

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

In re:	Chapter 11
Apple Tree Life Sciences, Inc., <i>et al.</i> , <sup>1</sup>	Case No. 25-12177 (LSS)
Debtors.	(Jointly Administered)
	<b>Re: Docket No. 264</b>

**ORDER (I) AUTHORIZING THE DEBTORS TO REJECT CERTAIN  
UNEXPIRED LEASES EFFECTIVE AS OF THE REJECTION DATE;  
(II) AUTHORIZING THE DEBTORS TO ABANDON ANY REMAINING PERSONAL  
PROPERTY AT THE LEASED PREMISES; AND (III) GRANTING RELATED RELIEF**

Upon consideration of the motion (the “Motion”)<sup>2</sup> of the above-captioned debtors and debtors in possession (the “Debtors”) for entry of an order, pursuant to sections 105(a), 365, and 554 of the Bankruptcy Code and Bankruptcy Rules 6006 and 6007; and upon the First Day Declarations; and this Court having jurisdiction over this matter pursuant to 28 U.S.C. §§ 157 and 1334 and the *Amended Standing Order of Reference* from the United States District Court for the District of Delaware, dated February 29, 2012; and this Court having found that this is a core proceeding pursuant to 28 U.S.C. § 157(b)(2); and the Debtors having consented to entry of a final order; and this Court having found that venue of this proceeding and the Motion in this district is proper pursuant to 28 U.S.C. §§ 1408 and 1409; and this Court having found that the relief requested in the Motion is in the best interests of the Debtors’ estates, their creditors, and other parties in interest; and this Court having found that the Debtors’ notice of the Motion and

<sup>1</sup> The Debtors in these chapter 11 cases, along with the last four digits of each Debtor’s federal tax identification number include: Apple Tree Life Sciences, Inc. (4506); ATP Life Science Ventures, L.P. (8224); ATP III GP, Ltd. (6091); Apertor Pharmaceuticals, Inc. (3161); Initial Therapeutics, Inc. (2453); Marlinspike Therapeutics, Inc. (4757); Red Queen Therapeutics, Inc. (8563); Evercrisp Biosciences, Inc. (4437); Nine Square Therapeutics, Inc. (4503); and Nereid Therapeutics Incorporated (8493). The location of the Debtors’ service address in these chapter 11 cases is 230 Park Avenue, Suite 2800, New York, NY 10169.

<sup>2</sup> All capitalized terms not otherwise defined herein shall have the meanings ascribed to them in the Motion.



opportunity for a hearing on the Motion were appropriate under the circumstances and no other notice need be provided; and this Court having reviewed the Motion and having heard the statements in support of the relief requested therein at a hearing, if any, before this Court (the "Hearing"); and this Court having determined that the legal and factual bases set forth in the Motion and at the Hearing establish just cause for the relief granted herein; and upon all of the proceedings had before this Court; and after due deliberation and sufficient cause appearing therefor;

**IT IS HEREBY ORDERED THAT:**

1. The Motion is **GRANTED** as set forth herein.
2. Pursuant to sections 105(a) and 365(a) of the Bankruptcy Code and Bankruptcy Rule 6006, the Leases listed on **Exhibit 1** attached hereto, including, to the extent applicable, any agreements, amendments, change orders, supplements, waivers, subleases, and side letters related thereto, are hereby rejected by the Debtors effective as of the Rejection Date.
3. Pursuant to sections 105(a) and 554(a) of the Bankruptcy Code and Bankruptcy Rule 6007, the interests of the Debtors and their estates in any personal property remaining on the Premises are deemed abandoned by the Debtors and their estates as of the Rejection Date.
4. Nothing herein shall impair, prejudice, waive or otherwise affect the rights of the Debtors to: (a) assert that the Leases (i) were terminated on prior to the Rejection Date, or (ii) are not an unexpired lease under 365 of the Bankruptcy Code; (b) assert that any claim for damages arising from the rejection of the Leases is limited to the remedies available under any applicable termination provisions of the Leases; (c) assert that any such claim is an obligation of a third party, and not that of the Debtors or their estates; or (d) otherwise contest any claims that may be asserted in connection with the Leases. All rights, claims, defenses and causes of action that the Debtors

and their estates may have against the Landlords, whether or not such claims arise under, are related to the rejection of, or are independent of the Leases, are reserved, and nothing herein is intended or shall be deemed to impair, prejudice, waive or otherwise such rights, claims, defenses and causes of action.

5. The Debtors are hereby authorized to execute and deliver all instruments and documents and take such other actions as may be necessary or appropriate, to implement and effectuate this Order.

6. Notwithstanding the relief granted herein and any actions taken hereunder, nothing contained in the Motion or this Order shall be construed as (i) an admission as to the validity of any claim against the Debtors; (ii) a waiver of the Debtors' or any appropriate party in interest's rights to dispute the amount of, basis for, or validity of any claim against the Debtors; (iii) a waiver of any claims or causes of action which may exist against any creditor or interest holder; (iv) an approval, assumption, or adoption of any agreement, contract, lease, program, or policy between the Debtors and any third party under section 365 of the Bankruptcy Code, or (v) a promise to pay a claim.

7. This Court retains exclusive jurisdiction with respect to all matters arising from or related to the implementation, interpretation, and enforcement of this Order.

**Dated: February 25th, 2026**  
**Wilmington, Delaware**

  
**LAURIE SELBER SILVERSTEIN**  
**UNITED STATES BANKRUPTCY JUDGE**

**EXHIBIT 1****Rejected Leases**

<b>DEBTOR ENTITY</b>	<b>LEASE COUNTERPARTY</b>	<b>CONTRACT</b>	<b>LOCATION OF LEASED PROPERTY</b>	<b>REJECTION DATE</b>
Apertor Pharmaceuticals, Inc.	1640 South Loop Road LLC	Real Property Lease	1640 South Loop Road Alameda, CA 94502	December 15, 2025
Marlinspike Therapeutics, Inc.	PPF OFF 150 Cambridge Park Drive, LLC	Real Property Lease	150 Cambridgepark Dr. Cambridge, MA 02140	December 15, 2025
Nereid Therapeutics Incorporated	RREF II 451D, LLC	Real Property Lease	451 D Street Boston, MA 02210	January 15, 2025