Richard M. Cieri (NY 4207122) KIRKLAND & ELLIS LLP Citigroup Center 153 East 53rd Street New York, New York 10022-4611

Telephone: (212) 446-4800

and

Anup Sathy, P.C. (IL 6230191) Marc J. Carmel (IL 6272032) KIRKLAND & ELLIS LLP 200 East Randolph Drive Chicago, Illinois 60601-6636 Telephone: (312) 861-2000

Proposed Co-Counsel to the Debtors

Michael A. Condyles (VA 27807) Peter J. Barrett (VA 46179) KUTAK ROCK LLP Bank of America Center 1111 East Main Street, Suite 800 Richmond, Virginia 23219-3500

Telephone: (804) 644-1700

IN THE UNITED STATES BANKRUPTCY COURT FOR THE EASTERN DISTRICT OF VIRGINIA RICHMOND DIVISION

In re:)	Case No. 07
)	Jointly Administered
MOVIE GALLERY, INC., et al.,1)	Chapter 11
)	
Debtors.)	
)	

MOTION OF THE DEBTORS FOR AN ORDER AUTHORIZING THE DEBTORS TO REJECT CERTAIN UNEXPIRED LEASES AND EXECUTORY CONTRACTS EFFECTIVE AS OF THE COMMENCEMENT DATE

The above-captioned debtors (collectively, the "Debtors") hereby move the Court, pursuant to this motion (the "Motion"), for the entry of an order, substantially in the form of Exhibit A, authorizing the Debtors to reject certain unexpired leases (including leases and subleases of nonresidential real property for each Vacant Store Lease (as defined below), the "Leases") as set forth on Exhibit 1 annexed to Exhibit A attached hereto (the "Order") and executory contracts as set forth on Exhibit 2 annexed to the Order effective as of the

The Debtors in the cases include: Movie Gallery, Inc.; Hollywood Entertainment Corporation; M.G. Digital, LLC; M.G.A. Realty I, LLC; MG Automation LLC; and Movie Gallery US, LLC.



K&E 11969661.

Commencement Date (as defined herein). In support of this Motion, the Debtors respectfully state as follows:²

Jurisdiction

- 1. The Court has jurisdiction over this matter pursuant to 28 U.S.C. §§ 157 and 1334. This matter is a core proceeding within the meaning of 28 U.S.C. § 157(b)(2).
 - 2. Venue is proper pursuant to 28 U.S.C. §§ 1408 and 1409.
- 3. The statutory bases for the relief requested herein are sections 105(a) and 365(a) of the Bankruptcy Code, 11 U.S.C. §§ 101-1532 (the "Bankruptcy Code").

Background

- 4. On the date hereof (the "Commencement Date"), each of the Debtors filed a petition with the Court under chapter 11 of the Bankruptcy Code. The Debtors are operating their businesses and managing their property as debtors in possession pursuant to sections 1107(a) and 1108 of the Bankruptcy Code. No request for the appointment of a trustee or examiner has been made in these chapter 11 cases, and no committees have been appointed or designated. Concurrently with the filing of this Motion, the Debtors have sought procedural consolidation and joint administration of these chapter 11 cases.
- 5. The Debtors are the second largest North American home entertainment specialty retailer. They currently operate approximately 4,200 retail stores located throughout all 50 states. They rent and sell DVDs, videocassettes and video games through three distinct brands Movie Gallery, Hollywood Video and Game Crazy.

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The facts and circumstances supporting this Motion are set forth in the Affidavit of William C. Kosturos, Chief Restructuring Officer of Movie Gallery, Inc., in Support of First Day Motions (the "First Day Affidavit"), filed contemporaneously herewith.

- 6. In 2006, the aggregate annual revenues of the Debtors and their non-Debtor affiliates, including rental revenue and product sales, exceeded \$2.5 billion. Of this amount, approximately 56% was attributed to DVD rentals, 15% to the sale of previously-rented DVDs, VHS cassettes and video games, 13% to the sale of new and used gaming products, 7% to game rentals, 4% to the sale of concessions and other miscellaneous products, 3% to the sale of movie-related products and merchandise and 2% to VHS cassette rentals. As of September 2, 2007, the Debtors and their non-Debtor affiliates employed approximately 38,800 employees, including approximately 7,500 full-time employees and 31,300 part-time employees.
- 7. Several factors have led to the filing of these chapter 11 cases. First, the video rental industry is highly competitive. The Debtors face direct competition from competitors such as Blockbuster and Netflix and indirect competition from pay-per-view, cable television and bigbox retailers who sell DVDs at increasingly lower prices. Furthermore, recent box office receipts of rental releases have declined over the previous year, contributing to an industry-wide decline in demand for video rentals. Finally, as the Debtors' financial performance has deteriorated, they have experienced contracting trade terms, which have had a negative impact on the Debtors' liquidity, which, in turn, has contributed to the Debtors' inability to comply with certain financial covenants under their credit agreements.
- 8. As of the Commencement Date, the Debtors operated approximately 4,200 stores across all 50 states. The Debtors either ceased or are in the process of ceasing operations at a number of store locations as part of the Debtors' prepetition and ongoing restructuring efforts. In situations in which the operations have ceased and the lease does not have any value to the Debtors, the Debtors will seek to reject such leases, by this Motion or ones filed in the future.

Moreover, the Debtors will continue to evaluate their assets to maximize the value of their estates.

- 9. Generally, the Debtors do not own the property on which these stores are or were operated. Instead, the Debtors lease nonresidential real property (each, a "Real Property Lease") from numerous lessors and other counterparties (each, a "Lessor"). In certain instances, the Debtors also sublease nonresidential real property (each, a "Real Property Sublease," and together with each Real Property Lease, collectively, as amended or modified, the "Vacant Store Leases"). The terms of the Vacant Store Leases range from one month to nine years, excluding option periods, and generally the lease payments for the Vacant Store Leases range from \$14,400 to \$235,000 per year.
- 10. In considering their options with respect to the Vacant Store Leases prior to the Commencement Date, the Debtors evaluated the possibility of one or more assignments or subleases of the Vacant Store Leases. The Debtors have determined that the transactional costs and postpetition occupancy costs associated with marketing the Vacant Store Leases exceeds any marginal benefit received from potential assignments or subleases.
- 11. Furthermore, in addition to their obligation to pay rent under the Vacant Store Leases, the Debtors also are obligated to pay for certain real estate taxes, utilities, insurance and other related charges associated with such leases. The Debtors have examined the costs associated with their obligation to pay rent under the Vacant Store Leases and estimate that the annual net cost to the Debtors is approximately \$15.4 million per year. The Debtors have determined in their business judgment that such costs, with the concomitant costs of operating

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The Leases include all of the Vacant Store Leases and may include certain other unexpired leases, all of which are included on Exhibit 1 annexed to the Order.

these locations, constitute an unnecessary drain on the Debtors' resources. Accordingly, in an effort to reduce postpetition administrative costs and in the exercise of the Debtors' sound business judgment, the Debtors believe that the rejection of the Vacant Store Leases (as set forth on Exhibit 1 annexed to the Order attached hereto) effective as of the Commencement Date is in the best interests of the Debtors, their estates and their creditors.

- 12. In addition, the Debtors are parties to various executory contracts (each, an "Executory Contract"). These Executory Contracts include numerous excess space broker listing, software license and management agreements. The terms of the Executory Contracts range from nine months to three years.
- 13. The Debtors believe that the Executory Contracts no longer provide any significant benefits. Accordingly, the Debtors believe in their sound business judgment that rejection of the Executory Contracts (as set forth on Exhibit 2 annexed to the Order) effective as of the Commencement Date also is in the best interests of the Debtors, their estates and their creditors.

Relief Requested

14. By this Motion, the Debtors seek authority to reject the Leases and the Executory Contracts effective as of the Commencement Date.

Basis for Relief

A. Rejection of the Leases and the Executory Contracts Reflects the Debtors' Sound Business Judgment

15. Section 365(a) of the Bankruptcy Code provides that a debtor in possession "subject to the court's approval, may . . . reject any executory contract or unexpired lease of the debtor." 11 U.S.C. § 365(a). "This provision allows a trustee to relieve the bankruptcy estate of

burdensome agreements which have not been completely performed." <u>Stewart Title Guaranty</u> <u>Co. v. Old Republic Nat'l Title Ins. Co.</u>, 83 F.3d 735, 741 (5th Cir. 1996) (citing <u>In re Murexco Petroleum, Inc.</u>, 15 F.3d 60, 62 (5th Cir. 1994)).

- 16. The standard courts apply to determine whether the rejection of an executory contract or unexpired lease should be authorized is the "business judgment" standard. See In re Orion Pictures Corp., 4 F.3d 1095, 1098-99 (2d Cir. 1993); In re Lawson, 146 B.R. 663, 664-65 (Bankr. E.D. Va. 1992) ("[t]he Fourth Circuit has adopted the 'business judgment' test as the appropriate standard in determining whether to permit a debtor to reject an executory contract . . . [and a] court will defer to a debtor's determination that rejection of a contract would be advantageous [to the estate] unless that decision is clearly erroneous") (citation omitted), aff'd in part, rev'd in part 14 F.3d 595 (4th Cir. 1993) (unpublished opinion); see also NLRB v. Bildisco & Bildisco, 465 U.S. 513, 523 (1984) (recognizing the "business judgment" standard used to approve rejection of executory contracts); In re Klein Sleep Prods., Inc., 78 F.3d 18, 25 (2d Cir. 1996) (same). The business judgment standard requires a court to approve a debtor's business decision unless that decision is the product of bad faith, whim or caprice. See In re Lubrizon Enters., Inc. v. Richmond Metal Finishers, Inc., 756 F.2d 1043, 1047 (4th Cir. 1985), cert. denied sub nom., Lubrizol Enters., Inc. v. Canfield, 475 U.S. 1057 (1986).
- 17. Rejection of an executory contract or an unexpired lease is appropriate where such rejection would benefit the estate. See Orion Pictures Corp., 4 F.3d at 1098-99; In re Stable Mews Assocs., Inc., 41 B.R. 594, 596 (Bankr. S.D.N.Y. 1984). Upon finding that a debtor exercised its sound business judgment in determining that rejection of certain contracts or leases is in the best interests of its creditors and all parties in interest, a court should approve the

rejection under section 365(a). See In re Bradlees Stores, Inc., 194 B.R. 555, 558 n.1 (Bankr. S.D.N.Y. 1996), appeal dismissed, 210 B.R. 506 (S.D.N.Y. 1997); In re Summit Land Co., 13 B.R. 310, 315 (Bankr. D. Utah 1981) (holding that absent extraordinary circumstances, court approval of a debtors' decision to assume or reject an executory contract "should be granted as a matter of course").

18. The Leases and the Executory Contracts are not a source of potential value for the Debtors' future operations, creditors or interest holders. Even if certain of the Vacant Store Leases constitute below-market leases, the Debtors' obligations to pay, for example, postpetition rent, real estate taxes, utilities, insurance and other related charges diminishes any potential value received from an assignment or sublease, specifically given the relatively short term remaining in each Lease. In addition, the Executory Contracts provide no further benefit to the Debtors. Accordingly, the Debtors have determined that the Leases and the Executory Contracts constitute an unnecessary drain on the Debtors' resources and, therefore, rejection of the Leases and the Executory Contracts reflects the Debtors' exercise of sound business judgment.

B. Effective Date of Rejection as the Date this Motion Filed and Served Is Appropriate

- 19. The Debtors also respectfully submit that it is appropriate for the Court to order that the effective date of rejection of the Leases and Executory Contracts is the date the Debtors filed this Motion.
- 20. While section 365 of the Bankruptcy Code does not specifically address whether the Court may order rejection to be effective retroactively, many courts have held that bankruptcy courts may, in their discretion, authorize rejection retroactive to a date prior to entry of the order authorizing. See, e.g., In re At Home Corp., 392 F.3d 1064, 1065-66 (9th Cir. 2004)

(affirming bankruptcy court's approval of retroactive rejection), cert. denied sub nom. Pacific Shores Dev., LLC v. At Home Corp., 546 U.S. 814 (2005); In re CCI Wireless, LLC, 297 B.R. 133, 140 (D. Colo. 2003) (holding that "because section 365 does not, as a matter of law, prohibit selection of a retroactive date for rejection, the bankruptcy court has authority under section 365(d)(3) to set the effective date of rejection at least as early as the filing date of the motion to reject."); In re Thinking Machs., Corp., 67 F.3d 1021, 1028 (1st. Cir. 1995) ("bankruptcy courts may enter retroactive orders of approval, and should do so when the balance of equities preponderates in favor of such remediation"); In re Jamesway Corp., 179 B.R. 33, 36-37 (S.D.N.Y. 1995) (stating that section 365 does not include "restrictions as to the manner in which the court can approve rejection").

21. The balance of the equities favors the relief requested herein. Without a retroactive date of rejection, the Debtors will be forced to incur unnecessary administrative charges for leases and contracts that provide no tangible benefit to the Debtors' estates. Moreover, the counterparties to the Leases and the Executory Contracts will not be unduly prejudiced if the rejection is deemed effective as of the date the Debtors serve and file this Motion because they will receive notice of this Motion and have sufficient opportunity to act accordingly. In addition, by the time they receive notice of this Motion, in substantially the form attached hereto as Exhibit B, the counterparties will be relieved of their own obligations under the Leases and the Executory Contracts — allowing them to cease performance and immediately repossess their property, if applicable. In fact, the counterparties may benefit from such rejection because the Debtors have vacated the premises, in the case of real property leases, and surrendered the keys to the Lessors, thereby allowing the Lessors to relet the premises

immediately. See, e.g., In re Amber's Stores, Inc., 193 B.R. 819, 827 (Bankr. N.D. Tex. 1996) (holding that lease at issue should be deemed rejected as of the petition date due to equities of case where debtor turned over keys and vacated premises prepetition and served motion to reject lease as soon as possible); In re Federated Dep't Stores, Inc., 131 B.R. 808, 814 (S.D. Ohio 1991) (affirming lower court's approval of department store debtor's rejection of real property lease where debtor had closed ailing department store and no longer needed the leased premises). In sum, the Debtors respectfully submit that it is fair and equitable for the Court to find that the Leases and the Executory Contracts are rejected as of the Commencement Date, which is the date this Motion is filed.

22. In many chapter 11 cases in this district and others, courts have authorized similar relief. See, e.g., In re US Airways Group, Inc., Case No. 02-83984 (Bankr. E.D. Va. Aug. 12, 2002) (RGM) (rejection of real property leases effective as of the date notice of motion was filed); In re AMF Bowling Worldwide, Case No. 01-61119 (DOT) (Bankr. E.D. Va. July 5, 2001) (same); In re Heilig-Meyers Co., Case No. 00-34533 (DOT) (Bankr. E.D. Va. Aug. 16, 2000) (same); see also In re Calpine Corp., Case No. 05-60200 (Bankr. S.D.N.Y. Dec. 21, 2005); In re Tower Auto., Inc., Case No. 05-10578 (Bankr. S.D.N.Y. Feb. 3, 2005); In re UAL Corp., Case No. 02-48191 (Bankr. N.D. Ill. Dec. 11, 2002) (same); In re Kmart Corp., Case No. 02-02474 (Bankr. N.D. Ill. Jan. 25, 2002) (same).

Waiver of Memorandum of Points and Authorities

23. The Debtors respectfully request that this Court treat this Motion as a written memorandum of points and authorities or waive any requirement that this Motion be

accompanied by a written memorandum of points and authorities as described in Rule 9013-1(G) of the Local Bankruptcy Rules for the Eastern District of Virginia.

Notice

24. The Debtors have provided notice of this Motion to: (a) the Office of the United States Trustee for the Eastern District of Virginia; (b) the entities listed on the Consolidated List of Creditors Holding the 30 Largest Unsecured Claims filed pursuant to Bankruptcy Rule 1007(d); (c) counsel to the agent for the Debtors' proposed postpetition secured lenders; (d) counsel to the agent for the Debtors' prepetition first lien facilities; (e) counsel to the agent for the Debtors' prepetition second lien facility; (f) the trustee for the Debtors' 11% senior unsecured notes; (g) counsel to Sopris Capital Advisors LLC; (h) the trustee for the Debtors' 9.625% senior subordinated unsecured notes; (i) counsel for certain movie studios; (j) the Internal Revenue Service; and (k) the Securities and Exchange Commission. No later than two business days after entry of the order granting the relief requested in this Motion, the Debtors shall serve a copy of this Motion and such order on the counterparties to the Leases and Executory Contracts. In light of the nature of the relief requested, the Debtors respectfully submit that no further notice is necessary.

WHEREFORE, for the reasons set forth herein and in the First Day Affidavit, the Debtors respectfully request that the Court enter an order, substantially in the form attached hereto as Exhibit A, (a) authorizing the Debtors to reject the Leases set forth on Exhibit 1 annexed to the Order and the Executory Contracts set forth on Exhibit 2 annexed to the Order effective as of the Commencement Date and (b) granting such other and further relief as is just and proper.

Richmond, Virginia

Dated: October 16, 2007

/s/ Michael A. Condyles

Richard M. Cieri (NY 4207122)

KIRKLAND & ELLIS LLP

Citigroup Center

153 East 53rd Street

New York, New York 10022-4611

Telephone: (212) 446-4800 Facsimile: (212) 446-4900

and

Anup Sathy, P.C. (IL 6230191)

Marc J. Carmel (IL 6272032)

KIRKLAND & ELLIS LLP

200 East Randolph Drive

Chicago, Illinois 60601-6636

Telephone: (312) 861-2000

Facsimile: (312) 861-2200

and

Michael A. Condyles (VA 27807)

Peter J. Barrett (VA 46179)

KUTAK ROCK LLP

Bank of America Center

1111 East Main Street, Suite 800

Richmond, Virginia 23219-3500

Telephone: (804) 644-1700

Facsimile: (804) 783-6192

Proposed Co-Counsel to the Debtors

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EXHIBIT A

Richard M. Cieri (NY 4207122) KIRKLAND & ELLIS LLP Citigroup Center 153 East 53rd Street New York, New York 10022-4611

Telephone: (212) 446-4800

and

Anup Sathy, P.C. (IL 6230191) Marc J. Carmel (IL 6272032) KIRKLAND & ELLIS LLP 200 East Randolph Drive Chicago, Illinois 60601-6636 Telephone: (312) 861-2000

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Michael A. Condyles (VA 27807) Peter J. Barrett (VA 46179) KUTAK ROCK LLP Bank of America Center 1111 East Main Street, Suite 800 Richmond, Virginia 23219-3500 Telephone: (804) 644-1700

IN THE UNITED STATES BANKRUPTCY COURT FOR THE EASTERN DISTRICT OF VIRGINIA RICHMOND DIVISION

In re:)	Case No. 07
)	Jointly Administered
MOVIE GALLERY, INC., et al., 1)	Chapter 11
)	_
Debtors.)	
)	

ORDER AUTHORIZING THE DEBTORS TO REJECT CERTAIN UNEXPIRED LEASES AND EXECUTORY CONTRACTS EFFECTIVE AS OF THE COMMENCEMENT DATE

Upon the motion (the "Motion")² of the above-captioned debtors (collectively, the "Debtors") for the entry of an order (the "Order") authorizing the Debtors to reject certain unexpired leases (including leases and subleases of nonresidential real property), which are set forth on Exhibit 1 attached hereto (each, a "Lease"), and executory contracts, which are set forth on Exhibit 2 attached hereto (each, an "Executory Contract"), effective as of the date of the filing

The Debtors in the cases include: Movie Gallery, Inc.; Hollywood Entertainment Corporation; M.G. Digital, LLC; M.G.A. Realty I, LLC; MG Automation LLC; and Movie Gallery US, LLC.

Capitalized terms used but not otherwise defined herein shall have the meanings set forth in the Motion.

of the petitions of the Debtors (the "Commencement Date") and the First Day Affidavit; it appearing that the relief requested is in the best interests of the Debtors' estates, their creditors and other parties in interest; the Court having jurisdiction to consider the Motion and the relief requested therein pursuant to 28 U.S.C. §§ 157 and 1334; consideration of the Motion and the relief requested therein being a core proceeding pursuant to 28 U.S.C. § 157(b); venue being proper before this Court pursuant to 28 U.S.C. §§ 1408 and 1409; and after due deliberation and sufficient cause appearing therefor, it is hereby ORDERED

- 1. The Motion is granted in its entirety.
- 2. The Leases set forth on <u>Exhibit 1</u> attached hereto are hereby rejected effective as of the Commencement Date.
- 3. The Executory Contracts set forth on Exhibit 2 attached hereto are hereby rejected as of the Commencement Date.
- 4. The entry of this Order is conditional. Each counterparty to a Lease listed on Exhibit 1 attached hereto and each counterparty to an Executory Contract listed on Exhibit 2 attached hereto (collectively, the "Counterparties") may object to the entry of this Order with respect to the rejection of any Lease or Executory Contract to which it is a party within ten (10) days after the entry of this Order (an "Objection"). If an Objection is timely filed and not withdrawn before such hearing, the Objection shall be heard at the next regularly-scheduled omnibus hearing date. At the hearing, the Court may vacate this Order, modify it or make it final. If no timely Objection is filed (or is filed and subsequently withdrawn), this Order shall become final at the conclusion of such objection period without further order of the Court. Notwithstanding the foregoing, an objection filed by a Counterparty with respect to the rejection

of the Lease to which it is a party or an objection filed by a Counterparty to an Executory

Contract with respect to the rejection of the Executory Contract to which it is a party shall only

affect the finality of this Order with respect to such Lease or Executory Contract; this Order shall

be final for all other purposes. This Order shall remain in effect notwithstanding any objection

until further order of the Court. The modification or vacation of this Order shall not impair any

action taken pursuant to it prior to its modification or vacation.

5. The Debtors are authorized to take all actions necessary to effectuate the relief

granted pursuant to this Order in accordance with the Motion.

6. The terms and conditions of this Order shall be immediately effective and

enforceable upon its entry.

7. The Court retains jurisdiction with respect to all matters arising from or related to

the implementation of this Order.

Richmond, Virginia

Date: October _____, 2007

United States Bankruptcy Judge

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EXHIBIT 1

Lessor/Sublessor	Location	Shopping Center (if applicable)	Lessee/Sublessee	Contract Description
555 Perkins, LLC	555 Perkins Rd Ext Memphis, TN 38117-3994	Oak Hall Building	Hollywood Entertainment Corporation	Lease Agreement
6110 Greenville Retail Limited Partnership	6306 Greenville Dallas, TX 75206-1303		Hollywood Entertainment Corporation	Lease Agreement
655 Montauk, LLC	655 Montauk Hwy East Patchogue, NY 11772-4733	Swan Nursery Commons	Hollywood Entertainment Corporation	Lease Agreement
98 Palms IV, LTD	985 Highway 98 East, Unit C Destin, FL 32541		Movie Gallery US, LLC	Lease Agreement
ACO, Inc	52895 Shelby Rd Shelby Township, MI 483163173		Movie Gallery US, LLC	Lease Agreement
Adams Levy Properties LLC	57945 Bellview Ave Plaquemine, LA 70764		Movie Gallery US, LLC	Lease Agreement
ALBAR Joint Venture Trust Barbara Jean Borsuk, Trustee	4881 Telegraph Ave Oakland, CA 94609-2009		Hollywood Entertainment Corporation	Lease Agreement
Alliance Ventures, Inc	1718 Cleveland Ave		Movie Gallery US, LLC	Lease Agreement
American National Bank and Trust Compar		Lake Shore Place	Hollywood Entertainment Corporation	Lease Agreement
Of Chicago ATMF IV, LLC	Chicago, IL 60611-4447 9870 Telegraph Rd	Taylor Shopping Center	Hollywood Entertainment Corporation	Lease Agreement
B & G Properties Limited Partnership	Taylor, MI 48180-3334 4694 Great Northern Blvd	Olmsted Plaza Center	Hollywood Entertainment Corporation	Lease Agreement
	North Olmsted, OH 44070-3425			
Bay Plaza West, LLC	2098 Bartow Ave Bronx, NY 10475-4616	Bay Plaza West Shopping Center	Hollywood Entertainment Corporation	Lease Agreement
BAY Properties, LLC	35679 S Gratiot Ave Clinton Township, MI 48035-2854		Hollywood Entertainment Corporation	Lease Agreement
Beltline at Preston, Ltd	5907 Beltline Dallas, TX 75240-7703	Beltline At Preston	Hollywood Entertainment Corporation	Lease Agreement
Betsy Kyle	805 US RT 1 Yarmouth , ME 04096		Movie Gallery US, LLC	Lease Agreement
BG Boulevard, LLC	1730 Niagara Falls Blvd Tonawanda, NY 14150-7531		Hollywood Entertainment Corporation	Lease Agreement
BG Tonawanda Stop, LLC	100 Niagara St	Tops Plaza Tonawanda	Hollywood Entertainment Corporation	Lease Agreement
Birmingham Realty Company	Tonawanda, NY 14150-1104 3328 Clairmont Ave		Movie Gallery US, LLC	Lease Agreement
Blue Water Investments, LLC	Birmingham, AL 35222 5014 S Marion Rd		Movie Gallery US, LLC	Lease Agreement
BMW Tower Co, Inc	Sioux Falls, SD 57104 1038 North Minnesota Ave		Movie Gallery US, LLC	Lease Agreement
Bradley Operating Limited Partnership	Sioux Falls, SD 57104 13220 W 87th St Parkway	Westchester Square	Hollywood Entertainment Corporation	Lease Agreement
	Lenexa, KS 66215-4989 8000 West Broward Blvd, Suite 8000	Westerlesser Square		
Broward Mall Limited Partnership	Plantation, FL 33388		Hollywood Entertainment Corporation	Lease Agreement
BTS II, LLC	3065 Springhill Ave Mobile, AL 36607-1815		Hollywood Entertainment Corporation	Lease Agreement
California Fair Oaks, LLC	25 East California Blvd Pasadena, CA 91105-3202		Hollywood Entertainment Corporation	Lease Agreement
Cardinal Limited Partnership	5257 South Ashland Ave Chicago, IL 60609		Hollywood Entertainment Corporation	Lease Agreement
Cascade Acquisition, LLC	590 Cascade Rd SW Atlanta, GA 30310-2467	CitiCenter at West End	Hollywood Entertainment Corporation	Lease Agreement
Cedar-Chestnut Street LLC	825 E Chestnut St Lancaster, PA 17602-3127		Hollywood Entertainment Corporation	Lease Agreement
Chase Development Company	93 Brunswick Square Lawrenceville, VA 23868		Movie Gallery US, LLC	Lease Agreement
Cic Realty Trust	175 Memorial Ave West Springfield, MA 01089-4003	Century Shopping Center	Hollywood Entertainment Corporation	Lease Agreement
Cleek Sedalia Property, LLC	2917 West Broadway		Movie Gallery US, LLC	Lease Agreement
Cole Taylor Bank as Trustee Underland	Sedalia, MO 65301 1265 S Naperville Blvd	Market Meadows Shopping Center	Hollywood Entertainment Corporation	Lease Agreement
Trust No 99-4558, dated Coliseum FF, LLC	Naperville, IL 60540-8312 2170 Coliseum Dr		Movie Gallery US, LLC	Lease Agreement
Concord Plaza Associates	Hampton, VA 23666 1853 Monument Blvd	Concord Shopping Center	Hollywood Entertainment Corporation	Lease Agreement
Coy A Clark Co	Concord, CA 94520-3862 3000 West New Haven Ave	Metro West	Movie Gallery US, LLC	Lease Agreement
•	West Melbourne, FL 32904			
CPTF Westwind, LLC	4755 Haggerty Rd West Bloomfield, MI 48323-3900	Westwind Lake Village	Hollywood Entertainment Corporation	Lease Agreement
Creekside Center, LLC	631 Peters Creek Rd Nw Roanoke, VA 24017		Movie Gallery US, LLC	Lease Agreement
Cross Pointe Station, Inc	8213 Hull St Rd Richmond, VA 23235		Movie Gallery US, LLC	Lease Agreement
Davis & Cooley Partners	721 South Broadway Forest City, NC 28043	SOUTH BROADWAY	Movie Gallery US, LLC	Lease Agreement

Lessor/Sublessor	Location	Shopping Center (if applicable)	Lessee/Sublessee	Contract Description
DCK Property, LLC	11159 Bellefontaine Rd St Louis, MO 63138		Hollywood Entertainment Corporation	Lease Agreement
DDR Jamestown Plaza LLC	2000 Washington St Plaza Jamestown, NY 14701-3068	Tops Plaza	Hollywood Entertainment Corporation	Lease Agreement
Deep Creek # 5, LLC	6460 Yale Ave Denver, CO 80222		Movie Gallery US, LLC	Lease Agreement
Denton Investments & Holdings, LLC	860 South 5Th Ave Denton, MD 21629		Movie Gallery US, LLC	Lease Agreement
DEO Company, Inc	8400 Morrison Rd New Orleans, LA 70127-1913		Hollywood Entertainment Corporation	Lease Agreement
Developer's Diversified Realty Corporation	4224 Kent Rd Stow, OH 44224-4325	Stow Community Shopping Center	Hollywood Entertainment Corporation	Lease Agreement
Devon Ivie	955 Market St Blackfoot, ID 83221		Movie Gallery US, LLC	Lease Agreement
Dickman Elberta Apts, Inc	8581 Winton Rd Cincinnati, OH 45231-4923		Hollywood Entertainment Corporation	Lease Agreement
Donald Cianci and Kathy Cianci	1940 Cascade Way Longview, WA 98632		Movie Gallery US, LLC	Lease Agreement
Drury Acres East, Inc	1229 Market St, Suite T-1 Clarksville, AR 72830		Movie Gallery US, LLC	Lease Agreement
Duane C Nielsen, Trustee of The Owen C Nielsen GiftingTrust	7720 NE Hwy 99 Hazeldell, WA 98665-8858		Hollywood Entertainment Corporation	Lease Agreement
Earnest Jim Cooper c/o The Temples Company	112 US Hwy 1 Bypass Louisville, GA 30434		Movie Gallery US, LLC	Lease Agreement
Eastgate Shopping Center	25255 Hwy 5 South Lonsdale, AR 72087		Movie Gallery US, LLC	Lease Agreement
Edmondson Square Partners, LLC	4618 Edmondson Ave Baltimore, MD 21229-1407	Edmondson Square	Hollywood Entertainment Corporation	Lease Agreement
Eidi Sallah Group, LLC	6363 Monroe St Sylvania, OH 43560		Movie Gallery US, LLC	Lease Agreement
Encleavor Properties, LLC	2052 Lake Michigan Dr, Nw		Movie Gallery US, LLC	Lease Agreement
FAF Investment Co	Grand Rapids, MI 49504 3090 Cochran, Ste A-2	Sycamore Village Shopping Cntr	Hollywood Entertainment Corporation	Lease Agreement
FD Blytheville, LLC	Simi Valley, CA 93065 941 East Main St		Movie Gallery US, LLC	Lease Agreement
Foundation Retail Fulton, LLC	Blytheville, AR 72315 1313 S Adams St		Movie Gallery US, LLC	Lease Agreement
Fox River Shopping Center, LLP	Fulton, MS 38843 4301 W Wisconsin Ave		Hollywood Entertainment Corporation	Lease Agreement
Galileo Westminister, LLC	Appleton, WI 54913 9390 Sheridan Blvd	Westminster City Center Market	Hollywood Entertainment Corporation	Lease Agreement
Gateway Arthur, Inc	Westminster, CO 80031-6304 3660 Grant St	The Village	Hollywood Entertainment Corporation	Lease Agreement
General Auto Outlet	Gary , IN 46408-1439 3610 Welsh Rd		Movie Gallery US, LLC	Lease Agreement
George Town Plaza, LLC	Willow Grove, PA 19090 11870 Santa Monica Blvd	George Town Plaza	Hollywood Entertainment Corporation	Lease Agreement
Gershman	Los Angeles, CA 90025-2276 11 Forum Center	Forum Center	Hollywood Entertainment Corporation	Lease Agreement
Glenville Towne Center, Ltd	Chesterfield, MO 63017- 10581 St Clair Ave	Glenville Towne Centre	Hollywood Entertainment Corporation	Lease Agreement
Gold's Plaza LLC	Cleveland, OH 44108-1973 105 Us Hwy 13 Bypass		Movie Gallery US, LLC	Lease Agreement
GRACE CHUCK, LLC	Windsor, NC 27983 115 Main St		Movie Gallery US, LLC	Lease Agreement
Grapevine Mills Limited Partnership	Monson, MA 01057 3000 Grapevine Mills Parkway		Hollywood Entertainment Corporation	Lease Agreement
Great Bridge Retail, LLC / Stanton Partners	Grapevine, TX 76051	Great Bridge Shopping Center	Movie Gallery US, LLC	Lease Agreement
Inc Greater Raystown Associates, II LP	Chesapeake, VA 233225231 Route 322		Movie Gallery US, LLC	Lease Agreement
Green Clover Properties, LLC c/o Point Five	Philipsburg, PA 16866		Movie Gallery US, LLC	Lease Agreement
Development Cicero, LLC	Cicero, NY 13039		•	
Halftime USA Inc	331 W Hopkins San Marcos, TX 78666		Movie Gallery US, LLC	Lease Agreement
Harrison Lee Joint Venture	5401 Lee Highway Arlington, VA 22207-1632	Harrison Lee Shopping Center	Hollywood Entertainment Corporation	Lease Agreement
HCS Howland, LLC	8252 High St Ne Warren, OH 44484		Movie Gallery US, LLC	Lease Agreement
Hilgenberg & Associates, Inc	565 Swan Rd, Unit 104 De Pere, WI 54115		Movie Gallery US, LLC	Lease Agreement
Hilshire Realty Corp	417 Washington St Stoughton , MA 02072		Movie Gallery US, LLC	Lease Agreement
Holiday Bowl Midwest, Inc	4747 N Harlem Ave Unit 1B Harwood Heights, IL 60706-4600	Holiday Plaza Shopping Center	Hollywood Entertainment Corporation	Lease Agreement

Lessor/Sublessor	Location	Shopping Center (if applicable)	Lessee/Sublessee	Contract Description
Hollywood Entertainment Corporation	11870 Santa Monica Blvd Los Angeles, CA 90025-2276	George Town Plaza	4G Wireless	Sublease Agreement
Hollywood Entertainment Corporation	456 E State Rd American Fork, UT 84003-2571	Old Towne Square	Ann Dee Snyder	Sublease Agreement
Hollywood Entertainment Corporation	6306 Greenville Dallas, TX 75206-1303		Car Toys, Inc	Sublease Agreement
Hollywood Entertainment Corporation	1001 Pen Rd Santa Fe, NM 87505-1644	Pen Road Center	Churchill Enterprises II, LLC	Sublease Agreement
Hollywood Entertainment Corporation	9390 Sheridan Blvd Westminster, CO 80031-6304	Westminster City Center Market	Einstein Bagel's	Sublease Agreement
Hollywood Entertainment Corporation	6300 S Dixie Highway South Miami, FL 33143-4934		FBA Holdings, Inc.	Sublease Agreement
Hollywood Entertainment Corporation	4881 Telegraph Ave Oakland, CA 94609-2009		Frazee Industries, Inc	Sublease Agreement
Hollywood Entertainment Corporation	808 W 87th St Chicago, IL 60620-2663		JP Morgan Chase Bank, NA	Sublease Agreement
Hollywood Entertainment Corporation	4618 Edmondson Ave Baltimore, MD 21229-1407	Edmondson Square	Jung Hyun Coporation	Sublease Agreement
Hollywood Entertainment Corporation	8581 Winton Rd Cincinnati, OH 45231-4923		Marx Toyz, LLC	Sublease Agreement
Hollywood Entertainment Corporation	5907 Beltline Dallas, TX 75240-7703	Beltline At Preston	Movie Trading Co Beltline, Ltd.,	Sublease Agreement
Hollywood Entertainment Corporation	7720 NE Hwy 99 Hazeldell, WA 98665-8858		Pacific Beach Tan	Sublease Agreement
Hollywood Entertainment Corporation	1080 Alfaya Trail		Pet Supermarket, Inc.	Sublease Agreement
Hollywood Entertainment Corporation	Oviedo, FL 32765-7372 28774 Gratiot	Roseville Town Center	Ramco Roseville Plaza, LLC	Sublease Agreement
Hollywood Entertainment Corporation	Roseville, MI 48066-4257 3020 S Prospect Ave		Rent A Center	Sublease Agreement
Hollywood Entertainment Corporation	Kansas City, MO 64128 4747 N Harlem Ave Unit 1B	Holiday Plaza Shopping Center	Rich's Food & Liquors, Inc.	Sublease Agreement
Hollywood Entertainment Corporation	Harwood Heights, IL 60706-4600 Hwy 169 114th Ave North	South Pond Center II	Trailhead Cycling and Fitness	Sublease Agreement
Hollywood Entertainment Corporation	Champlin, MN 55316 4055 N Teutonia		Young Cho	Sublease Agreement
Inland Commercial Property Management,	Milwaukee, WI 53209-6729 924 W 75th St	Naper Center	Hollywood Entertainment Corporation	Lease Agreement
Inc Inland Northwest Management Corp/Easton	Naperville, IL 60565-6193 301 Town Center Blvd		Movie Gallery US, LLC	Lease Agreement
Forks Town	Easton, PA 18040		•	
J & A Limited Partnership	195 West Beau St Washington, PA 15301		Movie Gallery US, LLC	Lease Agreement
James H Mccormick	909 E Main St Union, SC 29379		Movie Gallery US, LLC	Lease Agreement
JLM Properties, Inc	1562 Highway 72 N Loudon, TN 37774		Movie Gallery US, LLC	Lease Agreement
Joe G Thompson, Ward S Stone, Jr & WED Properties	1942 Augusta St Greenville, SC 29605		Movie Gallery US, LLC	Lease Agreement
John C and Catherine L Gretlein	1126 First Ave East Newton, IA 50208		Movie Gallery US, LLC	Lease Agreement
John R & Susan C Dwonczyk	24 Prospect St Moosup, CT 06354		Movie Gallery US, LLC	Lease Agreement
Jong Suh LLC	2696 N University Dr Sunrise , FL 33322-2431		Hollywood Entertainment Corporation	Lease Agreement
JOYSEN HOLDINGS, LLC	E 6121 Cass City Rd		Movie Gallery US, LLC	Lease Agreement
JTJ, LLC	Cass City, MI 48726 914 State Fair Blvd		Movie Gallery US, LLC	Lease Agreement
Keith National Corporation	Lakeland, NY 13209 3046 Dolphin Dr, Suite 100		Movie Gallery US, LLC	Lease Agreement
Keith, Patricia & Linda Malvern	Elizabethtown, KY 42701 3901 Mexico Rd		Hollywood Entertainment Corporation	Lease Agreement
Kensington Square Lp	St Peters, MO 63376-6408 4451 Fm 2181		Movie Gallery US, LLC	Lease Agreement
Key Milford, LLC	Corinth, TX 76210 138 South Main St		Movie Gallery US, LLC	Lease Agreement
KKLM Associates	Milford, MA 01757 815 Hamlet Ave		Movie Gallery US, LLC	Lease Agreement
La Salle National Bank Association	Hamlet, NC 28345 1601 S Cicero Ave	+	Hollywood Entertainment Corporation	Lease Agreement
LaFayette Station LLC c/o Phillips Edison &	Cicero, IL 60804-1520 2224 Teal Rd		Movie Gallery US, LLC	Lease Agreement
Co Lake Gaston Plaza I, LLC	Lafayette, IN 47905 2465 Eaton Ferry Rd		Movie Gallery US, LLC	Lease Agreement
LaSalle Bank, NA as Trustee under Trust No	Littleton, NC 27850 8600 Golf Rd, Suite 500	The Shops on Golf	Hollywood Entertainment Corporation	Lease Agreement
19766	Niles, IL 60714	The briops on Gon	1101.) 1700d Emertaniment Corporation	Double rigiteditent

Lessor/Sublessor	Location	Shopping Center (if applicable)	Lessee/Sublessee	Contract Description
Lauson	28 South Second Ave Waite Park, MN 56387-1322		Hollywood Entertainment Corporation	Lease Agreement
Lewis A Barnaby	597 La Fayette Rd Hampton, NH 03842		Movie Gallery US, LLC	Lease Agreement
Liberty Crossing Land, LLLP	8522 Liberty Rd Randallstown, MD 21133-4818	Liberty Crossing	Hollywood Entertainment Corporation	Lease Agreement
LJR Properties Inc	507 N Irwin Ave Ocilla, GA 31774		Movie Gallery US, LLC	Lease Agreement
LTP Limited Partnership	609 East Main Purcellville, VA 20132		Movie Gallery US, LLC	Lease Agreement
Macerich Queens Expansion, LLC	90-15 Queens Blvd,		Hollywood Entertainment Corporation	Lease Agreement
Magnum Development Corp	Elmhurst, NY 11373 3161 Ames Ave		Hollywood Entertainment Corporation	Lease Agreement
Marby, LLC	Omaha , NE 68111-2758 31250 Michigan	One Michigan Place	Hollywood Entertainment Corporation	Lease Agreement
Marina Sores Repair Corporation	Westland, MI 48186-5343 2685 Lynnhaven		Movie Gallery US, LLC	Lease Agreement
Mary L Woods	Virginia Beach, VA 234541542 120 Garner Rd		Movie Gallery US, LLC	Lease Agreement
	Spartanburg, SC 29303			, i
Mazyck Holdings, LLC	475 East Bay St Charleston, SC 29403-6656		Hollywood Entertainment Corporation	Lease Agreement
MCD-RC OH-MILFORD, LLC	790 Main St Milford, OH 45150		Movie Gallery US, LLC	Lease Agreement
Merchant's Square Shopping Center, LLC	200 Oakwood Ave, Ne Huntsville, AL 35811		Movie Gallery US, LLC	Lease Agreement
Metro Commercial Management	2 North Park Ave Eagleville , PA 19403		Movie Gallery US, LLC	Lease Agreement
Middletown Square Associates	719 North Broad St Middletown, DE 19709		Movie Gallery US, LLC	Lease Agreement
Mill-Bren Enterprises, LLP	660 Elida Rd		Movie Gallery US, LLC	Lease Agreement
Millcreek Investors, LLC	Delphos, OH 45833 15570 US Route 36E		Movie Gallery US, LLC	Lease Agreement
Millcreek Shop Cntr Ltd	Marysville, OH 43040 50 Market St		Movie Gallery US, LLC	Lease Agreement
Minerva Partners, Ltd	South Portland, ME 04106 3020 S Prospect Ave		Hollywood Entertainment Corporation	Lease Agreement
Mocksville OP, LLC	Kansas City, MO 64128 1360 Salisbury Rd		Movie Gallery US, LLC	Ţ.
	Mocksville, NC 27028		•	Lease Agreement
Monitor Rockrimmon LLC	820 Village Center Dr Colorado Springs, CO 80919		Movie Gallery US, LLC	Lease Agreement
Monroe Plaza, LLC	776 West Spring St Monroe, GA 30655		Movie Gallery US, LLC	Lease Agreement
MONT BLANC INVESTMENTS	706 East Colby St Whitehall, MI 494611108		Movie Gallery US, LLC	Lease Agreement
Montgomery Commons Assoc	1200 Welsh Rd North Wales, PA 19454		Movie Gallery US, LLC	Lease Agreement
Morgan Spencerport, LLC c/o Morgan	17 Slayton Ave		Movie Gallery US, LLC	Lease Agreement
Management, Inc Mountian Pacific Realty, LLC	Spencerport, NY 14559 121 East Broadway		Movie Gallery US, LLC	Lease Agreement
Movie Gallery US, LLC	Monticello, NY 12701 565 Swan Rd, Unit 104		Lift Works, LLC	Lease Agreement
Movie Gallery US, LLC	De Pere, WI 54115 1530 Ohio St		Sol Spa	Lease Agreement
Nelson/Silicato Partnership	Martinsville, IN 46151 202 Ne Front St		Movie Gallery US, LLC	Lease Agreement
•	Milford, DE 19963		•	
New Plan Exrcel	1429 West Main Fremont, MI 49412		Movie Gallery US, LLC	Lease Agreement
Newark Heights Company, LLC	4472 Petersboro Rd Vernon, NY 13476		Movie Gallery US, LLC	Lease Agreement
NMC Santa Ana, LLC	2407 S Bristol St Santa Ana, CA 92704-5722	BristolWarner Village	Hollywood Entertainment Corporation	Lease Agreement
North Madison Associates, LLC	508 Old Toll Rd Madison , CT 06443		Movie Gallery US, LLC	Lease Agreement
One August Company, LLC	2010 August Dr		Movie Gallery US, LLC	Lease Agreement
Opelousas MG, LLC	Manfield, OH 44906 1901 South Union St		Movie Gallery US, LLC	Lease Agreement
OTS, LLC	Opelousas, LA 70570 456 E State Rd	Old Towne Square	Hollywood Entertainment Corporation	Lease Agreement
Park Associates, LLC	American Fork, UT 84003-2571 4020 Victory Blvd		Movie Gallery US, LLC	Lease Agreement
Phillips Edison & Co	Portsmouth, VA 23701 501 South Reed Rd		Movie Gallery US, LLC	Ţ.
rininps Euison & Co	Kokomo, IN 46901		INIOVIE Gallery US, LLC	Lease Agreement

Lessor/Sublessor	Location	Shopping Center (if applicable)	Lessee/Sublessee	Contract Description
Piper Properties	4041 North Mount Juliet Rd Mt Juliet, TN 37122		Movie Gallery US, LLC	Lease Agreement
Pittsburg Partners, LLC	101 W 29Th St Pittsburg, KS 66762		Movie Gallery US, LLC	Lease Agreement
Pleasant Grove Shopping Village, Inc	27 Park Rd	Pleasant Grove Shpg. Ctr.	Movie Gallery US, LLC	Lease Agreement
POCOMOKE (EAST TOWN) WMB, LLC	Pleasant Grove, AL 35127 2146 Old Snow Hill Rd		Movie Gallery US, LLC	Lease Agreement
Porter Properties LLC	Pocomoke City, MD 21851 1530 East Glenn Ave		Movie Gallery US, LLC	Lease Agreement
Potomac Mills Operating Company, LLC	Auburn, AL 36830 2700 Potomac Mills Cir		Hollywood Entertainment Corporation	Lease Agreement
	Prince William, VA 22192			
Prime Plus Realty Partners	5380 W Village Dr Tampa, FL 33624		Movie Gallery US, LLC	Lease Agreement
R Vig Properties, LLC	Route 9 2819 Suite 4 Valatie, NY 12184		Movie Gallery US, LLC	Lease Agreement
R&A Properties	200 E Perkins Ave Sandusky, OH 44870		Movie Gallery US, LLC	Lease Agreement
R&D Capitol Commons, LLC	4055 N Teutonia		Hollywood Entertainment Corporation	Lease Agreement
REDEVELOPMETN AUTHORITY OF	Milwaukee, WI 53209-6729 S 33 Wilkes Barre Blvd		Movie Gallery US, LLC	Lease Agreement
THE COUNTY OF LUZERNE Reservoir Development Associates	Wilkes Barre, PA 18702 10825 Kinsman Rd		Hollywood Entertainment Corporation	Lease Agreement
_	Cleveland, OH 44104-5062	D. D. 1G		
Richard Rosen, Inc	1001 Pen Rd Santa Fe, NM 87505-1644	Pen Road Center	Hollywood Entertainment Corporation	Lease Agreement
Rosemount Properties, LLC	3440 150Th St West Rosemount, MN 55068		Movie Gallery US, LLC	Lease Agreement
Sage Creek Properties LP	1902 17Th St Cody, WY 82414		Movie Gallery US, LLC	Lease Agreement
Sarasota Crossings, Ltd	5433 Fruitville Rd		Movie Gallery US, LLC	Lease Agreement
Seagate 181 Third Street Associates, LLC	Sarasota, FL 34232 181 Third St, Suite 150		Hollywood Entertainment Corporation	Lease Agreement
Sharon Gallery, LP	San Rafael, CA 94901 869 East State St		Movie Gallery US, LLC	Lease Agreement
Sheridan Apartments LLC	Sharon, PA 16146 1740 Utica Ave		Hollywood Entertainment Corporation	Lease Agreement
	Brooklyn, NY 11234-2121			· ·
Shina Properties, LLC	71190 Van Dyke Rd Romeo, MI 48065		Movie Gallery US, LLC	Lease Agreement
Silva	2831 Belle Chasse Ave Terrytown, LA 70056-7132		Hollywood Entertainment Corporation	Lease Agreement
Simply Focused Management, LLC	808 W 87th St Chicago, IL 60620-2663		Hollywood Entertainment Corporation	Lease Agreement
Solon Gershman, Inc	28 Stonegate Center		Movie Gallery US, LLC	Lease Agreement
Somerset Village 04, LLC	Valley Park, MO 63088 1180 South Buckley, Unit E		Movie Gallery US, LLC	Lease Agreement
Sound Management Corp	Aurora, CO 80017 409 North Belt		Movie Gallery US, LLC	Lease Agreement
	St Joseph, MO 64506			
South Main Street Associates, LLC c/o Berkley Center Associates, LLC	201 W Berkley Ave Norfolk, VA 23523		Movie Gallery US, LLC	Lease Agreement
South Metro Centers II Limited	4600 Nicollet Ave Minneapolis, MN 55419		Movie Gallery US, LLC	Lease Agreement
South Miami Plaza, Ltd	6300 S Dixie Highway South Miami, FL 33143-4934		Hollywood Entertainment Corporation	Lease Agreement
Specialty Leasing Inc	200 Atlantic Ave		Movie Gallery US, LLC	Lease Agreement
Spectrum Properties Fund, I, LLC	Morris , MN 56267 7598 West Broad St		Movie Gallery US, LLC	Lease Agreement
Stonebriar Mall Limited Partnership	Richmond, VA 23294 2601 Preston Rd		Hollywood Entertainment Corporation	Lease Agreement
Storrs Associates, LLC	Frisco, TX 75034 1244 Storrs Rd		Movie Gallery US, LLC	Lease Agreement
·	Storrs, CT 06268		•	
Stuborn Corporation	73 Falmouth Rd Hyannis, MA 02601-2754		Hollywood Entertainment Corporation	Lease Agreement
Superior Investments, LLC	1075 N Western Ave, #101 Los Angeles, CA 90029-2307		Hollywood Entertainment Corporation	Lease Agreement
Taylor & Mathis	104 Inverness Corners Birmingham , AL 35242		Movie Gallery US, LLC	Lease Agreement
The Branch Family, LLC	2185 Bennington St, Se		Movie Gallery US, LLC	Lease Agreement
The Market Place LLC	Roanoke, VA 24014 1524 Co Rd 220		Movie Gallery US, LLC	Lease Agreement
Town East Mall, LP	Orange Park, FL 32003 2063 Town East Mall		Hollywood Entertainment Corporation	Lease Agreement
, ,	Mesquite, TX 75150		, corporation	

Lessor/Sublessor	Location	Shopping Center (if applicable)	Lessee/Sublessee	Contract Description
Tri-County Investment Group, Inc	1530 Ohio St Martinsville, IN 46151		Movie Gallery US, LLC	Lease Agreement
Tri-Land Properties, Inc	8720 E 63rd St Raytown , MO 64133-4726	Brywood Shopping Center	Hollywood Entertainment Corporation	Lease Agreement
Troy Sports Center, LLC	1873 East Big Beaver Troy, MI 48083-2007	Troy Sports Complex	Hollywood Entertainment Corporation	Lease Agreement
Vaughn Whitmore	2415 Broadway Little Rock, AR 72206		Movie Gallery US, LLC	Lease Agreement
Village at Gap Associates	5360 Lincoln Hwy Gap, PA 17527		Movie Gallery US, LLC	Lease Agreement
Vincent M Insalaco	1221 HWY 35 N Benton, AR 72015		Movie Gallery US, LLC	Lease Agreement
Wakarusa 15 Associates KKC	1520 Wakarusa Space A Lawrence, KS 66047		Movie Gallery US, LLC	Lease Agreement
Walda and Sydney Besthoff III, Virginia Besthoff	1320 N Broad St New Orleans, LA 70119-2402		Hollywood Entertainment Corporation	Lease Agreement
Wallace R Peters New Berlin LLC	15450 W National Ave New Berlin, WI 53151-5157		Hollywood Entertainment Corporation	Lease Agreement
Wal-Mart Stores, Inc	4150 S Tamiami Trail Venice, FL 34293	Walmart Center	Movie Gallery US, LLC	Lease Agreement
Washington Mutual Bank	17030 Bernardo Center Dr San Diego, CA 92128-2514	Bernardo Center	Hollywood Entertainment Corporation	Lease Agreement
Washington Point 04, LLC	420 E 120th Ave B-9 Northglenn, CO 80233-1100	Washington Point	Hollywood Entertainment Corporation	Lease Agreement
Webbs Chapel Development Group, LLC	9753 Webb Chapel Dallas, TX 75220-3578	Webb Chapel Extension	Hollywood Entertainment Corporation	Lease Agreement
West Acres, LLC	28774 Gratiot Roseville, MI 48066-4257	Roseville Town Center	Hollywood Entertainment Corporation	Lease Agreement
West Town Plaza Associates, LTD	501 West Town Plaza Bessemer, AL 35020		Movie Gallery US, LLC	Lease Agreement
Westgold OfficeBuilding, LLLP	351 North Montezuma Prescott, AZ 86301		Movie Gallery US, LLC	Lease Agreement
Wilcox Enterprises, Inc	1601 E Main St Plainfield, IN 46168		Movie Gallery US, LLC	Lease Agreement
William G Hawkins	Hwy 169 114th Ave North Champlin, MN 55316	South Pond Center II	Hollywood Entertainment Corporation	Lease Agreement
Wilson Family Trust, dated 3/15/99	12098 Fury Lane, Suite C El Cajon, CA 92019-4307		Hollywood Entertainment Corporation	Lease Agreement
Wilton Shopping Centers, LP	5 River Rd Wilton, CT 06897		Movie Gallery US, LLC	Lease Agreement
Windermere Groves Inc	1080 Alfaya Trail Oviedo, FL 32765-7372		Hollywood Entertainment Corporation	Lease Agreement
WM Green	603 N Main Robersonville, NC 27871		Movie Gallery US, LLC	Lease Agreement

EXHIBIT 2

Contract Counterparty	Counterparty Address	Contract Description
	3109 Louis P. Olds Wynd	
Angela T. Whichard	Raleigh, NC 27612	Lease Agreement
	643 Brickel Road	Excess Space 3rd Party Broker Listing
Borton Commercial Realty, Inc.	Jamestown, OH 45335	Agreement
	358 5th Ave.	Excess Space 3rd Party Broker Listing
Botsaris Realty Group	New York, NY 10001	Agreement
	8000 West Broward Blvd., Suite 8000	rigicoment
Broward Mall Limited	Plantation, FL 33388,	License Agreement
Partnership	Attn: Carolyn Snider	Zaconse i igreement
	490 North 31st Street, Suite 300	
Business Properties, LLC	P.O. Box 7074	Excess Space 3rd Party Broker Listing
Business Troperties, EEC	Billings, MT 59103	Agreement
	2 Corporate Dr.	Excess Space 3rd Party Broker Listing
C II Partnership, Inc.	Smithfield, MI 48076	Agreement
	4530 W 77th St., Suite 250	Excess Space 3rd Party Broker Listing
Cambridge Commercial Realty	Minneapolis, MN 55435	Agreement
Campana Waltz Commercial	11832 Fishing Point Drive Suite 400	Excess Space 3rd Party Broker Listing
Real Estate, LLC	Newport News, VA 23606	Agreement
Real Estate, LLC	101 Cambridge St.	Excess Space 3rd Party Broker Listing
Capstone Properties	=	Agreement
	Burlington, MA 01803 180 Westminster Street 2nd Fl	Excess Space 3rd Party Broker Listing
Capstone Properties		
	Providence, RI 02903	Agreement
CB Richard Ellis, Inc.	4365 Executive Dr., Suite 1600	Excess Space 3rd Party Broker Listing
G + 21 G + P 1	San Diego, CA 92121	Agreement
Century 21 Country Roads	PO Box 326, 222 South Kanawha St.	Excess Space 3rd Party Broker Listing
Realty	Buckhannon, WV 26201	Agreement
CODAT	1155 Elm Street	Software License and Maintenance Agreement
CODA Incorporated	Manchester, NH 03101	(including 1st and 2nd addendum)
Coldwell Banker Commercial	2120 Churn Creek Rd	Excess Space 3rd Party Broker Listing
C&C Properties	Redding, CA 96003	Agreement
Coldwell Banker Commercial	1987 North Carson Street, Suite 75	Excess Space 3rd Party Broker Listing
Premier Brokers, LLC	Carson City, NV 89701	Agreement
·	400 W. Capitol	Excess Space 3rd Party Broker Listing
Colliers Dickson Flake Partners	Little Rock, AR 72201	Agreement
	5050 Hopyard Road. Ste 180 Pleasanton,	Excess Space 3rd Party Broker Listing
Colliers International	CA 94588	Agreement
	2 Corporate Drive Ste 300	Excess Space 3rd Party Broker Listing
Colliers International	Southfield, MI 48176	Agreement
	1850 Mt. Diablo Blvd. Suite 200	Excess Space 3rd Party Broker Listing
Colliers International	Walnut Creek, CA 94596	Agreement
	2 Corporate Drive, Suite 300	Excess Space 3rd Party Broker Listing
Colliers International	-	· · · · · · · · · · · · · · · · · · ·
Colliers International	Southfield, MI 48176 450 West Santa Clara St	Agreement Excess Space 3rd Party Broker Listing
Partnership	San Jose CA 95113	Agreement
Colliers Keenan, Inc.	1301 Gervais St., Suite 600	Excess Space 3rd Party Broker Listing
, , , , , , , , , , , , , , , , , , ,	Columbia, SC 29201	Agreement
Colliers Lliff Thorn & Co.d/b/a	50 California Street, Suite 1900	Excess Space 3rd Party Broker Listing
Colliers International	San Francisco, CA 94111	Agreement
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	1712 Jefferson St.	Excess Space 3rd Party Broker Listing
Comestone Realty	Bluefield, WV 24701	Agreement
	175 E 400 S.	Excess Space 3rd Party Broker Listing
Commerce CRG	Salt Lake City, Utah 84111	Agreement
Commercial Property	1000 N. Water St., # 160	Excess Space 3rd Party Broker Listing
Associates, Inc.	Milwaukee, WI 53202	Agreement
Commercial Retail Associates,	680 W. Shaw, Suite 202	Excess Space 3rd Party Broker Listing
Inc.	Fresno, CA 93704	Agreement
Commercial Retail Associates,	525 Northern Boulevard, Suite 310	Excess Space 3rd Party Broker Listing
LLC	Great Neck, NY 11021	Agreement
	1712 Jefferson Street	Excess Space 3rd Party Broker Listing
Cornerstone Realty	Bluefield, WV 24701	Agreement
	101 East Broadway	Excess Space 3rd Party Broker Listing
Evans Elder & Brown, Inc.	Eugene, OR 97401	Agreement
Excess Space Retail Services,	One Hollow Lane, Suite 112	Agreement
_	Lake Success, NY 11042	Management Agreement
Inc.	6801 Spring Creek Rd.	Excess Space 3rd Party Broker Listing
First Rockford Group, Inc.	Rockford, IL 61114	Agreement
	333 Buttonwood Street	Software Support Agreement between Fortna
Fortna, Inc.		
For Diver Channing Center	West Reading, PA 19611 4301 W Wisconsin Ave	and M.G.A., Inc.
Fox River Shopping Center,		License Agreement
LLP Frank Newman Commercial	Appleton, WI 54913	Errossa Chana 2nd Donter Dundron Listing
	423 Westport Rd., Suite 100	Excess Space 3rd Party Broker Listing
Real Estate, Inc.	Kansas City, MO 64111-3037	Agreement
Gerbracht Hines & Associates	63 D Monroe Ave.	Excess Space 3rd Party Broker Listing
	Pittsford, NY 14534	Agreement
Grapevine Mills Limited	3000 Grapevine Mills Parkway	**
Partnership	Grapevine, Texas 76051	License Agreement
1	Attn: Carolyn Snider	
Grec, LLC	615 First Ave. Northeast, South 500	Excess Space 3rd Party Broker Listing
,	Minneapolis, MN 55413	Agreement
Grubb & Ellis / New Mexico,	2400 Louisiana Boulevard Northeast Bldg	Excess Space 3rd Party Broker Listing
Inc.	1, Ste 300	Agreement
	Albuquerque, NM 87110	
Grubb & Ellis/Paramount	229 E. Michigan Ave., Suite 225	Excess Space 3rd Party Broker Listing
	Kalamazoo, MI 49007	Agreement
Grubb & Ellis/Paramount	125 S. Kalamazoo Mall, Suite 203	Excess Space 3rd Party Broker Listing
Properties	Kalamazoo, MI 49007	Agreement
Grubbs & Ellis New Mexico	150 Lohman Ave.	Excess Space 3rd Party Broker Listing
Graeds & Zinis i tew Mexico	Las Cruces, NM 88001	Agreement
GSC Real Estate, Inc.	1420 Beverly Rd., #350	Excess Space 3rd Party Broker Listing
OSO Rour Laure, IIIc.	Virginia, 22101	Agreement
GVA Williams	1055 Washington Boulevard	Excess Space 3rd Party Broker Listing
C 11 Williams	Stamford, CT 06901	Agreement
	202 East 21 St.	
Hanlin Real Estate	Littlefield, TX 79339	Exclusive Commercial Listing Agreement
Higgins Property Company,	2424 E. 21st Street , Suite 550	Excess Space 3rd Party Broker Listing
LLC	Tulsa, OK 74114	Agreement
Hilas Basi Estata III C	5 Revere Drive, Suite 320	Real Estate Consulting and Advisory Services
Hilco Real Estate, LLC	Northbrook, IL 60062	Agreement
Harris Davidson at C	420 W. Liberty	Excess Space 3rd Party Broker Listing
Hogan Development Co.	Louisville, KY, 40202	Agreement

	1121 F - + C	E C 2 . 1 D D 1 1
Holappa Real Estate	1131 East Superior Street Ste 101 Duluth,	
11	MN 55802	Agreement
Horizon Realty Services, Inc.	3715 Ventura Dr. # 200	Excess Space 3rd Party Broker Listing
	Arllington Heights, IL 60004	Agreement
Horizon Realty Services, Inc.	1130 Lake Cook Rd Ste 280	Excess Space 3rd Party Broker Listing
Tiorizon realty services, me.	Buffalo Grove, IL 60089	Agreement
I Pass	3800 Bridge Parkway	Endpoint Policy Management Enterprise
1 rass	Redwood Shores, CA 94065	Service Order
INH Commercial Brokerage,	300 E. St. Germain St.	Excess Space 3rd Party Broker Listing
Inc.	St. Cloud, MN 56304	Agreement
Y	51 E. 400 S., St. 210	Excess Space 3rd Party Broker Listing
Internet Properties, Inc.	Salt Lake City, Utah 84111	Agreement
Isaac Commercial Properties,	870 Corporate Drive Suite 402 Lexington,	
Inc.	KY 40503	Agreement
inc.	10123-99 St., Suite 2300	
J.J. Barnike Edmonton Ltd.	Edmonton	Excess Space 3rd Party Broker Listing
J.J. Darmike Edinonton Etd.	Alberta, Canada T5J 3H1	Agreement
	150 N. Market	Evenes Chan 2rd Dorty Protect Listing
J.P. Weigand & Sons		Excess Space 3rd Party Broker Listing
	Wichita, KS, 67202	Agreement
Jeffrey Johnson & Associates	404 W. 10th St.	Excess Space 3rd Party Broker Listing
	Erie, PA 16502	Agreement
JJ Barnick Limited	475 West Georgia St.	Excess Space 3rd Party Broker Listing
	Vancover, BC V6B4M9	Agreement
Jordan Hart Commercial	6001 River Rd., Suite 100	Excess Space 3rd Party Broker Listing
Services	Columbus, GA 31904	Agreement
Juniper Bank (now known as	100 S. West Street	Movie Gallery Credit Card Affinity
Barclays Financial)	Wilmington, DE 19801	Agreement
	210 Commerce Way Ste 100	Excess Space 3rd Party Broker Listing
Kane Company, Inc.	Port Smith, NH 03801	Agreement
	One Burlington Woods Drive Burlington,	Excess Space 3rd Party Broker Listing
KeyPoint Partners	MA 01803	Agreement
	601 W. Main	Excess Space 3rd Party Broker Listing
Kiemle & Hagood	Spokane, WA 99201	Agreement
	935 Main St., Suite 201	Excess Space 3rd Party Broker Listing
King & Newton, LLC		
	Springfield, MA 01103	Agreement
Macerich Queens Expansion,	90-15 Queens Blvd.	T
LLC	Elmhurst, NY 11373	License Agreement
	Attn: Property Management	
Marcus & Millichap	3200 Douglas Blvd., # 300	Representation Agreement
- William Co. William Co.	Roseville, CA 95661	
Marketing Brokers	16101 Golden W St.	Excess Space 3rd Party Broker Listing
	Huntington Bch., CA 92647	Agreement
Metro Commercial Real Estate,	303 Fellowship Rd., Suite 202	Excess Space 3rd Party Broker Listing
Inc.	Mt. Laurel, NJ, 08054	Agreement
	8044 Montgomery Rd., Suite 710	Excess Space 3rd Party Broker Listing
Midland Atlantic Properties	Cincinnati, OH 45236	Agreement
	3312 4th Ave. N.	Excess Space 3rd Party Broker Listing
NAI Business Properties	Billings, MT 59101	Agreement
	16001 Ventura Blvd. Suite 200	Excess Space 3rd Party Broker Listing
NAI Capital, Inc.	Encino, CA 91436	
		Agreement Evages Space 3rd Porty Proker Listing
NAI Matthews Partners	300 Broadway	Excess Space 3rd Party Broker Listing
	Nashville, TN 37201	Agreement

	10 Dana St.	Excess Space 3rd Party Broker Listing
NAI The Dunham Group	Portland, Maine 04101	Agreement
	6725 Via Austi Pkwy, Suite 300	Excess Space 3rd Party Broker Listing
NIA Horizon	Las Vegas, NV 89119	Agreement
NMREA, LLC d/b/a Grubb &	2400 Louisiana Blvd., Bld. 1, Suite 300	Excess Space 3rd Party Broker Listing
Ellis/New Mexico	Albuquerque, NM, 87110	Agreement
	3510 Kimball Ave	Excess Space 3rd Party Broker Listing
Nooren Comercial Group	Waterloo, IA 50702	Agreement
	550 Howe Avenue Suite, 100	Excess Space 3rd Party Broker Listing
Norcal Commercial	Sacramento, CA 95825	Agreement
	6409 Odana Road	Excess Space 3rd Party Broker Listing
Odana Services, Inc.	Madison, WI 53719	Agreement
	1401 S. Brentwood Blvd.	
Pace Properties, Inc.	Suite 900	Excess Space 3rd Party Broker Listing
	St.Louis, MO 63144	Agreement
	2700 Potomac Mills Cir., L.L.C.	
Potomac Mills Operating	Prince William, VA 22192	License Agreement
Company, L.L.C.	Attn: Carolyn Snider	
	Oklahoma Tower, 210 Park Avenue,	
Price Edwards & Company	Ste 1000	Excess Space 3rd Party Broker Listing
Trice Burmards de Company	Oklahoma City, OK 73102	Agreement
	1767 S Broadway	Excess Space 3rd Party Broker Listing
Prime Commercial	Santa Monica, CA 93454	Agreement
	3801 Centerpoint Dr.	Excess Space 3rd Party Broker Listing
Prudential Jack White R.E.	Anchorage, AK, 89503	Agreement
Pyramid Brokerage Company,	5786 Widewaters Parkway	Excess Space 3rd Party Broker Listing
Inc.	Syracuse, NY 13214	Agreement
	606 West 12th St.	Excess Space 3rd Party Broker Listing
Quick & Company	Austin, TX 78701	Agreement
	46 S. State Street	Excess Space 3rd Party Broker Listing
R & R Commercial Realty	Dover, DE 19901	Agreement
	553 Plank Rd.	Excess Space 3rd Party Broker Listing
R. Calabrese Agency, LLC	Wtby., CT, 06705	Agreement
	995 Goodale Blvd.	Excess Space 3rd Party Broker Listing
R.G. Kennedy & Associates	Columbus, OH 43212	Agreement
	5850 San Felipe # 490	Excess Space 3rd Party Broker Listing
Read King, Inc.	Houston, TX 77057	Agreement
	2615 Capital Mall Dr. S.W.	Excess Space 3rd Party Broker Listing
Real Estate USA	Olympia, WA 98502-5048	Agreement
	3818 MacCorkle Ave. Southeast 25304	
Realcorp, Inc.	P.O. Box 2	Excess Space 3rd Party Broker Listing
reareorp, me.	Charleston, WV 25304	Agreement
Recckio Real Estate and	7858 Transit Rd.	Excess Space 3rd Party Broker Listing
Development, Inc.	Williamsville, NY 14221	Agreement
	3659 Green Rd. # 315	Excess Space 3rd Party Broker Listing
Reisenfeld	Beachwood, OH 44122	Agreement
	550 Howe Ave.	Excess Space 3rd Party Broker Listing
Remax Gold Commercial	Sacramento, CA 95825	Agreement
	2701 First Ave., Suite 200	Excess Space 3rd Party Broker Listing
Retail Specialist, Inc.	Birmingham, AL 35233	Agreement
	3311 81st St.	Excess Space 3rd Party Broker Listing
Rice Properties		• •
1	Lubbock, TX 79423	Agreement

	260 Peachtree St., Suite 2400	Excess Space 3rd Party Broker Listing	
Richard Bowers & Co.	Atlanta, GA 30303	Agreement	
	260 Peachtree St., Suite 2400	Excess Space 3rd Party Broker Listing	
Richard Bowers & Co.	Atlanta, GA 30303	Agreement	
	625 Northern Blvd., Suite 310	Excess Space 3rd Party Broker Listing	
S.B. Schwartz & Co., Inc.	Great Neck, NY 11021	Agreement	
Seattle Pacific Realty, Inc.	1904 Third Ave.	Excess Space 3rd Party Broker Listing	
	Seattle, Washington, 98104	Agreement	
	2295 Corporate Blvd.N.W. # 131	Excess Space 3rd Party Broker Listing	
Sevell Realty Partners, Inc.	Boca Raton, FL 33431	Agreement	
Sigma National, Inc.	7400 Beaufont Springs Dr., Suite 105	Excess Space 3rd Party Broker Listing	
	Richmond, VA 23225	Agreement	
Signature Associates/Oncor	4 Seagate, Suite 608	Excess Space 3rd Party Broker Listing	
International	_	_ · · · · · · · · · · · · · · · · · · ·	
International	Toledo, OH 43604 4 SeaGate, Suite 608	Agreement	
Sig-Ohio, LLC	The state of the s	Excess Space 3rd Party Broker Listing	
Community Nove / Doublin	Toledo, OH, 43604	Agreement	
Sperry Van Ness / Rankin	2808 S, Ingram Mill, Ste A100	Excess Space 3rd Party Broker Listing	
Company	Springfield, MO 65804	Agreement	
Sperry VanNess Rankin	2808 S, Ingram Mill, Ste A100	Excess Space 3rd Party Broker Listing	
Company, LLC	Springfield, MO 65804	Agreement	
Spinello	27 LA Plaza	Excess Space 3rd Party Broker Listing	
1	Palm Springs, CA 92262	Agreement	
Stamford Properties	23230 Chagrin Blvd. # 64	Excess Space 3rd Party Broker Listing	
r	Cleveland, Ohio 44122	Agreement	
Stanton Commercial Properties	6950 S.W. Hampton # 100	Excess Space 3rd Party Broker Listing	
Stanton Commercial Properties	Tigard, OR 97223	Agreement	
Stirling Properties	109 Northpark Boulevard, Ste 300	Excess Space 3rd Party Broker Listing	
28	Covington, LA 70433	Agreement	
Stirling Properties, Inc.	615 Baronne St.	Excess Space 3rd Party Broker Listing	
Surming Properties, me.	New Orleans, LA 70113	Agreement	
Stonebriar Mall Limited	2601 Preston Road		
Partnership	Frisco, TX 75034	License Agreement	
rarmership	Attn: Danny Noonkester		
Summit Enterprises, Inc.	420 NW 5th St., Suite 202	Excess Space 3rd Party Broker Listing	
-	Evansville, IN 47708	Agreement	
TALCOR Commercial Real	1018 Thomasville Rd., Suite 200A	Excess Space 3rd Party Broker Listing	
Estate Services, Inc.	Tallahassee, FL 32303	Agreement	
Toolog Lang Doors	4900 Augusta Avenue, Suite 104	Excess Space 3rd Party Broker Listing	
Taylor Long Properties	Richmond, VA 23230	Agreement	
T. D. 15	616 10th St.	Excess Space 3rd Party Broker Listing	
Terrus Real Estate Group	Des Moine, IA 50309	Agreement	
The Clower Co.	415 Starr Street	Excess Space 3rd Party Broker Listing	
	Coprus Christi, TX 78403	Agreement	
The Dartmouth Company	15A Century Hill Drive	Excess Space 3rd Party Broker Listing	
	Lathan, NY 12110	Agreement	
The Kane Company	210 Commerce Way, Ste 100	Excess Space 3rd Party Broker Listing	
	Port Smith, NH 03801	Agreement	
The Lund Company	120 Regency Pkwy.	Excess Space 3rd Party Broker Listing	
	Omaha, NE 68114	Agreement	
The Mitchell Company	41 West Interstate 65 Service Road North		
	Mobile, AL 36608	Agreement Broker Eisting	
	11100HC, 11L 50000	12 Section	

The Shipping Center Group,	1023 H. Morehead, St. # 200	Excess Space 3rd Party Broker Listing Agreement	
LLC	Charlotte, NC 28208		
The Shopping Center Group,	534 Settlers Landing	Excess Space 3rd Party Broker Listing	
LLC	Hampton, VA 23669	Agreement	
The St. Louis Rams Partnership	C/O Eric Stisser, One Rams Way St. Louis, MO 63045-1523	Box Seat Ticket Option Agreement	
The Temples Company	301 Mosley St.	Excess Space 3rd Party Broker Listing	
	Vidalia, GA 30474	Agreement	
The Weitzman Group	3102 Maple Ave.	Excess Space 3rd Party Broker Listing	
	Dallas, Suite 350, TX 75201	Agreement	
The Zacher Company, LLC	444 E Main St.	Excess Space 3rd Party Broker Listing	
	Ft. Wayne, IN 46802	Agreement	
E. 5.11.6	4725 South Monaco Street, Ste. 330	Excess Space 3rd Party Broker Listing	
The Zall Company	Denver, CO 80237	Agreement	
Thompson Thrift Management,	90 Executive Drive, Ste. C	Excess Space 3rd Party Broker Listing	
Inc.	Carmel, IN 46032	Agreement	
Themses Financial	195 Broadway, 7th Floor	A 11 1 # 202045	
Thomson Financial	New York, NY 10007	Addendum # 203945	
Thorton Oliver Keller	250 South 5th Street, 2nd Floor	Excess Space 3rd Party Broker Listing	
Commercial Real Estate	Bosie, ID 83702	Agreement	
Town East Mall, LP	2063 Town East Mall	Ligange Agreement	
	Mesquite, TX 75150	License Agreement	
United Commercial Realty, Inc.	1901 N.W. Military Hwy	Excess Space 3rd Party Broker Listing	
	San Antonio, TX ,78213	Agreement	
United Commercial, LLC	835 Gordon Dr.	Excess Space 3rd Party Broker Listing	
	Sioux City, PA 51101	Agreement	
Upshur Agency, Inc. d/b/a C-21	222 S. Kanawna St.	Excess Space 3rd Party Broker Listing	
Country Roads Realty	Buckhannon, WV 26201	Agreement	
Vanguard -Fine Retail Store	2050 Western Ave Suite 201	Excess Space 3rd Party Broker Listing	
Leasing, LLC.	Guilderland, NY 12084	Agreement	
Vision Real Estate, LLC	5544 Franklin Rd., Suite 200	Excess Space 3rd Party Broker Listing	
	Nashville, TN 37220	Agreement	
Walman Commercial Real	6846 S. Canton, Suite 540	Excess Space 3rd Party Broker Listing	
Estate Services	Tulsa, OK 74136	Agreement	
WestCom	4202 Meridian #213	Excess Space 3rd Party Broker Listing	
	Bellingham WA, 98226	Agreement	

EXHIBIT B

Richard M. Cieri (NY 4207122) KIRKLAND & ELLIS LLP Citigroup Center 153 East 53rd Street New York, New York 10022-4611

Telephone: (212) 446-4800

and

Anup Sathy, P.C. (IL 6230191) Marc J. Carmel (IL 6272032) KIRKLAND & ELLIS LLP 200 East Randolph Drive Chicago, Illinois 60601-6636 Telephone: (312) 861-2000

Proposed Co-Counsel to the Debtors

Michael A. Condyles (VA 27807) Peter J. Barrett (VA 46179) KUTAK ROCK LLP Bank of America Center 1111 East Main Street, Suite 800 Richmond, Virginia 23219-3500 Telephone: (804) 644-1700

IN THE UNITED STATES BANKRUPTCY COURT FOR THE EASTERN DISTRICT OF VIRGINIA RICHMOND DIVISION

In re:)	Case No. 07
)	Jointly Administered
MOVIE GALLERY, INC., et al., ¹)	Chapter 11
)	
Debtors.)	
)	

NOTICE OF ORDER AUTHORIZING THE DEBTORS TO REJECT CERTAIN UNEXPIRED LEASES AND EXECUTORY CONTRACTS EFFECTIVE AS OF THE COMMENCEMENT DATE

PLEASE TAKE NOTICE that, on October 16, 2007 (the "Commencement Date"), the above-captioned debtors (collectively, the "Debtors") filed chapter 11 petitions commencing chapter 11 cases under the Bankruptcy Code, 11 U.S.C. §§ 101-1532 (the "Bankruptcy Code"), in the United States Bankruptcy Court for the Eastern District of Virginia, Richmond Division (the "Bankruptcy Court").

PLEASE TAKE FURTHER NOTICE that, on October 16, 2007, the Debtors filed the Motion of the Debtors for an Order Authorizing the Debtors to Reject Certain Unexpired Leases and Executory Contracts Effective as of the Commencement Date [Docket No.] (the "Motion"). On October _, 2007, the Bankruptcy Court entered the Order Authorizing the Debtors to Reject Certain Unexpired Leases and Executory Contracts Effective as of the Commencement Date [Docket No.] (the "Order").

K&E 11969661.

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¹ The Debtors in the cases include: Movie Gallery, Inc.; Hollywood Entertainment Corporation; M.G. Digital, LLC; M.G.A. Realty I, LLC; MG Automation LLC; and Movie Gallery US, LLC.

PLEASE TAKE FURTHER NOTICE that objections or responses to the relief requested in the Motion, if any, must be made in writing and filed with the Bankruptcy Court and served so as to be received on or before ________, 2007 at __:__a./p.m. (prevailing Eastern Time) by counsel to the Debtors, Kirkland & Ellis, LLP, 200 East Randolph Drive, Chicago, Illinois 60601-6636, Attn: Anup Sathy, P.C. and Marc J. Carmel and Kutak Rock LLP, Bank of America Center, 1111 East Main Street, Suite 800, Richmond, Virginia 23219-3500, Attn: Michael A. Condyles and Peter J. Barrett.²

PLEASE TAKE FURTHER NOTICE that copies of the Order and the Motion are available at www.kccllc.net/moviegallery and upon request to Kurtzman Carson Consultants, 2335 Alaska Avenue, El Segundo, California 90245, Telephone: 888-647-1730.

PLEASE TAKE FURTHER NOTICE that if no objections to the Motion are timely filed, served and received in accordance with the Order as described generally in this notice, the Bankruptcy Court may grant the relief requested in the Motion on a final basis without further notice or hearing.

Richmond, Virginia Dated: October ___, 2007

KIRKLAND & ELLIS LLP

/s/ Michael A. Condyles

Richard M. Cieri (NY 4207122)

Citigroup Center 153 East 53rd Street

New York, New York 10022-4611

Telephone: (212) 446-4800 Facsimile: (212) 446-4900

and

Anup Sathy, P.C. (IL 6230191)

Marc J. Carmel (IL 6272032)

200 East Randolph Drive

Chicago, Illinois 60601-6636

Telephone: (312) 861-2000 Facsimile: (312) 861-2200 Michael A. Condyles (VA 27807)

Peter J. Barrett (VA 46179)

KUTAK ROCK LLP

Bank of America Center

1111 East Main Street, Suite 800 Richmond, Virginia 23219-3500

Telephone: (804) 644-1700

Facsimile: (804) 783-6192

Proposed Co-Counsel to the Debtors

An objection to the rejection of any unexpired lease and sublease and executory contract subject to the Order shall not constitute an objection to the rejection of any other unexpired lease and sublease or executory contract subject to the Order.