilities - 09/02/20-10/01/20		239.95	0.00	15,807.19	C-10911776 No
11/01/2020	Common Area Maint. (11/2020)	1A	1,841.06	0.00	17,648.25	C-10913118 No
11/01/2020	Base Rent - Retail - Commercial (11/2020)	1A	13,743.33	0.00	31,391.58	C-10913119 No
12/01/2020	Reimbursable utilities - 10/01/20-11/01/20		247.23	0.00	31,638.81	C-10936936 No
12/01/2020	Common Area Maint. (12/2020)	1A	1,841.06	0.00	33,479.87	C-11125137 No
12/01/2020	Base Rent - Retail - Commercial (12/2020)	1A	15,392.53	0.00	48,872.40	C-11125138 No
01/01/2021	Reimbursable utilities - 11/01/20-12/01/20		236.22	0.00	49,108.62	C-11148752 No
01/01/2021	Common Area Maint. (01/2021)	1A	1,930.63	0.00	51,039.25	C-11335618 No
01/01/2021	Base Rent - Retail - Commercial (01/2021)	1A	15,392.53	0.00	66,431.78	C-11335619 No
02/01/2021	Reimbursable utilities - 12/01/20-01/01/21		233.66	0.00	66,665.44	C-11357135 No
02/01/2021	Common Area Maint. (02/2021)	1A	1,930.63	0.00	68,596.07	C-11524587 No
02/01/2021	Base Rent - Retail - Commercial (02/2021)	1A	15,392.53	0.00	83,988.60	C-11524588 No
02/09/2021	2020 CAM Reconciliation		458.48	0.00	84,447.08	C-11540589 No
03/01/2021	Reimbursable utilities - 01/01/21-02/01/21		123.84	0.00	84,570.92	C-11552310 No
03/01/2021	Common Area Maint. (03/2021)	1A	1,930.63	0.00	86,501.55	C-11718997 No
03/01/2021	Base Rent - Retail - Commercial (03/2021)	1A	15,392.53	0.00	101,894.08	C-11718998 No
04/01/2021	Reimbursable utilities - 02/01/21-03/01/21		67.08	0.00	101,961.16	C-11747867 No
04/01/2021	Common Area Maint. (04/2021)	1A	1,930.63	0.00	103,891.79	C-11922382 No

Lease Ledger

Date: 04/25/2023

Property: p0000100

Tenant: t0024056 Corner Bakery Cafe Restaurant Corp.

From Date: 11/02/2015 To Date: 11/30/2027

Move In Date: 11/02/2015

Unit(S): 1A

Date	Description	Unit	Charge	Payment	Balance	Chg/Rac Hold
04/01/2021	Base Rent - Retail - Commercial (04/2021)	1A	15,392.53	0.00	119,284.32	C-11922383 No
05/01/2021	Reimbursable utilities - 03/01/21-04/01/21		67.35	0.00	119,351.67	C-11949249 No
05/01/2021	Common Area Maint. (05/2021)	1A	1,930.63	0.00	121,282.30	C-12122737 No
05/01/2021	Base Rent - Retail - Commercial (05/2021)	1A	15,392.53	0.00	136,674.83	C-12122738 No
06/01/2021	Reimbursable utilities - 04/01/21-05/01/21		66.68	0.00	136,741.51	C-12151356 No
06/01/2021	Common Area Maint. (06/2021)	1A	1,930.63	0.00	138,672.14	C-12307622 No
06/01/2021	Base Rent - Retail - Commercial (06/2021)	1A	15,392.53	0.00	154,064.67	C-12307623 No
06/18/2021	Chk# 000070		0.00	72,465.99	81,598.68	R-4265701
06/22/2021	per 1st lease amendment section 2 - abate 30% base rent covering Oct 2020-Dec 2020		(12,863.76)	0.00	68,734.92	C-12361514 No
06/22/2021	per 1st lease amendment section 2 - abate 25% base rent covering Jan 2021-June 2021		(23,088.80)	0.00	45,646.12	C-12361515 No
07/01/2021	Reimbursable utilities - 05/01/21-06/01/21		84.30	0.00	45,730.42	C-12418081 No
07/01/2021	Common Area Maint. (07/2021)	1A	1,930.63	0.00	47,661.05	C-12547843 No
07/01/2021	Base Rent - Retail - Commercial (07/2021)	1A	15,392.53	0.00	63,053.58	C-12547844 No
07/01/2021	Chk# 000143		0.00	19,320.48	43,733.10	R-4299460
07/27/2021	July 21 rent abatement - per lease amendment mthly abatement from Jan - October - at 25%.		(3,848.13)	0.00	39,884.97	C-12650260 No
07/27/2021	Oct 20- Dec 20 Rent deferral - per lease amendment defer 30% of rent for the period of Oct 20-Dec 2020.		(12,863.76)	0.00	27,021.21	C-12650261 No
07/27/2021	Jan 2021 - July 2021 - Rent deferral - per lease amendment defer 25% of rent for the period of January 21-October 21		(26,936.91)	0.00	84.30	C-12650262 No
08/01/2021	Reimbursable utilities - 06/01/21-07/01/21		78.86	0.00	163.16	C-12580031 No
08/01/2021	Common Area Maint. (08/2021)	1A	1,930.63	0.00	2,093.79	C-12764313 No
08/01/2021	COVID Rent Deferral - Retail (08/2021)	1A	(3,848.13)	0.00	(1,754.34)	C-12764314 No
08/01/2021	Base Rent - Abate - Comm. (08/2021)	1A	(3,848.13)	0.00	(5,602.47)	C-12764315 No
08/01/2021	Base Rent - Retail - Commercial (08/2021)	1A	15,392.53	0.00	9,790.06	C-12764316 No
09/01/2021	Reimbursable utilities - 07/01/21-08/01/21		89.43	0.00	9,879.49	C-12797238 No
09/01/2021	Common Area Maint. (09/2021)	1A	1,930.63	0.00	11,810.12	C-12992138 No
09/01/2021	COVID Rent Deferral - Retail (09/2021)	1A	(3,848.13)	0.00	7,961.99	C-12992139 No
09/01/2021	Base Rent - Abate - Comm. (09/2021)	1A	(3,848.13)	0.00	4,113.86	C-12992140 No
09/01/2021	Base Rent - Retail - Commercial (09/2021)	1A	15,392.53	0.00	19,506.39	C-12992141 No
09/01/2021	Chk# 000216		0.00	9,790.06	9,716.33	R-4442807
09/07/2021	Chk# 000226		0.00	9,626.90	89.43	R-4469207
10/01/2021	Reimbursable utilities - 08/01/21-09/01/21		88.21	0.00	177.64	C-13016061 No
10/01/2021	Common Area Maint. (10/2021)	1A	1,930.63	0.00	2,108.27	C-13199201 No
10/01/2021	COVID Rent Deferral - Retail (10/2021)	1A	(3,848.16)	0.00	(1,739.89)	C-13199202 No

Lease Ledger

Date: 04/25/2023

Property: p0000100

Tenant: t0024056 Corner Bakery Cafe Restaurant Corp.

From Date: 11/02/2015 To Date: 11/30/2027

Move In Date: 11/02/2015

Unit(S): 1A

Date	Description	Unit	Charge	Payment	Balance	Chg/Rac Hold
10/01/2021	Base Rent - Abatelements - Comm. (10/2021)	1A	(3,848.14)	0.00	(5,588.03)	C-13199203 No
10/01/2021	Base Rent - Retail - Commercial (10/2021)	1A	15,392.53	0.00	9,804.50	C-13199204 No
10/06/2021	Chk# 000296 :CHECKScan Payment		0.00	9,626.90	177.60	R-453/874
11/01/2021	Reimbursable utilities - 09/01/21-10/01/21		24.79	0.00	202.39	C-13224532 No
11/01/2021	Common Area Maint. (11/2021)	1A	1,930.63	0.00	2,133.02	C-13398226 No
11/01/2021	Base Rent - Abatelements - Comm. (11/2021)	1A	(3,078.50)	0.00	(945.48)	C-13398227 No
11/01/2021	Base Rent - Retail - Commercial (11/2021)	1A	15,392.53	0.00	14,447.05	C-13398228 No
11/09/2021	Chk# 000375		0.00	14,244.66	202.39	R-4606550
12/01/2021	Reimbursable utilities - 10/01/21-11/01/21		22.67	0.00	225.06	C-13423625 No
12/01/2021	Common Area Maint. (12/2021)	1A	1,930.63	0.00	2,155.69	C-13607617 No
12/01/2021	Base Rent - Abatelements - Comm. (12/2021)	1A	(3,078.51)	0.00	(922.82)	C-13607618 No
12/01/2021	Base Rent - Retail - Commercial (12/2021)	1A	15,392.53	0.00	14,469.71	C-13607619 No
12/06/2021	Chk# 000469 :CHECKScan Payment		0.00	14,269.44	200.27	R-4666361
01/01/2022	Reimbursable utilities - 11/01/21-12/01/21		23.45	0.00	223.72	C-13630106 No
01/01/2022	Common Area Maint. (01/2022)	1A	1,977.19	0.00	2,200.91	C-13806462 No
01/01/2022	COVID Rent Deferral - Retail (01/2022)	1A	2,852.50	0.00	5,053.41	C-13806463 No
01/01/2022	Base Rent - Retail - Commercial (01/2022)	1A	15,392.53	0.00	20,445.94	C-13806464 No
01/07/2022	Chk# 000565 :CHECKScan Payment		0.00	20,175.67	270.27	R-4736385
02/01/2022	Reimbursable utilities - 12/01/21-01/01/22		23.64	0.00	293.91	C-13836000 No
02/01/2022	Common Area Maint. (02/2022)	1A	1,977.19	0.00	2,271.10	C-14014792 No
02/01/2022	COVID Rent Deferral - Retail (02/2022)	1A	2,852.50	0.00	5,123.60	C-14014793 No
02/01/2022	Base Rent - Retail - Commercial (02/2022)	1A	15,392.53	0.00	20,516.13	C-14014794 No
03/01/2022	Reimbursable utilities - 01/01/22-02/01/22		22.57	0.00	20,538.70	C-14040735 No
03/01/2022	Common Area Maint. (03/2022)	1A	1,977.19	0.00	22,515.89	C-14217664 No
03/01/2022	COVID Rent Deferral - Retail (03/2022)	1A	2,852.50	0.00	25,368.39	C-14217665 No
03/01/2022	Base Rent - Retail - Commercial (03/2022)	1A	15,392.53	0.00	40,760.92	C-14217666 No
04/01/2022	Reimbursable utilities - 02/01/22-03/01/22		21.01	0.00	40,781.93	C-14294739 No
04/01/2022	Common Area Maint. (04/2022)	1A	1,977.19	0.00	42,759.12	C-14439751 No
04/01/2022	COVID Rent Deferral - Retail (04/2022)	1A	2,852.50	0.00	45,611.62	C-14439752 No
04/01/2022	Base Rent - Retail - Commercial (04/2022)	1A	15,392.53	0.00	61,004.15	C-14439753 No
04/03/2022	2021 reconciliation		1,063.64	0.00	62,067.79	C-14439742 No
04/11/2022	Chk# 000848 :CHECKScan Payment		0.00	61,590.64	477.15	R-4954857
04/28/2022	Chk# 000879 :CHECKScan Payment		0.00	255.90	221.25	R-4971605
05/01/2022	Reimbursable utilities - 03/01/22-04/01/22		21.44	0.00	242.69	C-14466639 No
05/01/2022	Common Area Maint. (05/2022)	1A	1,977.19	0.00	2,219.88	C-14652344 No
05/01/2022	COVID Rent Deferral - Retail (05/2022)	1A	2,852.50	0.00	5,072.38	C-14652345 No

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Date: 04/25/2023

Property: p0000100

Tenant: t0024056 Corner Bakery Cafe Restaurant Corp.

From Date: 11/02/2015 To Date: 11/30/2027

Move In Date: 11/02/2015

Unit(S): 1A

Date	Description	Unit	Charge	Payment	Balance	Chg/Rec	Hold
05/01/2022	Base Rent - Retail - Commercial (05/2022)	1A	15,392.53	0.00	20,464.91	C-14652346	No
05/18/2022	CHK# 000943 :CHECKSCAN Payment		0.00	20,264.68	200.23	R-5033439	
06/01/2022	Reimbursable utilities - 04/01/22-05/01/22		23.11	0.00	223.34	C-14685592	No
06/01/2022	Common Area Maint. (06/2022)	1A	1,977.19	0.00	2,200.53	C-14892187	No
06/01/2022	COVID Rent Deferral - Retail (06/2022)	1A	2,852.50	0.00	5,053.03	C-14892188	No
06/01/2022	Base Rent - Retail - Commercial (06/2022)	1A	15,392.53	0.00	20,445.56	C-14892189	No
06/06/2022	June late fee		1,022.27	0.00	21,467.83	C-15001691	No
07/01/2022	Reimbursable utilities - 05/01/22-06/01/22		18.78	0.00	21,486.61	C-14908848	No
07/01/2022	Common Area Maint. (07/2022)	1A	1,977.19	0.00	23,463.80	C-15098810	No
07/01/2022	COVID Rent Deferral - Retail (07/2022)	1A	2,852.50	0.00	26,316.30	C-15098811	No
07/01/2022	Base Rent - Retail - Commercial (07/2022)	1A	15,392.53	0.00	41,708.83	C-15098812	No
07/06/2022	July late fee		1,022.27	0.00	42,731.10	C-15112203	No
07/07/2022	CHK# 001080 :CHECKSCAN Payment		0.00	20,222.23	22,508.87	R-5175630	
07/29/2022	CHK# 001152 :CHECKSCAN Payment		0.00	22,745.45	(236.58)	R-5202926	
08/01/2022	Reimbursable utilities - 06/01/22-07/01/22		21.73	0.00	(214.85)	C-15132038	No
08/01/2022	Common Area Maint. (08/2022)	1A	1,977.19	0.00	1,762.34	C-15318528	No
08/01/2022	COVID Rent Deferral - Retail (08/2022)	1A	2,852.50	0.00	4,614.84	C-15318529	No
08/01/2022	Base Rent - Retail - Commercial (08/2022)	1A	15,392.53	0.00	20,007.37	C-15318530	No
08/06/2022	August late fee		1,022.27	0.00	21,029.64	C-15341249	No
08/19/2022	CHK# 001200 :CHECKSCAN Payment		0.00	20,308.52	721.12	R-5269503	
09/01/2022	Reimbursable utilities - 07/01/22-08/01/22		19.46	0.00	740.58	C-15355362	No
09/01/2022	Common Area Maint. (09/2022)	1A	1,977.19	0.00	2,717.77	C-15546163	No
09/01/2022	COVID Rent Deferral - Retail (09/2022)	1A	2,852.50	0.00	5,570.27	C-15546164	No
09/01/2022	Base Rent - Retail - Commercial (09/2022)	1A	15,392.53	0.00	20,962.80	C-15546165	No
09/13/2022	CHK# 001246 :CHECKSCAN Payment		0.00	20,250.46	712.34	R-5339826	
10/01/2022	Reimbursable utilities - 08/01/22-09/01/22		22.48	0.00	734.82	C-15600078	No
10/01/2022	Common Area Maint. (10/2022)	1A	1,977.19	0.00	2,712.01	C-15769435	No
10/01/2022	COVID Rent Deferral - Retail (10/2022)	1A	2,852.50	0.00	5,564.51	C-15769436	No
10/01/2022	Base Rent - Retail - Commercial (10/2022)	1A	15,392.53	0.00	20,957.04	C-15769437	No
10/11/2022	October Late Fee		1,022.27	0.00	21,979.31	C-15792477	No
11/01/2022	Reimbursable utilities - 09/01/22-10/01/22		20.08	0.00	21,999.39	C-15819990	No
11/01/2022	Common Area Maint. (11/2022)	1A	1,977.19	0.00	23,976.58	C-16001966	No
11/01/2022	COVID Rent Deferral - Retail (11/2022)	1A	2,852.50	0.00	26,829.08	C-16001967	No
11/01/2022	Base Rent - Retail - Commercial (11/2022)	1A	15,392.53	0.00	42,221.61	C-16001968	No
11/11/2022	November Late Fee		1,022.27	0.00	43,243.88	C-16022389	No
11/28/2022	Nov notice of default		1,500.00	0.00	44,743.88	C-16111996	No

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Date: 04/25/2023

Property: p0000100

Tenant: 10024056 Corner Bakery Cafe Restaurant Corp.

From Date: 11/02/2015 To Date: 11/30/2027

Move In Date: 11/02/2015

Unit(s): 1A

Date	Description	Unit	Charge	Payment	Balance	Chg/Rec	Hold
11/30/2022	Chk# 001400 -CHECKScan Payment		0.00	40,506.48	4,237.40	R-5509815	
12/01/2022	Reimbursable utilities - 10/01/22-11/01/22		22.42	0.00	4,259.82	C-16045599	No
12/01/2022	Common Area Maint. (12/2022)	1A	1,977.19	0.00	6,237.01	C-16236577	No
12/01/2022	COVID Rent Deferral - Retail (12/2022)	1A	2,852.50	0.00	9,089.51	C-16236578	No
12/01/2022	Base Rent - Retail - Commercial (12/2022)	1A	15,392.53	0.00	24,482.04	C-16236579	No
12/06/2022	Dec late fee		1,022.27	0.00	25,504.31	C-16256279	No
12/21/2022	Dec Notice of Default		1,500.00	0.00	27,004.31	C-16468192	No
01/01/2023	Reimbursable utilities - 11/01/22-12/01/22		17.95	0.00	27,022.26	C-16272748	No
01/01/2023	Common Area Maint. (01/2023)	1A	2,230.96	0.00	29,253.22	C-16462673	No
01/01/2023	COVID Rent Deferral - Retail (01/2023)	1A	2,852.50	0.00	32,105.72	C-16462674	No
01/01/2023	Base Rent - Retail - Commercial (01/2023)	1A	15,392.53	0.00	47,498.25	C-16462675	No
01/03/2023	Chk# 001499 -CHECKScan Payment		0.00	20,244.65	27,253.60	R-5623123	
02/01/2023	Reimbursable utilities - 12/01/22-01/01/23		17.90	0.00	27,271.50	C-16499966	No
02/01/2023	Common Area Maint. (02/2023)	1A	2,230.96	0.00	29,502.46	C-16685159	No
02/01/2023	COVID Rent Deferral - Retail (02/2023)	1A	2,852.50	0.00	32,354.96	C-16685160	No
02/01/2023	Base Rent - Retail - Commercial (02/2023)	1A	15,392.53	0.00	47,747.49	C-16685161	No
02/14/2023	Feb late fee		1,023.79	0.00	48,771.28	C-16713360	No
03/01/2023	Reimbursable utilities - 01/01/23-02/01/23		17.64	0.00	48,788.92	C-16734249	No
03/01/2023	Common Area Maint. (03/2023)	1A	2,230.96	0.00	51,019.88	C-16821317	No
03/01/2023	COVID Rent Deferral - Retail (03/2023)	1A	2,852.50	0.00	53,872.38	C-16821318	No
03/01/2023	Base Rent - Retail - Commercial (03/2023)	1A	15,392.53	0.00	69,264.91	C-16821319	No
03/07/2023	Chk# 090713271 -CHECKScan Payment		0.00	20,222.23	49,042.68	R-5784618	
03/14/2023	2022 reconciliation		1,904.53	0.00	50,947.21	C-16938985	No
04/01/2023	Reimbursable utilities - 02/01/23-03/01/23		19.12	0.00	50,966.33	C-16956249	No
04/01/2023	Common Area Maint. (04/2023)	1A	2,230.96	0.00	53,197.29	C-17152085	No
04/01/2023	COVID Rent Deferral - Retail (04/2023)	1A	2,852.50	0.00	56,049.79	C-17152086	No
04/01/2023	Base Rent - Retail - Commercial (04/2023)	1A	15,392.53	0.00	71,442.32	C-17152087	No
04/06/2023	Chk# 006025 -CHECKScan Payment		0.00	20,222.23	51,220.09	R-5860602	
05/01/2023	Reimbursable utilities - 03/01/23-04/01/23		22.60	0.00	51,242.69	C-17187970	No

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE DISTRICT OF DELAWARE**

In re:

CBC RESTURANT CORP.,¹

Debtor.

Chapter 11

Case No. 23-10245 (KBO)

CERTIFICATE OF SERVICE

I, Brian McLaughlin, do hereby certify that on May 22, 2023, I served the Objection and Reservation of Rights of Parcel D Property LLC to the (I) Notice of Possible Assumption and Assignment with Respect to Executory Contracts and Unexpired Leases of the Debtors and (II) Proposed Sale of Substantially All of the Debtors' Assets on the following parties by the United States Bankruptcy Court's Electronic Filing and Notification System.

OFFIT KURMAN, P.A.

/s/ Brian J. McLaughlin

Brian J. McLaughlin, Esquire (#2462)
222 Delaware Avenue, Suite 1105
Wilmington, DE 19899
(302) 351-0916

Attorney for Parcel D Property LLC

¹ The Debtors in these Chapter 11 cases, along with the last four digits of each Debtor's federal tax identification number, include CBC Restaurant Corp. (0801), Corner Bakery Holding Company (3981), and CBC Cardco, Inc. (1938). The Debtors' service address is 121 Friends Land, Suite 300, Newton, PA 18940.

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