

**IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE NORTHERN DISTRICT OF ALABAMA  
SOUTHERN DIVISION**

In re:

PREMIER KINGS, INC., *et al.*,<sup>1</sup>

Debtors.

(Chapter 11)

Case No. 23-02871-TOM

Jointly Administered

**NOTICE OF POTENTIAL EXCLUDED CONTRACTS UNDER ASSET PURCHASE  
AGREEMENT BY AND BETWEEN DEBTOR AND RRG OF JACKSONVILLE, LLC**

Premier Kings, Inc., and its affiliated debtors and debtors-in-possession (collectively, the “Debtors”) in the above-captioned chapter 11 cases, hereby provide notice that, pursuant to paragraph 18 of the *ORDER (I) APPROVING BIDDING PROCEDURES FOR THE SALE OF ALL OR SUBSTANTIALLY ALL THE DEBTORS’ ASSETS FREE AND CLEAR OF ALL LIENS, CLAIMS, ENCUMBRANCES, AND INTERESTS; (II) APPROVING BID PROTECTIONS FOR STALKING HORSE BIDDERS; (III) APPROVING PROCEDURES FOR ASSUMPTION AND ASSIGNMENT OF EXECUTORY CONTRACTS AND UNEXPIRED LEASES; (IV) SCHEDULING AN AUCTION FOR, AND HEARING TO APPROVE, THE SALE OF ALL OR SUBSTANTIALLY ALL OF THE DEBTORS’ ASSETS FREE AND CLEAR OF ALL LIENS, CLAIMS, ENCUMBRANCES, AND INTERESTS; (V) APPROVING THE FORM AND MANNER OF SALE NOTICE; AND (VI) GRANTING RELATED RELIEF* entered on November 20, 2023 [Doc. No. 232] (the “Bid Procedures Order”), the Debtors received notice (the “RRG Notice”) on December 4, 2023 from RRG of Jacksonville, LLC (“RRG”) of the following:

<sup>1</sup> The Debtors in these cases, along with the last four digits of each Debtor’s federal tax identification numbers, are: Premier Kings, Inc. (3932); Premier Kings of Georgia, Inc. (9797); and Premier Kings of North Alabama, LLC (9282). The Debtors’ address is 7078 Peachtree Industrial Blvd., Suite #800, Peachtree Corners, GA 30071. The Court entered an order for joint administration on October 30, 2023 [Doc. No. 84].



(1) In accordance with the terms and conditions of Section 1.3 of the Asset Purchase Agreement dated October 25, 2023, by and between Premier Kings of Georgia, Inc., as Seller, and RRG, or its Nominees, as Buyer, and as the same may be amended (the “RRG APA”), RRG has designated the following leases for assumption (“Conditionally Designated Leases”), subject to negotiations with the applicable landlords for execution of lease amendments in form and substance satisfactory to RRG. In the event those negotiations do not result in a mutually acceptable lease amendment RRG has stated that it does not intend to assume such Conditionally Designated Leases at Closing:

Store Number	Store Address
322	601 Martin Luther King Blvd., Savannah, GA
1197	250 Monument Road, Jacksonville, FL
1226	14 W. DeRenne Ave., Savannah, GA
1404	11711 Abercorn Street, Savannah, GA
1471	1295 Ribaut Road, Beaufort, GA
1551	4241 August Road, Garden City, GA
1691	5015 New Jesup Hwy., Brunswick, GA
1724	5922 Merrill Road, Jacksonville, FL
2124	1710 Memorial Drive, Waycross, GA
2397	998 Sunset Blvd., Loc 129, Jesup, GA
3048	8770 Whyte Hardee Blvd., Hardeeville, SC
5571	415 US-80 East, Pooler, GA
6986	11031 Old St. Augustine Rd., Jacksonville, FL

<b>Store Number</b>	<b>Store Address</b>
7068	13180 Atlantic Blvd., Jacksonville, FL
7121	10142 Phillip's Hwy., Jacksonville, FL
8907	1162 Boone Ave., Ext. E, Kingsland, GA
9942	9090 Merrill Road, Jacksonville, FL
10241	13060 Hwy. 251, Darien, GA
10893	815 Elma G. Miles Parkway, Hinesville, GA
11309	462581 SR 200, Yulee, FL
12107	115 Golden Isles Plaza, Brunswick, GA
12792	3527 Hwy. 84 West, Blackshear, GA
12906	8257 E. Main Street, Ridgeland, SC
13106	13404 Sutton Park Drive, Jacksonville, FL
13243	154 S. Main Street, Baxley, GA
14209	201 Museum Street, Hilton Head Island, SC
14614	602 Fair Road, Statesboro, GA
15499	13049 N. Main Street, Jacksonville, FL
16751	184 S. Hwy. 17, East Palatka, FL
17831	11761 Beach Blvd. Ste. 15, Jacksonville, FL
19411	2455 SR 207, St. Augustine, FL
23049	496 Jimmy DeLoach Parkway, Savannah, GA
23155	3 Baylor Brook Drive, Okatie, SC
23806	2430 Osborn Rd., St. Mary's, GA
24560	5910 Ogeehee Road, Savannah, GA

Store Number	Store Address
25882	106 N. Duval Street, Claxton, GA
25937	4660 Hwy. 17, Richmond Hill, GA
26749	13708 East Oglethorpe Hwy., Midway, GA
26868	7304 Hwy. 21, Port Wentworth, GA
27690	13200 W. Cleveland Street, Nahunta, GA

(2) Accordingly, notice is hereby given that in the event RRG excludes the Conditionally Designated Leases from the assumption and assignment of leases to be effected at Closing of the RRG APA, all such leases shall be Excluded Contracts under the Bid Procedures Order.

(3) The RRG Notice also states that RRG has determined not to assume the following leases (collectively, the “Rejected Leases”) under the RRG APA:

Store Number	Store Address
521	7923 White Bluff Road, Savannah, GA
2873	1940 S. 8th Street, Fernandina Beach, FL
10422	542370 US Highway 1, Callahan, FL
15760	4268 Ogeechee Road, Savannah, GA

(4) Accordingly, subject to the terms and conditions of the RRG APA, under the Bid Procedures Order, each of the Rejected Leases above will be “Excluded Contracts” and “Excluded Assets” and shall not constitute, for any purpose whatsoever, a “Purchased Asset,” as those terms are defined in the Bid Procedures Order, unless the Debtors and

RRG agree otherwise.

Dated: December 6, 2023  
Birmingham, Alabama

Holland & Knight LLP

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-and-

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