



CLERK, U.S. BANKRUPTCY COURT
NORTHERN DISTRICT OF TEXAS

ENTERED

THE DATE OF ENTRY IS ON
THE COURT'S DOCKET

The following constitutes the ruling of the court and has the force and effect therein described.

Signed September 23, 2016


United States Bankruptcy Judge

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE NORTHERN DISTRICT OF TEXAS
DALLAS DIVISION**

In re: § Chapter 11
§
TPP ACQUISITION, INC. d/b/a The § Case No. 16-33437-hdh-11
Picture People, §
§
Debtor. §

**ORDER GRANTING DEBTOR'S EXPEDITED SECOND OMNIBUS MOTION TO
REJECT CERTAIN UNEXPIRED REAL PROPERTY LEASES PURSUANT TO
BANKRUPTCY CODE § 365 AND BANKRUPTCY RULE 6006 NUNC PRO TUNC TO
THE PETITION DATE
[Docket No. 39]**

On September 16, 2016, the Court conducted a hearing to consider the *Debtor's Expedited Second Omnibus Motion to Reject Certain Unexpired Real Property Leases Pursuant to Bankruptcy Code § 365 and Bankruptcy Rule 6006 Nunc Pro Tunc to the Petition Date* (the "Motion"), filed by the above-captioned debtor (the "Debtor"). The Court finds that: (i) it has jurisdiction over the matters raised in the Motion pursuant to 28 U.S.C. §§ 157 and 1334; (ii) this



is a core proceeding pursuant to 28 U.S.C. § 157(b)(2); (iii) the relief requested in the Motion is in the best interests of the Debtor, its estate, and its creditors; (iv) proper and adequate notice of the Motion has been given and no other or further notice is necessary; and (v) upon the record herein after due deliberation thereon, good and sufficient cause exists for the granting of the relief as set forth herein.

Therefore,

IT IS HEREBY ORDERED THAT:

1. The Motion is GRANTED.
2. Pursuant to Bankruptcy Code § 365 and Bankruptcy Rule 6006, the leases included on Exhibit A of this Order (collectively, the "Leases") shall be deemed rejected effective as of the Petition Date without further order of the Court and without the need for further action by the Debtor or any other party.
3. Any personal property or furniture, fixtures and equipment remaining at the Leased premises (the "Premises") as of the Petition Date (the "Remaining Property") shall be deemed abandoned by the Debtor and the landlords may dispose of any Remaining Property, in their sole discretion, free and clear of all liens, claims, encumbrances and interests, without further notice or order from this Court, without any liability to the Debtors and any third party for such disposal and without waiver of any claim the landlords may have against the Debtors; provided, however, that the Debtor shall remove, and not abandon, any hazardous or toxic chemicals or materials that it maintained at the Premises (exclusive of standard cleaning and/or janitorial supplies). The respective landlords shall cooperate with the Debtor to schedule a time and to grant access to the Debtor or its agent to pick up any hazardous or toxic chemicals or materials maintained at the Premises.

4. The terms and conditions of this Order shall be immediately effective and enforceable upon its entry.

5. To the extent that Bankruptcy Rule 6004(h) is applicable, the terms and conditions of this Order shall be immediately effective and enforceable upon its entry.

6. This Court shall retain jurisdiction with respect to all matters relating to the interpretation or implementation of this Order.

END OF ORDER

Submitted by:

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PROPOSED ATTORNEYS FOR DEBTOR

EXHIBIT “A”

Lease Counterparty	Lease Location	Counterparty Address	Property Location
199 Clackamas (Lakeline Developers)	Lakeline	Lakeline Developers 225 West Washington St. Indianapolis, IN 46204-3438	11200 Lakeline Mall Drive Cedar Park, TX 78613
Centennial Real Estate (Fox Valley Mall LLC)	Fox Valley	Fox Valley Mall LLC 11601 Wilshire Boulevard, 11th Floor Los Angeles, California 90025 Attn: Legal Department	1428 Fox Valley Ctr E17 Aurora, IL 60504
Edgewood Properties	Cherry Hill - Garden State	1260 Stelton Road Edgewood Properties Attn: Andrea Piscataway, NJ 08854-5282	957 Haddonfield Road 160 Cherry Hill, NJ 08002
General Growth Properties, Inc.	Valley Plaza	Valley Plaza Mall c/o Valley Plaa Mall, LP 110 N. Wacker Dr. Chicago, IL 60606 Attn: Law/Lease Administration Department Valley Plaza Mall 2701 Ming Ave. Bakersfield, CA 93304 Attn: General Manager	2701 Ming Avenue 234 Bakersfield, CA 93304
General Growth Properties, Inc.	Perimeter	4400 Ashford Dunwoody Road #1685 Atlanta, GA 30346	4400 Ashford Dunwoody Rd. 1685 Atlanta, GA 30346
General Growth Properties, Inc. (GGP Meadows Mall L.L.C.)	The Meadows	GGP Meadows Mall L.L.C. c/o Meadows Mall 110 N. Wacker Dr. Chicago, IL 60606 Attn: Law/Lease Administration Dept. Meadows Mall 4300 Meadows Lane, Suite 10 Las Vegas, NV 89107 Attn: General Manager	4300 Meadows Lane 112 Las Vegas, NV 89107
General Growth Properties, Inc. (Park Mall L.L.C.)	Park Place	Park Mall L.L.C. c/o Park Place 110 N. Wacker Dr. Chicago, IL 60606 Park Place 5870 East Broadway Blvd. Tucson, AZ 85711 Attn: General Manager	5870 E. Broadway Blvd. 362 Tucson, AZ 85711
JLL (Chico Mall Investors, LLC)	Chico Mall	Chico Mall Investors, LLC 900 North Michigan Avenue Suite 1450 Chicago, IL 60611	1950 E. 20th. Street B233 Chico, CA 95928
Macerich Co. (Macerich North Park Mall LLC)	Northpark	Macerich North park Mall LLC 225 West Washington Street Indianapolis, Indiana 46204	320 West Kimberly 236 Davenport, IA 52806
Simon Property Group (MNH Mall, LLC)	New Hampshire	MNH Mall, LLC 225 West Washington St. Indianapolis, Indiana 46204	1500 S. Willow St., E139 E139 Manchester, NH 03103
Simon Property Group (Pheasant Lane Realty Trust)	Pheasant Lane	Pheasant Lane Realty Trust 225 West Washington St. Indianapolis, IN 46204	310 Danial Webster Hwy, W113 W113 Nashua, NH 03060

Lease Counterparty	Lease Location	Counterparty Address	Property Location
Steadfast Properties (Steadfast Sunrise V, LLC)	Sunrise Mall	Steadfast Commercial Management Co., Inc. Attn: Ann Marie Del Rio, Chief Administrative Officer 18100 Von Karman, Suite 500 Irvine, CA 92612 Steadfast Commercial Management Co., Inc. Attn: Lisa Whitney, Vice President 18100 Von Karman, Suite 500 Irvine, CA 92612	6166 Sunrise Blvd. A-4A Citrus Heights, CA 95610
Westfield Corp. (Oakridge Mall LLC)	Oakridge	Oakridge Mall LLC 11601 Wilshire Boulevard, 11th Floor Los Angeles, California 90025 Attention: Legal Department	925 Blossom Hill Road D16 San Jose, CA 95123
Westfield Corp. (Roseville Shoppingtown LLC)	The Galleria at Roseville	Roseville Shoppingtown LLC 11601 Wilshire Blvd., 11th Floor Los Angeles, CA 90025 Attn: Legal Department	1151 Galleria Blvd. 242 Roseville, CA 95678