

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

_____)	
In re:)	Chapter 11
)	
AMBIENCE PARENT, INC., <i>et al.</i> , ¹)	Case No. 25-11148 (JKS)
)	
Reorganized Debtor.)	
)	Hearing Date:
)	January 27, 2026 at 11:00 a.m. (ET)
)	Obj. Deadline:
)	January 13, 2026 at 4:00 p.m. (ET)

**FIRST AND FINAL FEE APPLICATION OF HILCO REAL ESTATE, LLC FOR
ALLOWANCE OF COMPENSATION FOR SERVICES RENDERED AS REAL
ESTATE CONSULTANT AND ADVISOR TO THE DEBTORS FOR THE PERIOD
FROM JUNE 16, 2025 THROUGH SEPTEMBER 30, 2025**

Name of Applicant:	Hilco Real Estate, LLC
Authorized to Provide Professional Services to:	Debtors and Debtors-in-Possession
Date of Retention:	July 18, 2025, effective as of June 16, 2025 [Case No. 25-11120, Docket No. 349]
Period for which compensation is sought:	June 16, 2025 through September 30, 2025
Amount of Compensation sought as actual, reasonable and necessary:	\$4,192,691.00
Amount of Expense Reimbursement sought as actual, reasonable and necessary:	\$0.00
This is an: ___ interim <u>X</u> final application	

This is the applicant's first and final fee application.

[Remainder of page intentionally left blank]

¹ The Reorganized Debtor in this chapter 11 case, along with the last four digits of its federal tax identification number, is Ambience Parent, Inc. (6231). The Reorganized Debtor's mailing address is 9000 Cypress Waters Blvd, Coppell, Texas 75019.



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

In re:

AMBIENCE PARENT, INC., *et al.*,¹

Reorganized Debtor.

Chapter 11

Case No. 25-11148 (JKS)

Hearing Date:

January 27, 2026 at 11:00 a.m. (ET)

Obj. Deadline:

January 13, 2026 at 4:00 p.m. (ET)

**FIRST AND FINAL FEE APPLICATION OF HILCO REAL ESTATE, LLC FOR
ALLOWANCE OF COMPENSATION FOR SERVICES RENDERED AS REAL
ESTATE CONSULTANT AND ADVISOR TO THE DEBTORS FOR THE PERIOD
FROM JUNE 16, 2025 THROUGH SEPTEMBER 30, 2025**

Pursuant to section 328 of title 11 of the United States Code, 11 U.S.C. §§ 101–1532 (the “Bankruptcy Code”) and Rule 2016 of the Federal Rules of Bankruptcy Procedure, Hilco Real Estate, LLC (“Hilco”) hereby moves the United States Bankruptcy Court for the District of Delaware (the “Court”) for final allowance of compensation for professional services rendered as real estate consultant and advisor to the above-captioned debtor and each of the debtors and debtors-in-possession in the jointly administered cases styled *At Home Group, Inc.*, Case No. 25-11120 (JKS) (before the Effective Date, collectively, the “Debtors,” and after the Effective Date, the “Reorganized Debtor”) in the amount of \$4,192,691.00 for the period commencing June 16, 2025 through and including September 30, 2025 (the “Fee Period”). In support of its application (this “Application”), Hilco respectfully represents as follows:

¹ The Reorganized Debtor in this chapter 11 case, along with the last four digits of its federal tax identification number, is Ambience Parent, Inc. (6231). The Reorganized Debtor's mailing address is 9000 Cypress Waters Blvd, Coppell, Texas 75019.

BACKGROUND

1. On June 16, 2025 (the “Petition Date”), the Debtors each filed a voluntary petition for relief under chapter 11 of the Bankruptcy Code (the “Chapter 11 Cases”). The Debtors operated their businesses and managed their properties as debtors-in-possession pursuant to sections 1107(a) and 1108 of the Bankruptcy Code.

2. Hilco was employed as real estate consultant and advisor for the Debtors in connection with these Chapter 11 Cases, pursuant to an Order entered by this Court on July 18, 2025 (the “Order”) [Case No. 25-11120, Docket No. 349], effective as of June 16, 2025. The Order authorized Hilco to be compensated in the ordinary course of business and in accordance with the terms of the Real Estate Consulting and Advisory Services Agreement dated April 16, 2025 (the “Engagement Agreement”), provided that Hilco was required to (a) submit invoices to the Debtors, counsel for the Debtors, the U.S. Trustee, and counsel to the Official Committee of Unsecured Creditors and (b) file a final fee application with a summary of fees earned and expenses incurred along with a summary of what fees and expense have been paid.

COMPENSATION PAID AND ITS SOURCE

3. All services for which compensation is requested by Hilco were performed for or on behalf of the Debtors.

4. Invoices with a summary of the fees earned during the Fee Period are attached hereto as **Exhibit A**.

5. As of the date hereof, Hilco has been paid \$750,000.00 for fees earned during the Fee Period in accordance with the procedures set forth in the Order. Accordingly, \$3,442,691.00 remains due and owing to Hilco for fees earned during the Fee Period.

SUMMARY OF SERVICES RENDERED

6. The Debtors retained Hilco as the Debtors' exclusive agent to provide real estate advisory services with respect to negotiating with third parties and the Debtors' landlords (the "Landlords") to enter into lease restructuring agreements in connection with certain of the Debtors' unexpired leases of nonresidential real property (the "Leases"). To that end, Hilco has provided real estate consulting services to the Debtors including, but not limited to the following: (a) meeting with the Debtors and the special committee of the board of Ambience Parent, Inc. (the "Special Committee") to ascertain the Debtors' goals, objectives, and financial parameters; (b) mutually agreeing with the Debtors and the Special Committee, as applicable, with respect to a strategic plan for restructuring, extending the term of, shortening the term of, downsizing the lease, assuming and assigning, or terminating the Leases (the "Strategy"); (c) negotiating the terms of restructuring, including but not limited to term shortening, term extension, rent deferrals, rent abatements, rent reductions, and termination agreements with the Landlords under the Leases, in accordance with the Strategy; (d) providing the Debtors with weekly status reports; (e) providing written reports to, and meeting periodically with, the Debtors and the Special Committee regarding the status of such negotiations; (f) assisting the Debtors on the preparation of approval reports to the Debtors' real estate committee and attending the real estate committee meetings at the Debtors' request in an advisory capacity; (g) assisting the Debtors in closing the pertinent Lease restructuring, term shortening, term extension, termination agreements, and leases amendments; and (h) providing general real estate consulting and advisory services with respect to the Leases and the implementation of the Strategy.

7. Hilco submits this Application for final allowance of reasonable compensation for the actual, reasonable, and necessary professional services that it has rendered as real estate

consultant and advisor for the Debtors in these Chapter 11 Cases for the period June 16, 2025 through September 30, 2025. For the Fee Period, Hilco seeks final approval of fees for services rendered in the amount of \$4,192,691.00 and no actual, reasonable and necessary expenses.

8. During the term of the engagement, Hilco reviewed the Debtors' Lease portfolio consisting of approximately 270 Leases, and, in consultation with the Debtors, developed a strategy to reduce the Debtors' ongoing Lease obligations. Ultimately, Hilco was able to amend approximately two-thirds of the portfolio of Leases, achieving total savings of nearly \$200,000,000 when calculated by the full terms of the Leases. This doesn't include favorable adjustments to term commitment lengths, rent reductions in unexercised options, future downsize rights, or various other non-economic amendments achieved as part of this process.

9. Given the results obtained, Hilco respectfully submits that the services for which it seeks compensation in this Application were necessary for, beneficial to, and in the best interests of, the Debtors. Hilco further submits that the compensation requested herein is reasonable in light of the nature, extent, and value of such services to the Debtors.

10. Hilco has endeavored to represent the Debtors in the most efficient manner possible. Moreover, Hilco has endeavored to coordinate with the other professionals involved in this case so as to minimize any duplication of effort and to minimize fees and expenses to the Debtors.

THE REQUESTED COMPENSATION SHOULD BE ALLOWED

11. Section 328(a) of the Bankruptcy Code provides the trustee, or a committee appointed under section 1102, with the court's approval, may employ or authorize the employment of a professional person under section 327 or 1103, on any reasonable terms and

conditions of employment, including on a retainer, on an hourly basis, on a fixed or percentage fee basis, or on a contingent fee basis. 11 U.S.C. § 328(a). Section 328 also says:

The court may allow compensation different from the compensation provided under such terms and conditions after the conclusion of such employment, if such terms and conditions prove to have been improvident in light of developments not capable of being anticipated at the time of the fixing of such terms and conditions.

11 U.S.C. § 328(a).

12. The foregoing professional services performed by Hilco were extraordinary in time and scope and were appropriate and necessary for the Debtors' estate and restructuring. They were in the best interests of the Debtors and other parties in interest. Compensation for the foregoing services as requested is commensurate with the complexity, importance and nature of the problems, issues and tasks involved, and the professional services were performed in an appropriately expeditious and efficient manner.

[Remainder of page intentionally left blank]

WHEREFORE, Hilco requests that final allowance be made to it in the sum of \$4,192,691.00 as compensation for necessary professional services rendered to the Debtors for the Fee Period, and further requests such other and further relief as this Court may deem just and proper.

Dated: Northbrook, Illinois
December 23, 2025

HILCO REAL ESTATE, LLC

/s/ Eric W. Kaup

Eric W. Kaup
Authorized Signatory
5 Revere Drive, Suite 206
Northbrook, Illinois 60062

CERTIFICATION OF ERIC W. KAUP

I, Eric W. Kaup, pursuant to 28 U.S.C. § 1746, to the best of my knowledge and belief, and after reasonable inquiry, hereby verify that:

1. I am the Executive Vice President, Chief Commercial Officer and Special Counsel of Hilco Trading, LLC, the parent company of Hilco Real Estate, LLC (“Hilco”), the applicant entity. I am duly authorized to make this certification on behalf of Hilco. Hilco was retained by Ambience Parent, Inc. and its affiliated debtors in the jointly administered cases styled *At Home Group, Inc.*, Case No. 25-11120 (JKS) (collectively, the “Debtors”) as real estate consultant and advisor. This certification is made in support of the *First and Final Fee Application of Hilco Real Estate, LLC for Allowance of Compensation for Services Rendered as Real Estate Consultant Advisor to the Debtors for the Period From June 16, 2025 Through September 30, 2025* (the “Application”) and in compliance with Rule 2016-1 of the Local Rules of the United States Bankruptcy Court for the District of Delaware (the “Local Rules”).

2. I am familiar with the work performed on behalf of the Debtors by the professionals in Hilco.

3. I have read the Application, and I certify that the Application substantially complies with the Local Rules.

4. The facts set forth in the foregoing Application are true and correct to the best of my knowledge, information and belief.

[Signature Follows]

Dated: Northbrook, Illinois
December 23, 2025

HILCO REAL ESTATE, LLC

/s/ Eric W. Kaup

Eric W. Kaup

Authorized Signatory

5 Revere Drive, Suite 206

Northbrook, Illinois 60062

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

In re:

AMBIENCE PARENT, INC., *et al.*,¹

Reorganized Debtor.

) Chapter 11
)
) Case No. 25-11148 (JKS)
)
)
)
)
) **Objection Deadline: January 13, 2026 at 4:00 p.m. (ET)**
) **Hearing Date: January 27, 2026 at 11:00 a.m. (ET)**

NOTICE OF APPLICATION

The *First and Final Fee Application of Hilco Real Estate, LLC for Allowance of Compensation for Services Rendered as Real Estate Consultant and Advisor to the Debtors for the Period From June 16, 2025 Through September 30, 2025* (the “Application”) has been filed with the United States Bankruptcy Court for the District of Delaware (the “Court”). The Application seeks final allowance fees in the amount of \$4,192,691.00, and reimbursement of expenses in the amount of \$0.00.

Objections to the Application, if any, are required to be filed on or before **January 13, 2026 at 4:00 p.m. (ET)** (the “Objection Deadline”) with the Clerk of the Court, 3rd Floor, 824 Market Street, Wilmington, Delaware 19801.

At the same time, you must also serve a copy of the objection so as to be received by the following on or before the Objection Deadline: (a) the Debtors, At Home Group Inc., 9000 Cypress Waters Blvd, Coppell, Texas 75019, Attn.: Meredith Hampton; (b) counsel to the Debtors, (i) Kirkland & Ellis LLP, 601 Lexington Avenue, New York, New York 10022, Attn.: Nicole L. Greenblatt, P.C. (nicole.greenblatt@kirkland.com); Matthew C. Fagen, P.C., (matthew.fagen@kirkland.com); and Elizabeth H. Jones (elizabeth.jones@kirkland.com), and (ii) Young Conaway Stargatt & Taylor, LLP, Rodney Square, 1000 North King Street, Wilmington, Delaware 19801, Attn.: Robert S. Brady (rbrady@ycst.com); and Joseph M. Mulvihill (jmulvihill@ycst.com); (c) counsel to the Ad Hoc Group and the DIP Lenders, (i) Dechert LLP, Three Bryant Park, 1095 Avenue of the Americas, New York, NY 10036, Attn.: Stephen Zide (stephen.zide@dechert.com) and Eric Hilmo (eric.hilmo@dechert.com); and (ii) Potter Anderson & Corroon LLP, 1313 North Market Street, Wilmington, Delaware 19801, Attn: M. Blake Cleary (bcleary@potteranderson.com) and Brett M. Haywood (bhaywood@potteranderson.com); (d) counsel to the Prepetition ABL Agent, (i) Choate, Hall & Stewart LLP, Two International Place, Boston, MA 02110, Attn.: Kevin J. Simard (ksimard@choate.com) and Mark D. Silva (msilva@choate.com); and (ii) Reed Smith LLP, 1201 North Market Street, Suite 1500, Wilmington, DE 19801, Attn.: Kurt F. Gwynne

¹ The Reorganized Debtor in this chapter 11 case, along with the last four digits of its federal tax identification number, is Ambience Parent, Inc. (6231). The Post-Effective Date Debtor's mailing address is 9000 Cypress Waters Blvd, Coppell, Texas 75019.

(kgwynne@ReedSmith.com); (e) the Office of the United States Trustee for the District of Delaware (the “U.S. Trustee”), 844 King Street, Suite 2207, Lockbox 35, Wilmington, Delaware 19801, Attn.: Jon Lipshie (jon.lipshie@usdoj.gov) and Megan Seliber (megan.seliber@usdoj.gov); and (f) proposed counsel to the Official Committee of Unsecured Creditors (the “Committee”), Pachulski Stang Ziehl & Jones LLP, 919 North Market Street, 17th Floor, Wilmington, DE 19801, Attn: Bradford J. Sandler (bsandler@pszjlaw.com), Shirley S. Cho (scho@pszjlaw.com), Peter J. Keane (pkeane@pszjlaw.com), Theodore S. Heckel (theckel@pszjlaw.com), and Edward A. Corma (ecorma@pszjlaw.com)

PLEASE TAKE FURTHER NOTICE THAT A HEARING ON THE APPLICATION WILL BE HELD ON JANUARY 27, 2026 at 11:00 a.m. (ET) BEFORE THE HONORABLE J. KATE STICKLES IN THE UNITED STATES BANKRUPTCY COURT FOR THE DISTRICT OF DELAWARE, 824 N. MARKET STREET, 5TH FLOOR, COURTROOM NO. 6, WILMINGTON, DELAWARE 19801.

PLEASE TAKE FURTHER NOTICE THAT IF NO OBJECTIONS OR RESPONSES TO THE APPLICATION ARE TIMELY FILED AND RECEIVED IN ACCORDANCE WITH THIS NOTICE, THE COURT MAY GRANT THE RELIEF REQUESTED THEREIN WITHOUT FURTHER NOTICE OR A HEARING.

[Signature Page Follows]

Dated: December 23, 2025

Wilmington, Delaware

/s/ Andrew M. Lee

YOUNG CONAWAY STARGATT & TAYLOR, LLP

Robert S. Brady (DE Bar No. 2847)
Joseph M. Mulvihill (DE Bar No. 6061)
Timothy R. Powell (DE Bar No. 6894)
Andrew M. Lee (DE Bar No. 7078)

Rodney Square
1000 North King Street
Wilmington, Delaware 19801
Telephone: (302) 571-6600
Facsimile: (302) 571-1253
Email: rbrady@ycst.com
jmulvihill@ycst.com
tpowell@ycst.com
alee@ycst.com

Co-Counsel for the Reorganized Debtors

KIRKLAND & ELLIS LLP

KIRKLAND & ELLIS INTERNATIONAL LLP

Nicole L. Greenblatt, P.C. (admitted *pro hac vice*)
Matthew C. Fagen, P.C. (admitted *pro hac vice*)
Elizabeth H. Jones (admitted *pro hac vice*)
601 Lexington Avenue
New York, New York 10022
Telephone: (212) 446-4800
Facsimile: (212) 446-4900
Email: nicole.greenblatt@kirkland.com
matthew.fagen@kirkland.com
elizabeth.jones@kirkland.com

Co-Counsel for the Reorganized Debtors

Exhibit A



INVOICE

INVOICE DATE: June 18, 2025
INVOICE NUMBER: CINV-17623
TERMS: Due Upon Receipt

TO: At Home Stores, LLC
9000 Cypress Waters
Dallas, TX75019

ATTENTION: Meredith Hampton, General Counsel
Laura Kelly
Shirin Odar

Email: mhampton@athome.com
lkelly@athome.com
sodar@athome.com

RE: Monthly Consulting Fee

Month	Consulting Fee	Total Due to Hilco Real Estate
June	\$150,000	\$150,000
TOTAL DUE TO HILCO REAL ESTATE, LLC		\$150,000

Total Due to Hilco Real Estate \$150,000

Wiring Instructions

Bank: Bank of America
Routing number DOM. WIRES: 026009593
Routing number ACH/EFT: 071000039
Account #: 008670329193
Swift: BOFAUS3N (U.S DOMESTIC) BOFAUS6S (FOREIGN CURRENCY)
Acct. Name: Hilco Real Estate, LLC



INVOICE

INVOICE DATE: July 17, 2025
 INVOICE NUMBER: CINV-18116
 TERMS: Due Upon Receipt

TO: At Home Stores, LLC
 9000 Cypress Waters
 Dallas, TX75019

ATTENTION: Meredith Hampton, General Counsel
 Laura Kelly
 Shirin Odar

Email: mhampton@athome.com
 lkelly@athome.com
 sodar@athome.com

RE: Monthly Consulting Fee

Month	Consulting Fee	Total Due to Hilco Real Estate
July	\$150,000	\$150,000
TOTAL DUE TO HILCO REAL ESTATE, LLC		\$150,000

Total Due to Hilco Real Estate \$150,000

Wiring Instructions

Bank: Bank of America
Routing number DOM. WIRES: 026009593
Routing number ACH/EFT: 071000039
Account #: 008670329193
Swift: BOFAUS3N (U.S DOMESTIC) BOFAUS6S (FOREIGN CURRENCY)
Acct. Name: Hilco Real Estate, LLC

INVOICE

INVOICE DATE: August 28, 2025
INVOICE NUMBER: CINV-18793
TERMS: Due Upon Receipt

TO: At Home Stores, LLC
9000 Cypress Waters
Dallas, TX75019

ATTENTION: Meredith Hampton, General Counsel
Laura Kelly
Shirin Odar

Email: mhampton@athome.com
lkelly@athome.com

RE: Monthly Consulting Fee

Month	Consulting Fee	Total Due to Hilco Real Estate
August	\$150,000	\$150,000
TOTAL DUE TO HILCO REAL ESTATE, LLC		\$150,000

Total Due to Hilco Real Estate \$150,000

Wiring Instructions

Bank: Bank of America
Routing number DOM. WIRES: 026009593
Routing number ACH/EFT: 071000039
Account #: 008670329193
Swift: BOFAUS3N (U.S DOMESTIC) BOFAUS6S (FOREIGN CURRENCY)
Acct. Name: Hilco Real Estate, LLC



INVOICE

INVOICE DATE: September 3, 2025
 INVOICE NUMBER: CINV-18854
 TERMS: Due Upon Receipt

TO: At Home Stores, LLC
 9000 Cypress Waters
 Dallas, TX75019

ATTENTION: Meredith Hampton, General Counsel
 Laura Kelly
 Shirin Odar

Email: mhampton@athome.com
 lkelly@athome.com

RE: Monthly Consulting Fee

Month	Consulting Fee	Total Due to Hilco Real Estate
September	\$150,000	\$150,000
TOTAL DUE TO HILCO REAL ESTATE, LLC		\$150,000

Total Due to Hilco Real Estate \$150,000

Wiring Instructions

Bank: Bank of America
Routing number DOM. WIRES: 026009593
Routing number ACH/EFT: 071000039
Account #: 008670329193
Swift: BOFAUS3N (U.S DOMESTIC) BOFAUS6S (FOREIGN CURRENCY)
Acct. Name: Hilco Real Estate, LLC



INVOICE

INVOICE DATE: October 8, 2025
 INVOICE NUMBER: CINV-19529
 TERMS: Due Upon Receipt

TO: At Home Stores, LLC
 9000 Cypress Waters
 Dallas, TX75019

ATTENTION: Meredith Hampton, General Counsel
 Laura Kelly
 Shirin Odar

Email: mhampton@athome.com
 lkelly@athome.com

RE: Monthly Consulting Fee

Month	Consulting Fee	Total Due to Hilco Real Estate
October	\$150,000	\$150,000
TOTAL DUE TO HILCO REAL ESTATE, LLC		\$150,000

Total Due to Hilco Real Estate \$150,000

Wiring Instructions

Bank: Bank of America
 Routing number DOM. WIRES: 026009593
 Routing number ACH/EFT: 071000039
 Account #: 008670329193
 Swift: BOFAUS3N (U.S DOMESTIC) BOFAUS6S (FOREIGN CURRENCY)
 Acct. Name: Hilco Real Estate, LLC



INVOICE
REVISED
12.18.2025

October 9, 2025
CNV-19540
Due Upon Receipt

TO: At Home Stores, LLC
9000 Cypress Waters
Dallas, TX75019

ATTENTION: Meredith Hampton, General Counsel
Laura Kelly
Shirin Odar

Email: mhampton@athome.com
lkelly@athome.com

Store #	Store Name	Total Value Secured	Restructured Lease Savings Fee	Term Extended Lease Fee	Term Shortened Lease Fee	Downsize Option Lease Fee	Total Hilco Fee
79	0079-Columbus East	\$210,129	\$6,829	\$0	\$0	\$0	6,829
10	0010-Memphis	\$531,767	\$17,214	\$0	\$17,716	\$0	\$34,930
16	0016-Webster	\$3,267,821	\$64,048	\$36,317	\$0	\$0	\$100,365
96	0096-Springfield	\$893,425	\$27,911	\$17,419	\$0	\$0	\$45,339
108	0108-Erie	\$93,326	\$3,030	\$0	\$0	\$0	\$3,030
113	0113-Nashville West	\$2,292,885	\$70,391	\$17,769	\$0	\$0	\$88,160
115	0115-Albuquerque	\$46,590	\$1,514	\$0	\$0	\$0	\$1,514
120	0120-El Paso	\$243,245	\$6,080	\$15,696	\$0	\$0	\$21,776
124	0124-Wauwatosa	\$1,108,733	\$36,034	\$0	\$26,890	\$0	\$62,924
129	0129-Kansas City	\$260,000	\$10,600	\$6,940	\$0	\$0	\$17,440
142	0142-Odessa	\$832,372	\$24,776	\$0	\$0	\$0	\$24,776
143	0143-Greenfield	\$341,806	\$11,109	\$0	\$17,130	\$0	\$28,239
145	0145-Mobile	\$865,040	\$34,871	\$21,268	\$0	\$0	\$56,127
146	0146-Sidell	\$568,496	\$17,497	\$6,128	\$0	\$0	\$23,625
153	0153-Albany	\$901,688	\$27,499	\$18,498	\$0	\$0	\$45,997
161	0161-Chantilly	\$3,187,037	\$100,682	\$30,452	\$0	\$0	\$131,134
168	0168-Roseville	\$683,698	\$21,516	\$16,341	\$0	\$0	\$37,857
170	0170-Monroeville	\$610,173	\$19,831	Waived	\$0	\$0	\$19,831
172	0172-Columbus North	\$614,984	\$17,890	\$0	\$27,177	\$0	\$45,067
178	0178-Pearland	\$1,299,492	\$40,550	\$0	\$44,073	\$0	\$84,623
182	0182-Warwick North	\$665,973	\$27,919	\$0	\$0	\$0	\$27,919
190	Dorham, MA	\$1,524,344	\$49,541	\$0	\$34,413	\$0	\$83,954
194	0194-Lafayette, IN	\$561,306	\$18,242	\$0	\$20,019	\$0	\$38,261
195	0195-Niles	\$381,690	\$12,406	\$0	\$17,298	\$0	\$29,703
217	0217-Puyallup	\$389,346	\$12,343	\$0	\$33,465	\$0	\$45,808
219	0219-Longmont	\$849,420	\$27,606	\$0	\$19,551	\$0	\$47,157
228	San Diego, CA	\$1,063,417	\$34,561	\$0	\$60,233	\$0	\$94,794
232	Johnstown, CO	\$788,838	\$15,583	\$0	\$0	\$0	\$15,583
245	Spokane, WA	\$1,327,053	\$43,129	\$0	\$28,055	\$0	\$71,184
250	Leesburg, VA	\$1,160,644	\$35,371	\$0	\$27,320	\$0	\$62,691
271	Lincoln, NE	\$658,211	\$17,558	\$21,730	\$0	\$0	\$39,288
275	Charlotte, NC	\$1,196,031	\$35,376	\$0	\$35,842	\$0	\$71,218
277	Kennewick, WA	\$730,364	\$23,441	\$0	\$0	\$0	\$23,441
278	St. Petersburg, FL	\$1,141,179	\$37,088	\$0	\$33,306	\$0	\$70,394
280	Princeton, NJ	\$1,765,338	\$57,373	\$0	\$53,263	\$0	\$110,636
284	Lone Tree, CO	\$338,622	\$11,389	\$0	\$40,770	\$0	\$52,159
291	North Haven, CT	\$1,077,540	\$34,584	\$0	\$39,445	\$0	\$74,029
293	Clarksville, IN	\$935,496	\$30,404	\$0	\$0	\$0	\$30,404
299	Glen Burnie, MD	\$608,857	\$19,267	\$0	\$0	\$0	\$19,267
305	Peabody, MA	\$335,601	\$10,837	\$0	\$37,140	\$0	\$48,027
320	Abingdon, MD	\$655,243	\$18,513	\$0	\$25,170	\$0	\$43,683
357	Arlington Heights, IL	\$997,250	\$32,411	\$0	\$26,977	\$0	\$59,388
365	Downers Grove, IL	\$546,606	\$17,672	\$0	\$0	\$0	\$17,672
367	Fayetteville, GA	\$868,107	\$26,643	\$0	\$20,814	\$0	\$47,457
211	0211-Farragut	\$310,071	\$9,940	\$0	\$0	\$0	\$9,940
12,15,20,21,27,204,218,241,300	Store Capital Portfolio	\$20,212,590	\$332,548	\$103,248	\$60,320	\$0	\$496,114
273	Sioux Falls, SD	\$1,207,141	\$36,044	\$0	\$16,775	\$0	\$52,819
46	0046-Little Rock689318	\$792,643	\$25,318	\$0	\$0	\$0	\$25,318
11	0011-Mesquite	\$692,835	\$22,328	\$0	\$0	\$55,833	\$78,161
18	0018-Greenville	\$56,125	\$0	\$19,336	\$0	\$0	\$19,336
23	0023-Lewisville	\$39,583	\$1,286	\$0	\$31,481	\$47,222	\$79,989
24	0024-Ofallon IL	\$1,281,098	\$27,271	\$24,419	\$0	\$0	\$51,690
28	0028-Hilliard	\$248,157	\$5,243	\$21,686	\$0	\$0	\$26,929
29	0029-Greensboro	(\$25,262)	\$0	\$21,147	\$0	\$0	\$21,147
31	0031-San Antonio	\$767,415	\$15,890	\$23,186	\$0	\$0	\$39,076
32	0032-Austin	\$1,703,700	\$45,285	\$40,301	\$0	\$0	\$85,586
57	0057-Corcoropolis	\$43,750	\$1,422	\$24,761	\$0	\$49,621	\$75,704
60	0060-Douglasville	\$930,155	\$19,610	\$17,588	\$0	\$0	\$37,198
66	0066-Humble	\$3,501,945	\$78,736	\$30,283	\$0	\$0	\$109,019
69	0069-Noblesville	\$470,580	\$9,110	\$14,763	\$0	\$0	\$23,893
70	0070-Greenwood	\$534,900	\$16,880	\$0	\$0	\$0	\$16,880
72	0072-Mesa	\$432,688	\$14,062	\$0	\$30,137	\$0	\$44,199
84	0084-Colorado Springs	\$1,363,338	\$27,597	\$17,962	\$0	\$0	\$45,559
85	0086-Kalamazoo	\$296,593	\$5,359	\$17,778	\$0	\$0	\$23,137
131	0131-Burnsville	\$1,230,534	\$39,992	\$0	\$28,677	\$43,016	\$111,685
135	0135-Plano East	\$511,403	\$16,359	\$0	\$0	\$0	\$16,359
138	0138-Sandy	\$193,250	\$6,281	Waived	\$0	\$0	\$6,281
141	0141-Rapid City	\$66,016	\$2,146	\$0	\$0	\$0	\$2,146
180	0180-Wayne	\$494,994	\$16,087	\$0	\$0	\$0	\$16,087
198	0198-Evansville	\$371,770	\$12,083	\$0	\$20,669	\$0	\$32,752
214	0214-Crofton	\$1,195,768	\$36,586	\$0	\$0	\$0	\$36,586
220	McKinney, TX	\$3,113,215	\$49,160	\$0	\$0	\$0	\$49,160
236	West Jordan, UT	\$347,793	\$11,283	\$0	\$0	\$0	\$11,283
237	Temecula, CA	\$2,678,773	\$80,981	\$0	\$0	\$0	\$80,981
248	Clearwater, FL	\$1,064,222	\$32,923	\$0	\$0	\$0	\$32,923
249	North Canton, OH	\$117,390	\$2,172	\$20,179	\$0	\$0	\$22,351
289	Willow Grove, PA	\$1,272,880	\$41,362	\$0	\$47,414	\$0	\$88,776
279	Oklahoma City North, OK	\$705,475	\$28,259	Waived	\$0	\$0	\$28,259
288	Albuquerque NW, NM	\$660,699	\$15,677	\$0	\$0	\$0	\$15,677
301	Ellenton, FL	\$543,253	\$17,656	\$0	\$0	\$0	\$17,656
328	E. Northport, NY	\$933,333	\$30,333	\$0	\$47,322	\$0	\$77,655
297	Glenarden, MD	\$1,159,070	\$37,670	\$0	\$36,149	\$0	\$73,819
					SUBTOTAL		\$4,192,691
					LESS MONTHLY CONSULTING FEES		-\$750,000
					TOTAL DUE TO HILCO REAL ESTATE, LLC		\$3,442,691

TOTAL DUE TO HILCO REAL ESTATE, LLC \$3,442,691

Wire/ACH Instructions

Bank: Bank of America
Routing number Dom Wire: 026009593
Routing number ACH/EFT: 071000039
Account #: 008670329193
Swift: BOFAUS33 (U.S. DOMESTIC) BOFAUS66 (FOREIGN CURRENCY)
Acct. Name: Hilco Real Estate, LLC



HILCO DEAL SHEET

Date Submitted	6/30/2025
Store #	79
Store Name	0079-COLUMBUS EAST
Gross SQFT	109,401
Segment	Mid-Performer
FY26 Sales	\$5,197,949
FY26 4-Wall EBITDA	\$1,242,839
Go-Forward EBITDA	\$1,304,903
FY26 GROCC %	7.91%
Go-Forward GROCC %	6.72%
Landlord Contact	Mark Ungar
Landlord Email	mark.ungar@spgroup.com
HILCO Dealmaker	Adam Humerick

Deal Terms:

- The lease term shall remain unchanged (expires 4/24/28).
- All pre-petition rent and cure amounts to be waived (Inclusive of full June 2025 Gross Rent).
- Effective 7/1/25 - 4/24/28, Base Rent shall be reduced to \$155,000/year.
- Tenant shall continue to pay Additional Rent per the existing lease.
- Tenant shall have 3x5-year Options following 4/24/28. Each Option shall commence at a 10.0% increase in Base Rent from the previous year, held flat through the remainder of the Option Term.
- Option Period 1: Effective 4/25/28 - 4/24/32, annual Base Rent shall be equal to \$238,770.44/year.
- Option Period 2: Effective 4/25/32 - 4/24/37, annual Base Rent shall be equal to \$262,647.49/year.
- Option Period 3: Effective 4/25/37 - 4/24/42, annual Base Rent shall be equal to \$288,912.24/year.
- Landlord shall have the right to construct an outparcel on the agreed upon location (shopping center layout included as attachment with deal submission).
- All other lease terms shall remain the same.

CURRENT PERIOD

CURRENT PERIOD			Contractual Structure					Renegotiated Structure						
Time Period Beginning	Time Period End	Term (Months)	Base Rent PSF	Base Rent / Month	Base Rent / Annual	Gross Rent / Month	Gross Rent / Annual	Base Rent PSF	Base Rent / Month	Base Rent / Annual	Gross Rent / Month	Gross Rent / Annual	Savings / Month	Total Savings
7/1/2025	4/24/2028	34	\$1.98	\$18,088.67	\$217,064.04	\$34,280.86	\$411,370.29	\$1.42	\$12,916.67	\$155,000.00	\$29,108.85	\$349,306.25	\$5,172	\$175,848
		34												\$175,848

Effective Date	7/1/2025
Contractual Expiration Date	4/24/2028
Renegotiated Expiration Date	4/24/2028
Total Months Contractual	34
Total Months Renegotiated	34
Total Months (+/-)	0

Landlord Capital Contribution	2025 Annual Rent Savings	2026 Annual Rent Savings	2027 Annual Rent Savings	2028 Annual Rent Savings	2029 Annual Rent Savings	2030+ Annual Rent Savings
\$0	\$60,141	\$62,064	\$62,064	\$25,860	\$0	\$0

Total Contractual Rent Owed	\$1,165,549
Total Renegotiated Rent Owed	\$989,701
FY26 Gross Rent Reduction	15.09%
DOWNSIZE OPTION (YES/NO)	No
TOTAL RENT REDUCTION SAVINGS	\$175,848
TOTAL PRE-PETITION WAIVER SAVINGS	\$34,281
TOTAL DEFERRED RENT	\$0
TOTAL LL CAPITAL CONTRIBUTION	\$0

Restructured Lease Savings Fee	\$6,829	3.25% during first 41 months after effective date, 3.0% of savings thereafter, capped at 7 years
Term Extended Lease Fee	\$0	1/4 Months Gross Rent, triggered by a 36-month extension or longer
Term Shortened Lease Fee	\$0	1/3 Months Gross Rent
Downsize Option Lease Fee	\$0	1/2 Months Gross Rent
Rent Deferred Lease Fee	\$0	1.5% of any rent that is deferred
Total Hilco Fee	\$6,829	

TOTAL VALUE SECURED **\$210,129**



HILCO DEAL SHEET

Date Submitted	7/23/2025
Store #	10
Store Name	0010-MEMPHIS
Gross SQFT	135,897
Segment	Mid-Performer
FY26 Sales	\$7,208,730
FY26 4-Wall EBITDA	\$1,345,106
Go-Forward EBITDA	\$1,430,106
FY26 GROCC %	8.85%
Go-Forward GROCC %	7.67%
Landlord Contact	Jay Snow
Landlord Email	jay.snow@belz.com
HILCO Dealmaker	Adam Humerick

Deal Terms:

- The lease term shall be shortened twenty-four (24) months to expire 3/31/30.
- All pre-petition rent and cure amounts shall be waived (inclusive of full June rent).
- Effective 8/1/25 - 3/31/30, Annual Base Rent shall be \$365,000.00/year plus two percent (2%) of sales and business transacted from the premises in excess of a Percentage Rental Breakpoint of \$7,395,000.00.
- Tenant shall continue to pay Additional Rent per the existing lease.
- The tenant shall receive a new five-year option following the 3/31/30 lease expiration. The tenant must notify the landlord, in writing, of its intent to exercise the option no later than 3/31/29 (365 days).
- Option Period 1: Effective 4/1/30 - 3/31/35, Annual base rent shall be \$450,000.00/year plus two percent (2%) of sales and business transacted from the premises in excess of a Percentage Rental Breakpoint of \$8,600,000.00.
- All other lease terms remain unchanged.

CURRENT PERIOD

Time Period Beginning	Time Period End	Term (Months)	Base Rent /		Base Rent /		Gross Rent /		Gross Rent /		Base Rent /		Base Rent /		Gross Rent /		Gross Rent /		Savings / Month	Total Savings
			Base Rent PSF	Month	Annual	Month	Annual	Base Rent PSF	Month	Annual	Month	Annual	Month	Annual	Month	Annual				
8/1/2025	3/31/2027	20	\$3.31	\$37,500.00	\$450,000.00	\$53,148.30	\$637,779.64	\$2.69	\$30,416.67	\$365,000.00	\$46,064.97	\$552,779.64	\$7,083	\$141,667						
4/1/2027	3/31/2030	36	\$3.50	\$39,583.33	\$474,999.96	\$55,231.63	\$662,779.60	\$2.69	\$30,416.67	\$365,000.00	\$46,064.97	\$552,779.64	\$9,167	\$330,000						
4/1/2030	3/31/2032	24	\$3.50	\$39,583.33	\$474,999.96	\$55,231.63	\$662,779.60	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0	\$0						
80															\$471,667					

Effective Date	8/1/2025
Contractual Expiration Date	3/31/2032
Renegotiated Expiration Date	3/31/2030
Total Months Contractual	80
Total Months Renegotiated	56
Total Months (+/-)	-24

Landlord Capital Contribution	2025 Annual Rent Savings	2026 Annual Rent Savings	2027 Annual Rent Savings	2028 Annual Rent Savings	2029 Annual Rent Savings	2030+ Annual Rent Savings
\$0	\$95,517	\$85,000	\$103,750	\$110,000	\$110,000	\$27,500

Total Contractual Rent Owed	\$4,376,864
Total Renegotiated Rent Owed	\$2,579,638
2026 Gross Rent Reduction %	13.33%
DOWNSIZE OPTION (YES/NO)	No
TOTAL RENT REDUCTION SAVINGS	\$471,667
TOTAL PRE-PETITION WAIVER SAVINGS	\$60,100
TOTAL DEFERRED RENT	\$0
TOTAL LL CAPITAL CONTRIBUTION	\$0

Restructured Lease Savings Fee	\$17,214	3.25% during first 41 months after effective date, 3.0% thereafter, capped at 7 years
Term Extended Lease Fee	\$0	1/4 Months Gross Rent, triggered by a 36-month extension or longer
Term Shortened Lease Fee	\$17,716	1/3 Months Gross Rent
Downsize Option Lease Fee	\$0	1/2 Months Gross Rent
Rent Deferred Lease Fee	\$0	1.5% of any rent that is deferred
Total Hilco Fee	\$34,930	

TOTAL VALUE SECURED **\$531,767**



HILCO DEAL SHEET

Date Submitted	8/5/2025
Store #	16
Store Name	0016-WEBSTER
Gross SQFT	150,953
Segment	High Performer
FY26 Sales	\$11,379,609
FY26 4-Wall EBITDA	\$2,431,803
Go-Forward EBITDA	\$2,751,159
FY26 GROCC %	15.32%
Go-Forward GROCC %	12.51%
Landlord Contact	Buster Freedman
Landlord Email	bfreedman@unitedequi ties.com
HILCO Dealmaker	Todd Eyer

Deal Terms:

- The lease term shall be extended by sixty (60) months to expire 4/30/2040.
- All pre-petition Base Rent shall be waived (including June Base Rent).
- The tenant shall pay the outstanding 2024 CAM, Tax, and Insurance reconciliation in the amount of \$109,863.93.
- Effective 11/1/25 - 4/30/28, Annual Gross Rent shall be equal to the greater of 12% of sales or a Base Rent floor of \$825,000.00 plus NNNs.
- Effective 5/1/28 - 4/30/31, Annual Gross Rent shall be equal to the greater of 12% of sales or a Base Rent floor of \$950,000.00 plus NNNs.
- Effective 5/1/31 - 4/30/34, Annual Gross Rent shall be equal to the greater of 12% of sales or a Base Rent floor of \$1,075,000.00 plus NNNs.
- Effective 5/1/34 - 4/30/40, Annual Gross Rent shall be equal to the greater of 12% of sales or a Base Rent floor of \$1,200,000.00 plus NNNs.
- The Tenant shall continue to pay NNN's per the existing lease.
- The Tenant shall retain their existing 3x5-year options at rates pursuant to the existing lease.
- Option Period 1: Effective 5/1/2040 - 4/30/2045, Annual Base Rent shall be \$1,384,670.76/year.
- Option Period 2: Effective 5/1/2045 - 4/30/2050, Annual Base Rent shall be \$1,523,137.80/year.
- Option Period 3: Effective 5/1/2050 - 4/30/2055, Annual Base Rent shall be \$1,675,448.04/year.
- The Landlord's attorney shall prepare the amendment.
- All other lease terms remain unchanged.

CURRENT PERIOD

			Contractual Structure					Renegotiated Structure						
Time Period Beginning	Time Period End	Term (Months)	Base Rent PSF	Base Rent / Month	Base Rent / Annual	Gross Rent / Month	Gross Rent / Annual	Base Rent PSF	Base Rent / Month	Base Rent / Annual	Gross Rent / Month	Gross Rent / Annual	Savings / Month	Total Savings
11/1/2025	4/30/2028	30	\$7.58	\$95,363.00	\$1,144,356.00	\$145,269.06	\$1,743,228.72	\$5.47	\$68,750.00	\$825,000.00	\$118,656.06	\$1,423,872.72	\$26,613	\$798,390
5/1/2028	1/31/2029	9	\$7.58	\$95,363.00	\$1,144,356.00	\$145,269.06	\$1,743,228.72	\$6.29	\$79,166.67	\$950,000.00	\$129,072.73	\$1,548,872.72	\$16,196	\$145,767
2/1/2029	4/30/2031	27	\$8.34	\$104,899.30	\$1,258,791.60	\$154,805.36	\$1,857,664.32	\$6.29	\$79,166.67	\$950,000.00	\$129,072.73	\$1,548,872.72	\$25,733	\$694,781
5/1/2031	4/30/2034	36	\$8.34	\$104,899.30	\$1,258,791.60	\$154,805.36	\$1,857,664.32	\$7.12	\$89,583.33	\$1,075,000.00	\$139,489.39	\$1,673,872.72	\$15,316	\$551,375
5/1/2034	4/30/2035	12	\$8.34	\$104,899.30	\$1,258,791.60	\$154,805.36	\$1,857,664.32	\$7.95	\$100,000.00	\$1,200,000.00	\$149,906.06	\$1,798,872.72	\$4,899	\$58,792
5/1/2035	4/30/2040	60	\$9.17	\$115,389.23	\$1,384,670.76	\$165,295.29	\$1,983,543.48	\$7.95	\$100,000.00	\$1,200,000.00	\$149,906.06	\$1,798,872.72	\$15,389	\$923,354
174			\$3,172,458											

Effective Date	11/1/2025
Contractual Expiration Date	4/30/2035
Renegotiated Expiration Date	4/30/2040
Total Months Contractual	114
Total Months Renegotiated	174
Total Months (+/-)	60

Landlord Capital	2025 Annual	2026 Annual	2027 Annual	2028 Annual	2029 Annual	2030+ Annual
Contribution	Rent Savings	Rent Savings	Rent Savings	Rent Savings	Rent Savings	Rent Savings
\$0	\$148,589	\$319,356	\$319,356	\$236,023	\$299,255	\$1,945,242

Total Contractual Rent Owed	\$27,193,613
Total Renegotiated Rent Owed	\$24,021,154
2026 Gross Rent Reduction %	18.32%
DOWNSIZE OPTION (YES/NO)	No
TOTAL RENT REDUCTION SAVINGS	\$3,172,458
TOTAL PRE-PETITION WAIVER SAVINGS	\$95,363
TOTAL DEFERRED RENT	\$0
TOTAL LL CAPITAL CONTRIBUTION	\$0

Restructured Lease Savings Fee	\$64,048	3.25% during first 41 months after effective date, 3.0% thereafter, capped at 7 years
Term Extended Lease Fee	\$36,317	1/4 Months Gross Rent, triggered by a 36-month extension or longer
Term Shortened Lease Fee	\$0	1/3 Months Gross Rent
Downsize Option Lease Fee	\$0	1/2 Months Gross Rent
Rent Deferred Lease Fee	\$0	1.5% of any rent that is deferred
Total Hilco Fee	\$100,365	

TOTAL VALUE SECURED **\$3,267,821**



HILCO DEAL SHEET

Date Submitted	6/30/2025
Store #	96
Store Name	0096-SPRINGFIELD
Gross SQFT	108,554
Selling SQFT	92,279
Segment	High Performer
FY26 Sales	\$8,717,243
FY26 4-Wall EBITDA	\$2,336,052
Go-Forward EBITDA	\$2,421,052
FY26 GROCC %	9.59%
Go-Forward GROCC %	8.62%
Landlord Contact	Patrick Harrington
Landlord Email	pharrington@warrendavisproperties.com
HILCO Dealmaker	Adam Humerick

Deal Terms:

- The lease shall be extended sixty (60) months to expire 3/31/32.
- Any pre-petition rent and cure amounts shall be waived (inclusive of June Gross Rent).
- Effective 7/1/25 - 3/31/32, annual Base Rent shall be equal to \$615,000.00/year.
- Tenant shall continue to pay additional rent per the lease.
- Tenant shall retain their existing 2x5-year Options as well as receive 2 additional 5-year Options to renew the lease following 3/31/32, at the following rental rates:
 - Option Period 1: Effective 4/1/32 - 3/31/37, annual Base Rent shall be equal to \$676,500.00/year.
 - Option Period 2: Effective 4/1/37 - 3/31/42, annual Base Rent shall be equal to \$744,150.00/year.
 - Option Period 3: Effective 4/1/42 - 3/31/47, annual Base Rent shall be equal to \$818,565.00/year.
 - Option Period 4: Effective 4/1/47 - 3/31/52, annual Base Rent shall be equal to \$900,421.50/year.
- All other lease terms remain unchanged.

CURRENT PERIOD

Time Period Beginning	Time Period End	Term (Months)	Contractual Structure					Renegotiated Structure					Savings / Month	Total Savings
			Base Rent PSF	Base Rent / Month	Base Rent / Annual	Gross Rent / Month	Gross Rent / Annual	Base Rent PSF	Base Rent / Month	Base Rent / Annual	Gross Rent / Month	Gross Rent / Annual		
7/1/2025	3/25/2027	21	\$6.45	\$58,333.33	\$700,000.00	\$69,674.86	\$836,098.28	\$5.67	\$51,250.00	\$615,000.00	\$62,591.53	\$751,098.32	\$7,083	\$148,750
3/26/2027	3/25/2032	60	\$6.91	\$62,500.00	\$750,000.00	\$73,841.53	\$886,098.32	\$5.67	\$51,250.00	\$615,000.00	\$62,591.53	\$751,098.32	\$11,250	\$675,000
														\$823,750

81

\$823,750

Effective Date	7/1/2025	Landlord Capital	2025 Annual	2026 Annual	2027 Annual	2028 Annual	2029 Annual	2030+ Annual
Contractual Expiration Date	3/25/2027	Contribution	Rent Savings	Rent Savings	Rent Savings	Rent Savings	Rent Savings	Rent Savings
Renegotiated Expiration Date	3/25/2032	\$0	\$112,175	\$85,000	\$118,333	\$135,000	\$135,000	\$307,917
Total Months Contractual	21							
Total Months Renegotiated	81							
Total Months (+/-)	60							
Total Contractual Rent Owed	\$5,893,664							
Total Renegotiated Rent Owed	\$5,069,914							
2026 Gross Rent Reduction %	10.17%							
DOWNSIZE OPTION (YES/NO)	No							
TOTAL RENT REDUCTION SAVINGS	\$823,750							
TOTAL PRE-PETITION WAIVER SAVINGS	\$69,675							
TOTAL DEFERRED RENT	\$0							
TOTAL LL CAPITAL CONTRIBUTION	\$0							
TOTAL VALUE SECURED	\$893,425							

Restructured Lease Savings Fee	\$27,911	3.25% during first 41 months after effective date, 3.0% of savings thereafter, capped at 7 years
Term Extended Lease Fee	\$17,419	1/4 Months Gross Rent, triggered by a 36-month extension or longer
Term Shortened Lease Fee	\$0	1/3 Months Gross Rent
Downsize Option Lease Fee	\$0	1/2 Months Gross Rent
Rent Deferred Lease Fee	\$0	1.5% of any rent that is deferred
Total Hilco Fee	\$45,330	



HILCO DEAL SHEET

Date Submitted	7/14/2025
Store #	108
Store Name	0108-ERIE
Gross SQFT	85,470
Segment	Lower Performer
FY26 Sales	\$3,544,776
FY26 4-Wall EBITDA	\$703,545
Go-Forward EBITDA	\$703,545
FY26 GROCC %	8.99%
Go-Forward GROCC %	8.99%
Landlord Contact	Anthony Cafaro Jr.
Landlord Email	acafaro@cafarocompany.com
HILCO Dealmaker	Adam Humerick

Deal Terms:

- The lease shall be extended sixteen (16) months to expire 3/31/28.
- All pre-petition rent and cure amounts shall be waived (inclusive of full June rent).
- Effective 7/1/25 - 3/31/28, Annual Base Rent shall be held at \$200,000.04/year.
- The tenant shall retain its 3x5 year options at their existing rates, however, the outside notice date for exercising the options shall be changed from "180 days" to "270 days".
- Option Period 1: Effective 4/1/28 - 3/31/33, Annual Base Rent shall be equal to \$250,000.08/year.
- Option Period 2: Effective 4/1/33 - 3/31/38, Annual Base Rent shall be equal to \$300,000.00/year.
- Option Period 3: Effective 4/1/38 - 3/31/43, Annual Base Rent shall be equal to \$350,000.04/year.
- All other lease terms remain unchanged.

CURRENT PERIOD

Time Period Beginning	Time Period End	Term (Months)	Contractual Structure					Renegotiated Structure					Savings / Month	Total Savings
			Base Rent PSF	Base Rent / Month	Base Rent / Annual	Gross Rent / Month	Gross Rent / Annual	Base Rent PSF	Base Rent / Month	Base Rent / Annual	Gross Rent / Month	Gross Rent / Annual		
7/1/2025	11/30/2026	17	\$2.34	\$16,666.67	\$200,000.04	\$26,559.24	\$318,710.93	\$2.34	\$16,666.67	\$200,000.04	\$26,559.24	\$318,710.93	\$0	\$0
12/1/2026	3/31/2028	16	\$2.93	\$20,833.34	\$250,000.08	\$30,725.91	\$368,710.97	\$2.34	\$16,666.67	\$200,000.04	\$26,559.24	\$318,710.93	\$4,167	\$66,667
		33												\$66,667

Effective Date	7/1/2025
Contractual Expiration Date	11/30/2026
Renegotiated Expiration Date	3/31/2028
Total Months Contractual	17
Total Months Renegotiated	33
Total Months (+/-)	16

Landlord Capital Contribution	2025 Annual Rent Savings	2026 Annual Rent Savings	2027 Annual Rent Savings	2028 Annual Rent Savings	2029 Annual Rent Savings	2030+ Annual Rent Savings
\$0	\$0	\$30,726	\$50,000	\$12,500	\$0	\$0

Total Contractual Rent Owed	\$943,122
Total Renegotiated Rent Owed	\$876,455
2026 Gross Rent Reduction %	0.00%
DOWNSIZE OPTION (YES/NO)	No
TOTAL RENT REDUCTION SAVINGS	\$66,667
TOTAL PRE-PETITION WAIVER SAVINGS	\$26,559
TOTAL DEFERRED RENT	\$0
TOTAL LL CAPITAL CONTRIBUTION	\$0

Restructured Lease Savings Fee	\$3,030	3.25% during first 41 months after effective date, 3.0% thereafter, capped at 7 years
Term Extended Lease Fee	\$0	1/4 Months Gross Rent, triggered by a 36-month extension or longer
Term Shortened Lease Fee	\$0	1/3 Months Gross Rent
Downsize Option Lease Fee	\$0	1/2 Months Gross Rent
Rent Deferred Lease Fee	\$0	1.5% of any rent that is deferred
Total Hilco Fee	\$3,030	

TOTAL VALUE SECURED **\$93,226**



HILCO DEAL SHEET

Date Submitted	7/8/2025
Store #	113
Store Name	0113-NASHVILLE WEST
Gross SQFT	82,619
Segment	Lower Performer
FY26 Sales	\$5,726,536
FY26 4-Wall EBITDA	\$860,972
Go-Forward EBITDA	\$1,113,880
FY26 GROCC %	14.89%
Go-Forward GROCC %	10.48%
Landlord Contact	Robert H. Burns
Landlord Email	rburns@rhbrealestate.com
HILCO Dealmaker	Todd Eyler

Deal Terms:

- The lease term shall remain unchanged (expires 12/31/32).
- All pre-petition rent and cure amounts to be waived (inclusive of full June Rent, Escrow Adjustments, and Reconciliation Amounts).
- June Rent : \$71,075.64
- 2023 CAM/INS/TAX Reconciliation: \$23,912.62
- 2024 CAM/INS/TAX Reconciliation: \$31,638.43
- 1/2025 - 5/2025 CAM & TAX Escrow Adjustment: \$9,276.15
- Effective 8/1/25 - 12/31/32, the lease shall be converted a Gross lease and Gross Rent shall be equal to 10.0% of sales, but no less than \$600,000.00/year.
- Upon exercising the first option the lease shall be converted back to a NNN from a Gross lease.
- Tenant shall have 1 additional 5-year Option at a 10% increase of the base rent of the first existing option, resulting in a total of 2x5 year options.
- Option Period 1: Effective 1/1/33 - 12/31/37, annual Base Rent shall be equal to \$699,999.96/year.
- Option Period 2: Effective 1/1/38 - 12/31/42, annual Base Rent shall be equal to \$769,999.95/year.
- The tenant shall agree to a use waiver for KidStrong (in exchange for the waiver of all pre-petition claims mentioned above).
- All other lease terms remain unchanged.

CURRENT PERIOD

			Contractual Structure					Renegotiated Structure				
Time Period Beginning	Time Period End	Term (Months)	Gross Rent PSF	Base Rent / Month	Base Rent / Annual	Gross Rent / Month	Gross Rent / Annual	Gross Rent PSF	Gross Rent / Month	Gross Rent / Annual	Savings / Month	Total Savings
8/1/2025	12/31/2027	29	\$10.32	\$47,916.67	\$575,000.04	\$71,075.64	\$852,907.64	\$7.26	\$50,000.00	\$600,000.00	\$21,076	\$611,193
1/1/2028	12/31/2032	60	\$11.23	\$54,166.67	\$650,000.04	\$77,325.64	\$927,907.64	\$7.26	\$50,000.00	\$600,000.00	\$27,326	\$1,639,538
89												
												\$2,250,732

Effective Date	8/1/2025
Contractual Expiration Date	12/31/2032
Renegotiated Expiration Date	12/31/2032
Total Months Contractual	89
Total Months Renegotiated	89
Total Months (+/-)	0

Landlord Capital Contribution	2025 Annual Rent Savings	2026 Annual Rent Savings	2027 Annual Rent Savings	2028 Annual Rent Savings	2029 Annual Rent Savings	2030+ Annual Rent Savings
\$0	\$247,531	\$252,908	\$252,908	\$327,908	\$327,908	\$983,723

Total Contractual Rent Owed	\$6,700,732
Total Renegotiated Rent Owed	\$4,450,000
2026 Gross Rent Reduction %	29.65%
DOWNSIZE OPTION (YES/NO)	No
TOTAL RENT REDUCTION SAVINGS	\$2,250,732
TOTAL PRE-PETITION WAIVER SAVINGS	\$142,153
TOTAL DEFERRED RENT	\$0
TOTAL LL CAPITAL CONTRIBUTION	\$0

Restructured Lease Savings Fee	\$70,391	3.25% during first 41 months after effective date, 3.0% of savings thereafter, capped at 7 years
Term Extended Lease Fee	\$17,769	1/4 Months Gross Rent, triggered by a 36-month extension or longer
Term Shortened Lease Fee	\$0	1/3 Months Gross Rent
Downsize Option Lease Fee	\$0	1/2 Months Gross Rent
Rent Deferred Lease Fee	\$0	1.5% of any rent that is deferred
Total Hilco Fee	\$88,160	

TOTAL VALUE SECURED **\$2,392,885**



HILCO DEAL SHEET

Date Submitted	8/11/2025
Store #	115
Store Name	0115-ALBUQUERQUE
Gross SQFT	86,861
Segment	Mid-Performer
FY26 Sales	\$5,644,214
FY26 4-Wall EBITDA	\$1,084,961
Go-Forward EBITDA	\$1,084,961
FY26 GROCC %	10.36%
Go-Forward GROCC %	10.36%
Landlord Contact	Arnold Schlesinger
Landlord Email	Aschlesinger@avgpartners.com
HILCO Dealmaker	Todd Eyer

Deal Terms:

- There shall be no change to lease expiration.
- All pre-petition Base Rent shall be waived (inclusive of June Base Rent).
- Effective upon assumption of the lease - 9/19/30, Annual Base Rent shall be equal to the contract rates per the existing lease.
- Tenant shall continue to pay Additional Rent per the existing lease.
- The tenant shall retain their 3x5 year options per the existing lease.
- Option Period 1: Effective 9/20/30 - 9/19/35, Annual Base Rent shall be \$615,342.00/year.
- Option Period 2: Effective 9/20/35 - 9/19/40, Annual Base Rent shall be \$676,876.20/year.
- Option Period 3: Effective 9/20/40 - 9/19/45, Annual Base Rent shall be \$744,563.88/year.
- All other lease terms remain unchanged.

*NOTE: For the purpose of our analysis, assumption of the lease is assumed to be 11/1/25.

CURRENT PERIOD

			Contractual Structure					Renegotiated Structure						
Time Period Beginning	Time Period End	Term (Months)	Base Rent PSF	Base Rent / Month	Base Rent / Annual	Gross Rent / Month	Gross Rent / Annual	Base Rent PSF	Base Rent / Month	Base Rent / Annual	Gross Rent / Month	Gross Rent / Annual	Savings / Month	Total Savings
11/1/2025	9/19/2030	59	\$6.44	\$46,590.17	\$559,082.04	\$48,742.97	\$584,915.65	\$6.44	\$46,590.17	\$559,082.04	\$48,742.97	\$584,915.65	\$0	\$0
		59												
														\$0

Effective Date	11/1/2025
Contractual Expiration Date	9/19/2030
Renegotiated Expiration Date	9/19/2030
Total Months Contractual	59
Total Months Renegotiated	59
Total Months (+/-)	0

Landlord Capital Contribution	2025 Annual Rent Savings	2026 Annual Rent Savings	2027 Annual Rent Savings	2028 Annual Rent Savings	2029 Annual Rent Savings	2030+ Annual Rent Savings
\$0	\$46,590	\$0	\$0	\$0	\$0	\$0

Total Contractual Rent Owed	\$2,875,835
Total Renegotiated Rent Owed	\$2,875,835
2026 Gross Rent Reduction %	0.00%
DOWNSIZE OPTION (YES/NO)	No
TOTAL RENT REDUCTION SAVINGS	\$0
TOTAL PRE-PETITION WAIVER SAVINGS	\$46,590
TOTAL DEFERRED RENT	\$0
TOTAL LL CAPITAL CONTRIBUTION	\$0

Restructured Lease Savings Fee	\$1,514	3.25% during first 41 months after effective date, 3.0% thereafter, capped at 7 years
Term Extended Lease Fee	\$0	1/4 Months Gross Rent, triggered by a 36-month extension or longer
Term Shortened Lease Fee	\$0	1/3 Months Gross Rent
Downsize Option Lease Fee	\$0	1/2 Months Gross Rent
Rent Deferred Lease Fee	\$0	1.5% of any rent that is deferred
Total Hilco Fee	\$1,514	

TOTAL VALUE SECURED

\$46,590



HILCO DEAL SHEET

Date Submitted	8/12/2025
Store #	120
Store Name	0120-EL PASO
Gross SQFT	100,264
Segment	High Performer
FY26 Sales	\$8,577,923
FY26 4-Wall EBITDA	\$2,309,351
Go-Forward EBITDA	\$2,364,351
FY26 GROCC %	8.78%
Go-Forward GROCC %	8.14%
Landlord Contact	Adam Frank
Landlord Email	afrank@ropelpaso.com
HILCO Dealmaker	Bryan Weiss

Deal Terms:

- The lease term shall be extended forty-eight (48) months, to expire 9/30/33.
- June Gross Rent shall be waived. The 2024 insurance and tax reconciliation of \$60,556.83 shall be paid.
- Effective 8/1/25 - 9/30/26, Annual Base Rent shall be reduced to \$420,000.00/year.
- Effective 10/1/26 - 9/30/30, Annual Base Rent shall be \$475,000.00/year.
- Effective 10/1/30 - 9/30/33, Annual Base Rent shall be \$500,000/year.
- The tenant shall continue to pay NNN's per the existing lease.
- The tenant shall retain its 3x5 year options, with the following rent schedule:
 - Option Period 1: Effective 10/1/33 - 9/30/38, Annual Base Rent shall be \$550,000.00/year.
 - Option Period 2: Effective 10/1/38 - 9/30/43, Annual Base Rent shall be \$610,000.00/year.
 - Option Period 3: Effective 10/1/43 - 9/30/48, Annual Base Rent shall be \$670,000.00/year.
- All other lease terms remain unchanged.

CURRENT PERIOD

Time Period Beginning	Time Period End	Term (Months)	Contractual Structure					Renegotiated Structure					Savings / Month	Total Savings
			Base Rent PSF	Base Rent / Month	Base Rent / Annual	Gross Rent / Month	Gross Rent / Annual	Base Rent PSF	Base Rent / Month	Base Rent / Annual	Gross Rent / Month	Gross Rent / Annual		
8/1/2025	9/30/2026	14	\$4.74	\$39,583.33	\$474,999.96	\$62,783.19	\$753,398.25	\$4.19	\$35,000.00	\$420,000.00	\$58,199.86	\$698,398.29	\$4,583	\$64,167
10/1/2026	9/30/2029	36	\$4.74	\$39,583.33	\$474,999.96	\$62,783.19	\$753,398.25	\$4.74	\$39,583.33	\$475,000.00	\$62,783.19	\$753,398.29	\$0	\$0
10/1/2029	9/30/2030	12	\$5.21	\$43,541.67	\$522,500.04	\$66,741.53	\$800,898.33	\$4.74	\$39,583.33	\$475,000.00	\$62,783.19	\$753,398.29	\$3,958	\$47,500
10/1/2030	9/30/2033	36	\$5.21	\$43,541.67	\$522,500.04	\$66,741.53	\$800,898.33	\$4.99	\$41,666.67	\$500,000.00	\$64,866.52	\$778,398.29	\$1,875	\$67,500
		98											\$179,167	

Effective Date	8/1/2025
Contractual Expiration Date	9/30/2029
Renegotiated Expiration Date	9/30/2033
Total Months Contractual	50
Total Months Renegotiated	98
Total Months (+/-)	48

Landlord Capital Contribution	2025 Annual Rent Savings	2026 Annual Rent Savings	2027 Annual Rent Savings	2028 Annual Rent Savings	2029 Annual Rent Savings	2030+ Annual Rent Savings
\$0	\$86,995	\$41,250	\$0	\$0	\$11,875	\$103,125

Total Contractual Rent Owed	\$6,342,753
Total Renegotiated Rent Owed	\$6,163,586
2026 Gross Rent Reduction %	7.30%
DOWNSIZE OPTION (YES/NO)	No
TOTAL RENT REDUCTION SAVINGS	\$179,167
TOTAL PRE-PETITION WAIVER SAVINGS	\$64,078
TOTAL DEFERRED RENT	\$0
TOTAL LL CAPITAL CONTRIBUTION	\$0

Restructured Lease Savings Fee	\$6,080	3.25% during first 41 months after effective date, 3.0% thereafter, capped at 7 years
Term Extended Lease Fee	\$15,696	1/4 Months Gross Rent, triggered by a 36-month extension or longer
Term Shortened Lease Fee	\$0	1/3 Months Gross Rent
Downsize Option Lease Fee	\$0	1/2 Months Gross Rent
Rent Deferred Lease Fee	\$0	1.5% of any rent that is deferred
Total Hilco Fee	\$21,776	

TOTAL VALUE SECURED **\$243,245**



HILCO DEAL SHEET

Date Submitted	6/30/2025
Store #	124
Store Name	0124-WAUWATOSA
Gross SQFT	95,772
Segment	High Potential Closure Store
FY26 Sales	\$4,223,020
FY26 4-Wall EBITDA	\$273,895
Go-Forward EBITDA	\$784,853
FY26 GROCC %	22.92%
Go Forward GROCC %	10.82%
Landlord Contact	Dan Corwin
Landlord Email	dcorwin@kinproperties.com
HILCO Dealmaker	Adam Humerick

Deal Terms:

- The lease term shall be shortened forty-eight (48) months to expire 3/31/27.
- All pre-petition rent and cure amounts shall be waived (inclusive of full June 2025 Gross Rent, and the 2024 CAM reconciliation in the amount of \$219,046.33).
- Tenant shall continue to pay rent per the existing lease through 8/31/25.
- Effective 9/1/25 - 3/31/27, annual Base Rent shall be equal to \$50,000.00/year.
- Tenant shall continue to pay additional rent per the current lease.
- Tenant and landlord shall have an ongoing mutual termination right, exercisable upon 120 days' prior written notice (earliest date notice can be sent is 11/30/25). The Landlord shall have the ability to conduct prospect tours and market the premises, however, only during the last 6 months of the lease or once a party has sent a termination notice, the Landlord shall have the ability to place "for lease" signs on the premises.
- Tenant shall have no remaining options to renew the lease following 3/31/27.
- The Tenant shall provide monthly sales reporting for this location going forward.
- If the tenant assumes and assigns to an unaffiliated entity, all concession are nullified.
- All other lease terms remain unchanged.

CURRENT PERIOD			Contractual Structure					Renegotiated Structure					Savings / Month	Total Savings
Time Period Beginning	Time Period End	Term (Months)	Base Rent PSF	Base Rent / Month	Base Rent / Annual	Gross Rent / Month	Gross Rent / Annual	Base Rent PSF	Base Rent / Month	Base Rent / Annual	Gross Rent / Month	Gross Rent / Annual		
7/1/2025	8/31/2025	2	\$5.86	\$46,746.46	\$560,957.52	\$80,670.38	\$968,044.55	\$5.86	\$46,746.46	\$560,957.52	\$80,670.38	\$968,044.55	\$0	\$0
9/1/2025	3/31/2027	19	\$5.86	\$46,746.46	\$560,957.52	\$80,670.38	\$968,044.55	\$0.52	\$4,166.67	\$50,000.00	\$38,090.59	\$457,087.03	\$42,580	\$809,016
4/1/2027	3/31/2031	48	\$5.86	\$46,746.46	\$560,957.52	\$80,670.38	\$968,044.55	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0	\$0
		69											\$809,016	

Effective Date	7/1/2025
Contractual Expiration Date	3/31/2031
Renegotiated Expiration Date	3/31/2027
Total Months Contractual	69
Total Months Renegotiated	21
Total Months (+/-)	-48

Landlord Capital Contribution	2025 Annual Rent Savings	2026 Annual Rent Savings	2027 Annual Rent Savings	2028 Annual Rent Savings	2029 Annual Rent Savings	2030+ Annual Rent Savings
\$0	\$470,036	\$510,958	\$127,739	\$0	\$0	\$0

Total Contractual Rent Owed	\$5,566,256
Total Renegotiated Rent Owed	\$885,062
FY26 Gross Rent Reduction	52.78%
DOWNSIZE OPTION (YES/NO)	No
TOTAL RENT REDUCTION SAVINGS	\$809,016
TOTAL PRE-PETITION WAIVER SAVINGS	\$299,717
TOTAL DEFERRED RENT	\$0
TOTAL LL CAPITAL CONTRIBUTION	\$0

Restructured Lease Savings Fee	\$36,034	3.25% during first 41 months after effective date, 3.0% of savings thereafter, capped at 7 years
Term Extended Lease Fee	\$0	1/4 Months Gross Rent, triggered by a 36-month extension or longer
Term Shortened Lease Fee	\$26,890	1/3 Months Gross Rent
Downsize Option Lease Fee	\$0	1/2 Months Gross Rent
Rent Deferred Lease Fee	\$0	1.5% of any rent that is deferred
Total Hilco Fee	\$62,924	

TOTAL VALUE SECURED **\$1,108,733**



HILCO DEAL SHEET

Date Submitted	8/11/2025
Store #	129
Store Name	0129-KANSAS CITY
Gross SQFT	85,282
Segment	High Performer
FY26 Sales	\$6,691,587
FY26 4-Wall EBITDA	\$2,006,832
Go-Forward EBITDA	\$2,006,832
FY26 GROCC %	4.98%
Go-Forward GROCC %	4.98%
Landlord Contact	Arnold Schlesinger
Landlord Email	Aschlesinger@avgpartn ers.com
HILCO Dealmaker	Todd Eyler

Deal Terms:

- The lease term shall be extended by sixty (60) months to expire 3/31/36.
- All pre-petition Base Rent shall be waived (inclusive of June Base Rent).
- Effective upon the assumption of the lease - 3/31/36, annual Base Rent shall be equal to the existing contract rates.
- Tenant shall continue to pay Additional Rent per the existing lease.
- The tenant shall retain their 2x5 year options per the existing lease.
- Option Period 1: Effective 4/1/36 - 3/31/41, Annual Base Rent shall be \$375,000.00/year.
- Option Period 2: Effective 4/1/41 - 3/31/46, Annual Base Rent shall be \$405,000.00/year.
- All other lease terms remain unchanged.

*NOTE: For the purpose of our analysis, assumption of the lease is assumed to be 11/1/25.

CURRENT PERIOD			Contractual Structure					Renegotiated Structure					Savings / Month	Total Savings
Time Period Beginning	Time Period End	Term (Months)	Base Rent PSF	Base Rent / Month	Base Rent / Annual	Gross Rent / Month	Gross Rent / Annual	Base Rent PSF	Base Rent / Month	Base Rent / Annual	Gross Rent / Month	Gross Rent / Annual		
11/1/2025	3/31/2026	5	\$3.52	\$25,000.00	\$300,000.00	\$27,758.08	\$333,096.99	\$3.52	\$25,000.00	\$300,000.00	\$27,758.08	\$333,096.99	\$0	\$0
4/1/2026	3/31/2031	60	\$3.81	\$27,083.33	\$324,999.96	\$29,841.41	\$358,096.95	\$3.81	\$27,083.33	\$324,999.96	\$29,841.41	\$358,096.95	\$0	\$0
4/1/2031	3/31/2036	60	\$4.40	\$31,250.00	\$375,000.00	\$34,008.08	\$408,096.99	\$3.81	\$27,083.33	\$324,999.96	\$29,841.41	\$358,096.95	\$4,167	\$250,000
		125												\$250,000

Effective Date	11/1/2025
Contractual Expiration Date	3/31/2031
Renegotiated Expiration Date	3/31/2036
Total Months Contractual	65
Total Months Renegotiated	125
Total Months (+/-)	60
Total Contractual Rent Owed	\$3,969,760
Total Renegotiated Rent Owed	\$3,719,760
2026 Gross Rent Reduction %	0.00%
DOWNSIZE OPTION (YES/NO)	No
TOTAL RENT REDUCTION SAVINGS	\$250,000
TOTAL PRE-PETITION WAIVER SAVINGS	\$0
TOTAL DEFERRED RENT	\$0
TOTAL LL CAPITAL CONTRIBUTION	\$0
TOTAL VALUE SECURED	\$250,000

Landlord Capital Contribution	2025 Annual Rent Savings	2026 Annual Rent Savings	2027 Annual Rent Savings	2028 Annual Rent Savings	2029 Annual Rent Savings	2030+ Annual Rent Savings
\$0	\$0	\$0	\$0	\$0	\$0	\$250,000

Restructured Lease Savings Fee	\$10,500	3.25% during first 41 months after effective date, 3.0% thereafter, capped at 7 years
Term Extended Lease Fee	\$6,940	1/4 Months Gross Rent, triggered by a 36-month extension or longer
Term Shortened Lease Fee	\$0	1/3 Months Gross Rent
Downsize Option Lease Fee	\$0	1/2 Months Gross Rent
Rent Deferred Lease Fee	\$0	1.5% of any rent that is deferred
Total Hilco Fee	\$17,440	



HILCO DEAL SHEET

Date Submitted	6/30/2025
Store #	143
Store Name	0143-GREENFIELD
Gross SQFT	119,668
Segment	Lower Performer
FY26 Sales	\$5,514,837
FY26 4-Wall EBITDA	\$710,451
Go-Forward EBITDA	\$795,451
FY26 GROSS %	11.18%
Go Forward GROCC %	9.64%
Landlord Contact	Nicholas Bourke
Landlord Email	nboerke@rmc-inc.com
HILCO Dealmaker	Adam Humerick

Deal Terms:

- The lease term shall be shortened to twenty-four months to expire 1/31/29.
- All pre-petition rent and cure amounts to be waived (Inclusive of full June rent).
- Tenant shall continue to pay rent in due course, at the existing lease rates, through 8/31/25.
- Effective 9/1/25 - 1/31/29, annual Base Rent shall be equal to \$415,000.00/year.
- Tenant shall continue to pay additional rent per the existing lease.
- Tenant shall retain their two (2) existing options to renew the lease following 1/31/29. The Option terms shall remain pursuant to the existing lease.
- Option Period 1: Effective 2/1/2029 - 1/31/2034, annual Base Rent shall be equal to \$600,000.00/year.
- Option Period 2: Effective 2/1/2034 - 1/31/2039, annual Base Rent shall be equal to \$650,000.00/year.
- All other terms shall remain unchanged.

CURRENT PERIOD

Time Period Beginning	Time Period End	Term (Months)	Contractual Structure					Renegotiated Structure					Savings / Month	Total Savings
			Base Rent PSF	Base Rent / Month	Base Rent / Annual	Gross Rent / Month	Gross Rent / Annual	Base Rent PSF	Base Rent / Month	Base Rent / Annual	Gross Rent / Month	Gross Rent / Annual		
7/1/2025	8/31/2025	2	\$4.18	\$41,666.67	\$500,000.04	\$51,389.66	\$616,675.90	\$4.18	\$41,666.67	\$500,000.04	\$51,389.66	\$616,675.90	\$0	\$0
9/1/2025	1/31/2029	41	\$4.18	\$41,666.67	\$500,000.04	\$51,389.66	\$616,675.90	\$3.47	\$34,583.33	\$415,000.00	\$44,306.32	\$531,675.86	\$7,083	\$290,417
2/1/2029	1/31/2031	24	\$4.18	\$41,666.67	\$500,000.04	\$51,389.66	\$616,675.90	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0	\$0
														\$290,417

67

Effective Date	7/1/2025
Contractual Expiration Date	1/31/2031
Renegotiated Expiration Date	1/31/2029
Total Months Contractual	67
Total Months Renegotiated	43
Total Months (+/-)	-24

Landlord Capital Contribution	2025 Annual Rent Savings	2026 Annual Rent Savings	2027 Annual Rent Savings	2028 Annual Rent Savings	2029 Annual Rent Savings	2030+ Annual Rent Savings
\$0	\$79,723	\$85,000	\$85,000	\$85,000	\$7,083	\$0

Total Contractual Rent Owed	\$3,443,107
Total Renegotiated Rent Owed	\$1,919,339
FY26 Gross Rent Reduction	13.78%
DOWNSIZE OPTION (YES/NO)	No
TOTAL RENT REDUCTION SAVINGS	\$290,417
TOTAL PRE-PETITION WAIVER SAVINGS	\$51,390
TOTAL DEFERRED RENT	\$0
TOTAL LL CAPITAL CONTRIBUTION	\$0

Restructured Lease Savings Fee	\$11,109	3.25% during first 41 months after effective date, 3.0% of savings thereafter, capped at 7 years
Term Extended Lease Fee	\$0	1/4 Months Gross Rent, triggered by a 36-month extension or longer
Term Shortened Lease Fee	\$17,130	1/3 Months Gross Rent
Downsize Option Lease Fee	\$0	1/2 Months Gross Rent
Rent Deferred Lease Fee	\$0	1.5% of any rent that is deferred
Total Hilco Fee	\$28,239	

TOTAL VALUE SECURED \$341,806



HILCO DEAL SHEET

Date Submitted	7/8/2025
Store #	145
Store Name	0145-MOBILE
Gross SQFT	110,467
Segment	Mid-Performer
FY26 Sales	\$6,634,145
FY26 4-Wall EBITDA	\$1,310,481
Go-Forward EBITDA	\$1,455,481
FY26 GROCC %	16.13%
Go-Forward GROCC %	13.19%
Landlord Contact	Katherine White-Spunnner
Landlord Email	katherine@white-spunnnerrealty.com
HILCO Dealmaker	Adam Humerick

Deal Terms:

- The lease shall be extended forty-eight (48) months to expire on 2/28/31.
- All pre-petition rent and cure amounts to be waived (inclusive of full June rent).
- Effective 7/1/25 - 2/28/31, annual base rent shall be reduced to \$485,000/year.
- The tenant shall continue to pay the NNN's per the existing lease.
- The tenant shall retain their 2x5 year options following the 2/28/31 expiration of the lease, each at a 10% increase to base rent from the previous period.
- Option Period 1: Effective 3/1/31 - 2/28/36, annual base rent shall be equal to \$533,500.00/year.
- Option Period 2: Effective 3/1/36 - 2/28/41, annual base rent shall be equal to \$586,850.00/year.
- All other lease terms remain unchanged.

CURRENT PERIOD

			Base Rent /		Base Rent /	Gross Rent /	Gross Rent /	Base Rent /		Base Rent /	Gross Rent /	Gross Rent /				
Time Period Beginning	Time Period End	Term (Months)	Base Rent PSF	Month	Annual	Month	Annual	Base Rent PSF	Month	Annual	Month	Annual	Savings / Month	Total Savings		
7/1/2025	2/28/2027	20	\$5.70	\$52,500.00	\$630,000.00	\$85,023.78	\$1,020,285.38	\$4.39	\$40,416.67	\$485,000.00	\$72,940.45	\$875,285.38	\$12,083	\$241,667		
3/1/2027	2/28/2031	48	\$6.16	\$56,667.00	\$680,004.00	\$89,190.78	\$1,070,289.38	\$4.39	\$40,416.67	\$485,000.00	\$72,940.45	\$875,285.38	\$16,250	\$780,016		
		68														\$780,016

Effective Date	7/1/2025
Contractual Expiration Date	2/28/2027
Renegotiated Expiration Date	2/28/2031
Total Months Contractual	20
Total Months Renegotiated	68
Total Months (+/-)	48

Landlord Capital Contribution	2025 Annual Rent Savings	2026 Annual Rent Savings	2027 Annual Rent Savings	2028 Annual Rent Savings	2029 Annual Rent Savings	2030+ Annual Rent Savings
\$0	\$157,524	\$145,000	\$186,670	\$195,004	\$195,004	\$227,505

Total Contractual Rent Owed	\$4,281,158
Total Renegotiated Rent Owed	\$3,501,142
2026 Gross Rent Reduction %	18.22%
DOWNSIZE OPTION (YES/NO)	No
TOTAL RENT REDUCTION SAVINGS	\$780,016
TOTAL PRE-PETITION WAIVER SAVINGS	\$85,024
TOTAL DEFERRED RENT	\$0
TOTAL LL CAPITAL CONTRIBUTION	\$0

Restructured Lease Savings Fee	\$34,871	3.25% during first 41 months after effective date, 3.0% thereafter, capped at 7 years
Term Extended Lease Fee	\$21,256	1/4 Months Gross Rent, triggered by a 36-month extension or longer
Term Shortened Lease Fee	\$0	1/3 Months Gross Rent
Downsize Option Lease Fee	\$0	1/2 Months Gross Rent
Rent Deferred Lease Fee	\$0	1.5% of any rent that is deferred
Total Hilco Fee	\$56,127	

TOTAL VALUE SECURED **\$865,040**



HILCO DEAL SHEET

Date Submitted	8/19/2025
Store #	146
Store Name	0146-SLIDELL
Gross SQFT	95,350
Segment	Lower Performer
FY26 Sales	\$3,873,821
FY26 4-Wall EBITDA	\$772,008
Go-Forward EBITDA	\$794,569
FY26 GROCC %	7.59%
Go-Forward GROCC %	7.01%
Landlord Contact	Amanda Punch-Gill
Landlord Email	apunchgill@morgaard.c om
HILCO Dealmaker	Bryan Weiss

Deal Terms:

- The lease term shall be extended by thirty-six (36) months to expire on 5/31/29.
- All pre-petition rent and cure amounts (if any) shall be waived.
- Effective 8/1/25 - 5/31/29, Annual Base Rent shall be reduced to \$224,939.14/year.
- The tenant shall continue to pay NNN's per the existing lease.
- Tenant shall have no further options to renew the lease following 5/31/29.
- All other lease terms remain unchanged.

CURRENT PERIOD

CURRENT PERIOD			Contractual Structure					Renegotiated Structure						
Time Period Beginning	Time Period End	Term (Months)	Base Rent PSF	Base Rent / Month	Base Rent / Annual	Gross Rent / Month	Gross Rent / Annual	Base Rent PSF	Base Rent / Month	Base Rent / Annual	Gross Rent / Month	Gross Rent / Annual	Savings / Month	Total Savings
8/1/2025	5/31/2026	10	\$2.60	\$20,625.00	\$247,500.00	\$24,512.92	\$294,155.09	\$2.36	\$18,744.93	\$224,939.14	\$22,632.85	\$271,594.23	\$1,880	\$18,801
6/1/2026	5/31/2029	36	\$4.20	\$33,333.33	\$399,999.96	\$37,221.25	\$446,655.05	\$2.36	\$18,744.93	\$224,939.14	\$22,632.85	\$271,594.23	\$14,588	\$525,182
		46											\$543,983	

Effective Date	8/1/2025
Contractual Expiration Date	5/31/2026
Renegotiated Expiration Date	5/31/2029
Total Months Contractual	10
Total Months Renegotiated	46
Total Months (+/-)	36

Landlord Capital Contribution	2025 Annual Rent Savings	2026 Annual Rent Savings	2027 Annual Rent Savings	2028 Annual Rent Savings	2029 Annual Rent Savings	2030+ Annual Rent Savings
\$0	\$33,913	\$111,519	\$175,061	\$175,061	\$72,942	\$0

Total Contractual Rent Owed	\$1,585,094
Total Renegotiated Rent Owed	\$1,041,111
2026 Gross Rent Reduction %	7.67%
DOWNSIZE OPTION (YES/NO)	No
TOTAL RENT REDUCTION SAVINGS	\$543,983
TOTAL PRE-PETITION WAIVER SAVINGS	\$24,513
TOTAL DEFERRED RENT	\$0
TOTAL LL CAPITAL CONTRIBUTION	\$0

Restructured Lease Savings Fee	\$17,497	3.25% during first 41 months after effective date, 3.0% thereafter, capped at 7 years
Term Extended Lease Fee	\$6,128	1/4 Months Gross Rent, triggered by a 36-month extension or longer
Term Shortened Lease Fee	\$0	1/3 Months Gross Rent
Downsize Option Lease Fee	\$0	1/2 Months Gross Rent
Rent Deferred Lease Fee	\$0	1.5% of any rent that is deferred
Total Hilco Fee	\$23,625	

TOTAL VALUE SECURED \$568,496



HILCO DEAL SHEET

Date Submitted	7/8/3035
Store #	153
Store Name	0153-ALBANY
Gross SQFT	85,425
Segment	Mid-Performer
FY26 Sales	\$7,039,312
FY26 4-Wall EBITDA	\$1,450,678
Go-Forward EBITDA	\$1,548,599
FY26 GROCC %	12.61%
Go-Forward GROCC %	11.22%
Landlord Contact	Erin W. Lewis
Landlord Email	erinlewis@pyramidmg.com
HILCO Dealmaker	Todd Eyer

Deal Terms:

- The lease shall be extended by seventy-two (72) months to expire on 10/31/2032.
- All pre-petition rent and cure amounts shall be waived (inclusive of full June rent).
- Effective 8/1/25 - 10/31/28, Annual Base Rent shall be equal to \$360,000.00/year.
- Effective 11/1/28 - 10/31/32, Annual Base Rent shall be equal to \$396,000.00/year.
- The tenant shall continue to pay NNN's per the existing lease.
- The tenant shall retain the existing 2x5 year options at the lease stated amounts.
- Option Period 1: Effective 11/1/32 - 10/31/37, Annual Base rent shall be equal to \$501,532.20/year.
- Option Period 2: Effective 11/1/37 - 10/31/42, Annual Base rent shall be equal to \$545,143.80/year.
- All other lease terms remain unchanged.

CURRENT PERIOD

Time Period Beginning	Time Period End	Term (Months)	Contractual Structure					Renegotiated Structure					Savings / Month	Total Savings
			Base Rent PSF	Base Rent / Month	Base Rent / Annual	Gross Rent / Month	Gross Rent / Annual	Base Rent PSF	Base Rent / Month	Base Rent / Annual	Gross Rent / Month	Gross Rent / Annual		
8/1/2025	10/19/2026	15	\$5.36	\$38,160.06	\$457,920.72	\$73,993.83	\$887,925.93	\$4.21	\$30,000.00	\$360,000.00	\$65,833.77	\$790,005.21	\$8,160	\$122,401
10/20/2026	10/31/2028	24	\$5.87	\$41,794.35	\$501,532.20	\$77,628.12	\$931,537.41	\$4.21	\$30,000.00	\$360,000.00	\$65,833.77	\$790,005.21	\$11,794	\$283,064
11/1/2028	10/31/2032	48	\$5.87	\$41,794.35	\$501,532.20	\$77,628.12	\$931,537.41	\$4.64	\$33,000.00	\$396,000.00	\$68,833.77	\$826,005.21	\$8,794	\$422,129
														\$827,594

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Effective Date	8/1/2025
Contractual Expiration Date	10/19/2026
Renegotiated Expiration Date	10/31/2032
Total Months Contractual	15
Total Months Renegotiated	87
Total Months (+/-)	72
Total Contractual Rent Owed	\$6,699,132
Total Renegotiated Rent Owed	\$5,871,538
2026 Gross Rent Reduction %	11.03%
DOWNSIZE OPTION (YES/NO)	No
TOTAL RENT REDUCTION SAVINGS	\$827,594
TOTAL PRE-PETITION WAIVER SAVINGS	\$73,994
TOTAL DEFERRED RENT	\$0
TOTAL LL CAPITAL CONTRIBUTION	\$0
TOTAL VALUE SECURED	\$901,588

Landlord Capital Contribution	2025 Annual Rent Savings	2026 Annual Rent Savings	2027 Annual Rent Savings	2028 Annual Rent Savings	2029 Annual Rent Savings	2030+ Annual Rent Savings
\$0	\$114,794	\$105,189	\$141,532	\$135,532	\$105,532	\$299,008

Restructured Lease Savings Fee	\$27,499	3.25% during first 41 months after effective date, 3.0% thereafter, capped at 7 years
Term Extended Lease Fee	\$18,498	1/4 Months Gross Rent, triggered by a 36-month extension or longer
Term Shortened Lease Fee	\$0	1/3 Months Gross Rent
Downsize Option Lease Fee	\$0	1/2 Months Gross Rent
Rent Deferred Lease Fee	\$0	1.5% of any rent that is deferred
Total Hilco Fee	\$45,997	

**HILCO DEAL SHEET**

Date Submitted	7/8/2025
Store #	161
Store Name	0161-CHANTILLY
Gross SQFT	103,463
Segment	Lower Performer
FY26 Sales	\$6,681,951
FY26 4-Wall EBITDA	\$893,040
Go-Forward EBITDA	\$1,432,709
FY26 GROCC %	21.88%
Go-Forward GROCC %	13.80%
Landlord Contact	Stephanie Erwin
Landlord Email	serwin@beattykos.com
HILCO Dealmaker	Tom Davidson

Deal Terms:

- The lease shall be extended forty-three (43) months to expire 12/31/30.
- All pre-petition rent and cure amounts shall be waived.
- Effective 8/1/25 - 12/31/30, the lease shall be converted to a Gross lease and annual Gross Rent shall be equal to \$922,011.96/year.
- Tenant shall retain their two (2) remaining 5-year Renewal Options (pushed out by the extended term), per existing lease terms.
- Option Period 1: Effective 1/1/31 - 12/31/35, annual Base Rent shall be equal to \$961,646.00/year.
- Option Period 2: Effective 1/1/36 - 12/31/40, annual Base Rent shall be equal to \$1,002,323.00/year.
- All other lease terms shall remain unchanged.

*NOTE: This deal is subject to lender approval.

CURRENT PERIOD

Time Period Beginning	Time Period End	Term (Months)	Contractual Structure				Renegotiated Structure				Savings / Month	Total Savings
			Gross Rent PSF	Base Rent / Month	Base Rent / Annual	Gross Rent / Month	Gross Rent / Annual	Gross Rent PSF	Gross Rent / Month	Gross Rent / Annual		
8/1/2025	5/31/2027	22	\$14.13	\$76,834.33	\$922,011.96	\$121,806.77	\$1,461,681.22	\$8.91	\$76,834.33	\$922,011.96	\$44,972	\$989,394
6/1/2027	12/31/2030	43	\$14.51	\$80,137.17	\$961,646.04	\$125,109.61	\$1,501,315.30	\$8.91	\$76,834.33	\$922,011.96	\$48,275	\$2,075,837
		65										\$3,065,231

Effective Date	8/1/2025
Contractual Expiration Date	5/31/2027
Renegotiated Expiration Date	12/31/2030
Total Months Contractual	22
Total Months Renegotiated	65
Total Months (+/-)	43

Landlord Capital Contribution	2025 Annual Rent Savings	2026 Annual Rent Savings	2027 Annual Rent Savings	2028 Annual Rent Savings	2029 Annual Rent Savings	2030+ Annual Rent Savings
\$0	\$346,669	\$539,669	\$562,789	\$579,303	\$579,303	\$579,303

Total Contractual Rent Owed	\$8,059,462
Total Renegotiated Rent Owed	\$4,994,231
2026 Gross Rent Reduction %	36.92%
DOWNSIZE OPTION (YES/NO)	No
TOTAL RENT REDUCTION SAVINGS	\$3,065,231
TOTAL PRE-PETITION WAIVER SAVINGS	\$121,807
TOTAL DEFERRED RENT	\$0
TOTAL LL CAPITAL CONTRIBUTION	\$0

Restructured Lease Savings Fee	\$100,682	3.25% during first 41 months after effective date, 3.0% thereafter, capped at 7 years
Term Extended Lease Fee	\$30,452	1/4 Months Gross Rent, triggered by a 36-month extension or longer
Term Shortened Lease Fee	\$0	1/3 Months Gross Rent
Downsize Option Lease Fee	\$0	1/2 Months Gross Rent
Rent Deferred Lease Fee	\$0	1.5% of any rent that is deferred
Total Hilco Fee	\$131,134	

TOTAL VALUE SECURED **\$3,187,037**



HILCO DEAL SHEET

Date Submitted	7/14/2025
Store #	168
Store Name	0168-ROSEVILLE
Gross SQFT	89,990
Segment	Mid-Performer
FY26 Sales	\$6,043,827
FY26 4-Wall EBITDA	\$1,153,208
Go-Forward EBITDA	\$1,253,208
FY26 GROCC %	12.98%
Go-Forward GROCC %	11.32%
Landlord Contact	Sanjiv Chopra
Landlord Email	sanjiv@rhinoig.com
HILCO Dealmaker	Adam Humerick

Deal Terms:

- The lease shall be extended thirty-six (36) months to expire on 1/31/31.
- June Stub rent shall be paid in full.
- All pre-petition rent shall be waived.
- Effective 7/1/25 - 1/31/31, Annual Base Rent shall be reduced to \$525,000/year.
- The tenant shall continue to pay NNN's per the existing lease.
- The tenant shall have 3x5 year options, per the existing lease, following the 1/31/2031 lease expiration.
- Option Period 1: 2/1/31 - 1/31/36 Annual Base Rent shall be held at \$655,000.00/year.
- Option Period 2: 2/1/36 - 1/31/41 Annual Base Rent shall be held at \$685,000.00/year.
- Option Period 3: 2/1/41 - 1/31/46 Annual Base Rent shall be held at \$715,000.00/year.
- All other lease terms shall remain unchanged.

*Note: The landlord provided terms for #168 Roseville are contingent upon the assumption of both #168 Roseville and #357 Arlington Heights.

CURRENT PERIOD

Time Period Beginning	Time Period End	Term (Months)	Base Rent PSF	Base Rent / Month	Base Rent / Annual	Gross Rent / Month	Gross Rent / Annual	Base Rent PSF	Base Rent / Month	Base Rent / Annual	Gross Rent / Month	Gross Rent / Annual	Savings / Month	Total Savings
7/1/2025	1/30/2028	31	\$6.95	\$52,083.33	\$624,999.96	\$65,363.19	\$784,358.28	\$5.83	\$43,750.00	\$525,000.00	\$57,029.86	\$684,358.32	\$8,333	\$258,333
1/31/2028	1/31/2031	36	\$7.28	\$54,583.33	\$654,999.96	\$67,863.19	\$814,358.28	\$5.83	\$43,750.00	\$525,000.00	\$57,029.86	\$684,358.32	\$10,833	\$390,000
67													\$648,333	

Effective Date	7/1/2025
Contractual Expiration Date	1/30/2028
Renegotiated Expiration Date	1/31/2031
Total Months Contractual	31
Total Months Renegotiated	67
Total Months (+/-)	36

Landlord Capital Contribution	2025 Annual Rent Savings	2026 Annual Rent Savings	2027 Annual Rent Savings	2028 Annual Rent Savings	2029 Annual Rent Savings	2030+ Annual Rent Savings
\$0	\$85,365	\$100,000	\$100,000	\$127,500	\$130,000	\$140,833

Total Contractual Rent Owed	\$4,469,334
Total Renegotiated Rent Owed	\$3,821,001
2026 Gross Rent Reduction %	12.75%
DOWNSIZE OPTION (YES/NO)	No
TOTAL RENT REDUCTION SAVINGS	\$648,333
TOTAL PRE-PETITION WAIVER SAVINGS	\$35,365
TOTAL DEFERRED RENT	\$0
TOTAL LL CAPITAL CONTRIBUTION	\$0

Restructured Lease Savings Fee	\$21,516	3.25% during first 41 months after effective date, 3.0% thereafter, capped at 7 years
Term Extended Lease Fee	\$16,341	1/4 Months Gross Rent, triggered by a 36-month extension or longer
Term Shortened Lease Fee	\$0	1/3 Months Gross Rent
Downsize Option Lease Fee	\$0	1/2 Months Gross Rent
Rent Deferred Lease Fee	\$0	1.5% of any rent that is deferred
Total Hilco Fee	\$37,857	

TOTAL VALUE SECURED **\$683,698**



HILCO DEAL SHEET

Date Submitted	9/17/2025
Store #	170
Store Name	0170-MONROEVILLE
Gross SQFT	95,293
Segment	Potential At Risk Stores
FY26 Sales	\$5,791,058
FY26 4-Wall EBITDA	\$580,960
Go-Forward EBITDA	\$803,960
FY26 GROCC %	20.35%
Go-Forward GROCC %	16.50%
Landlord Contact	Jim Genstein
Landlord Email	jgenstein@tuskdevelopment.com
HILCO Dealmaker	Tom Davidson

Deal Terms:

- There shall be no change to the lease term.
- All pre-petition rent and cure amounts shall be waived (Including June Gross Rent).
- Due to Tenant already curing June Gross Rent, Landlord shall provide a rent credit of \$89,833.33 distributed over the first six (6) months following emergence from bankruptcy.
- Effective 10/1/25 - 10/31/25, Annual Base Rent shall be \$585,000.00/year.
- Effective 11/1/25 - 4/30/26, Annual Base Rent shall be \$405,333.34/year.
- Effective 5/1/26 - 1/31/28, Annual Base Rent shall be \$585,000.00/year.
- The tenant shall continue to pay Additional Rent per the existing lease.
- The Tenant shall retain their two (2) existing 5-year options per the lease with one (1) additional 5-year added at Fair Market Value (FMV).
- Option Period 1: Effective 2/1/28 - 1/31/33, Annual Base Rent shall be \$888,999.96/year.
- Option Period 2: Effective 2/1/33 - 1/31/38, Annual Base Rent shall be \$978,000.00/year.
- Option Period 3: Effective 2/1/38 - 1/31/43, Annual Base Rent shall be FMV.
- All other lease terms remain unchanged.

*Note: For purposes of analysis the date of emergence is assumed as 11/1/25.

CURRENT PERIOD

Time Period Beginning	Time Period End	Term (Months)	Contractual Structure					Renegotiated Structure					Savings / Month	Total Savings
			Base Rent PSF	Base Rent / Month	Base Rent / Annual	Gross Rent / Month	Gross Rent / Annual	Base Rent PSF	Base Rent / Month	Base Rent / Annual	Gross Rent / Month	Gross Rent / Annual		
10/1/2025	10/31/2025	1	\$8.48	\$67,333.33	\$807,999.96	\$98,211.78	\$1,178,541.31	\$6.14	\$48,750.00	\$585,000.00	\$79,628.45	\$955,541.35	\$18,583	\$18,583
11/1/2025	4/30/2026	6	\$8.48	\$67,334.33	\$808,011.96	\$98,213.78	\$1,178,565.31	\$4.25	\$33,777.78	\$405,333.34	\$64,657.22	\$775,886.69	\$33,557	\$201,339
5/1/2026	1/31/2028	21	\$8.48	\$67,333.33	\$807,999.96	\$98,211.78	\$1,178,541.31	\$6.14	\$48,750.00	\$585,000.00	\$79,628.45	\$955,541.35	\$18,583	\$390,250
													\$610,173	

Effective Date	10/1/2025
Contractual Expiration Date	1/31/2028
Renegotiated Expiration Date	1/31/2028
Total Months Contractual	28
Total Months Renegotiated	28
Total Months (+/-)	0

Landlord Capital Contribution	2025 Annual Rent Savings	2026 Annual Rent Savings	2027 Annual Rent Savings	2028 Annual Rent Savings	2029 Annual Rent Savings	2030+ Annual Rent Savings
\$0	\$85,696	\$282,893	\$223,000	\$18,583	\$0	\$0

Total Contractual Rent Owed	\$2,749,942
Total Renegotiated Rent Owed	\$2,139,769
2026 Gross Rent Reduction %	18.92%
DOWNSIZE OPTION (YES/NO)	No
TOTAL RENT REDUCTION SAVINGS	\$610,173
TOTAL PRE-PETITION WAIVER SAVINGS	\$0
TOTAL DEFERRED RENT	\$0
TOTAL LL CAPITAL CONTRIBUTION	\$0

Restructured Lease Savings Fee	\$19,831	3.25% during first 41 months after effective date, 3.0% thereafter, capped at 7 years
Term Extended Lease Fee	WAIVED	1/4 Months Gross Rent, triggered by a 36-month extension or longer
Term Shortened Lease Fee	\$0	1/3 Months Gross Rent
Downsize Option Lease Fee	\$0	1/2 Months Gross Rent
Rent Deferred Lease Fee	\$0	1.5% of any rent that is deferred
Total Hilco Fee	\$19,831	

TOTAL VALUE SECURED **\$610,173**



HILCO DEAL SHEET

Date Submitted	8/12/2025
Store #	172
Store Name	0172-COLUMBUS NORTH
Gross SQFT	98,636
Segment	Mid-Performer
FY26 Sales	\$7,292,037
FY26 4-Wall EBITDA	\$1,484,806
Go-Forward EBITDA	\$1,571,806
FY26 GROCC %	13.42%
Go-Forward GROCC %	12.22%
Landlord Contact	Jacinto A. Nunez
Landlord Email	janunez@vorys.com
HILCO Dealmaker	Bryan Weiss

Deal Terms:

- The lease term shall be shortened twenty-seven (27) months to expire 11/30/35.
- June Base Rent shall be waived.
- Effective 9/1/25 - 11/30/27 annual Base Rent shall be equal to \$538,000.00/year.
- Effective 12/1/27 - 11/30/30, annual Base Rent shall be equal to \$610,750.00/year.
- Effective 12/1/30 - 11/30/32, annual Base Rent shall be equal to \$636,000.00/year.
- Effective 12/1/32 - 11/30/35, annual Base Rent shall be equal to \$676,200.00/year.
- Tenant shall continue to pay Additional Rent per the existing lease.
- Tenant shall retain its three (3) 10-year Options following 11/30/35.
- Option Period 1: Effective 12/1/35 - 11/30/40, annual Base Rent shall be equal to \$850,781.28/year.
Effective 12/1/40 - 11/30/45, annual Base Rent shall be equal to \$935,859.36/year.
- Option Period 2: Effective 12/1/45 - 11/30/50, annual Base Rent shall be equal to \$1,052,841.72/year.
Effective 12/1/50 - 11/30/55, annual Base Rent shall be equal to \$1,158,125.76/year.
- Option Period 3: Effective 12/1/55 - 11/30/60, annual Base Rent shall be equal to \$1,302,891.48/year.
Effective 12/1/60 - 11/30/65, annual Base Rent shall be equal to \$1,433,180.64/year.
- All other lease terms remain unchanged.
- Any amendment will only apply to the entity coming out of reorganization consistent with the At Home's Restructuring Support Agreement dated June 16, 2025, and the Joint Plan of Reorganization under Chapter 11 filed on July 2025.
- The landlord will not permit the amendment to apply to any other party.
- In the event Tenant subleases a portion (or all) of its Premises, any additional income generated from the sublease shall be paid to Landlord until the original lease rent is achieved. If/when the rent exceeds the original lease rent, Landlord and Tenant shall split the excess rent 50/50.
- Tenant shall draft the amendment.

CURRENT PERIOD

Time Period Beginning	Time Period End	Term (Months)	Contractual Structure					Renegotiated Structure					Savings / Month	Total Savings
			Base Rent PSF	Base Rent / Month	Base Rent / Annual	Gross Rent / Month	Gross Rent / Annual	Base Rent PSF	Base Rent / Month	Base Rent / Annual	Gross Rent / Month	Gross Rent / Annual		
9/1/2025	11/30/2027	27	\$6.34	\$52,083.33	\$624,999.96	\$81,531.34	\$978,376.02	\$5.45	\$44,833.33	\$538,000.00	\$74,281.34	\$891,376.06	\$7,250	\$195,750
12/1/2027	11/30/2030	36	\$6.97	\$57,291.67	\$687,500.04	\$86,739.68	\$1,040,876.10	\$6.19	\$50,895.83	\$610,750.00	\$80,343.84	\$964,126.06	\$6,396	\$230,250
12/1/2030	11/30/2032	24	\$6.97	\$57,291.67	\$687,500.04	\$86,739.68	\$1,040,876.10	\$6.45	\$53,000.00	\$636,000.00	\$82,448.01	\$989,376.06	\$4,292	\$103,000
12/1/2032	11/30/2035	36	\$6.97	\$57,291.67	\$687,500.04	\$86,739.68	\$1,040,876.10	\$6.86	\$56,350.00	\$676,200.00	\$85,798.01	\$1,029,576.06	\$942	\$33,900
12/1/2035	2/28/2038	27	\$7.67	\$63,020.83	\$756,249.96	\$92,468.84	\$1,109,626.02	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0	\$0
		150												
														\$562,900

Effective Date	9/1/2025
Contractual Expiration Date	2/28/2038
Renegotiated Expiration Date	11/30/2035
Total Months Contractual	150
Total Months Renegotiated	123
Total Months (+/-)	-27

Landlord Capital Contribution	2025 Annual Rent Savings	2026 Annual Rent Savings	2027 Annual Rent Savings	2028 Annual Rent Savings	2029 Annual Rent Savings	2030+ Annual Rent Savings
\$0	\$81,083	\$87,000	\$86,146	\$76,750	\$76,750	\$207,254

Total Contractual Rent Owed	\$13,025,013
Total Renegotiated Rent Owed	\$9,965,455
2026 Gross Rent Reduction %	8.89%
DOWNSIZE OPTION (YES/NO)	No
TOTAL RENT REDUCTION SAVINGS	\$562,900
TOTAL PRE-PETITION WAIVER SAVINGS	\$52,083
TOTAL DEFERRED RENT	\$0
TOTAL LL CAPITAL CONTRIBUTION	\$0

Restructured Lease Savings Fee	\$17,890	3.25% during first 41 months after effective date, 3.0% thereafter, capped at 7 years
Term Extended Lease Fee	\$0	1/4 Months Gross Rent, triggered by a 36-month extension or longer
Term Shortened Lease Fee	\$27,177	1/3 Months Gross Rent
Downsize Option Lease Fee	\$0	1/2 Months Gross Rent
Rent Deferred Lease Fee	\$0	1.5% of any rent that is deferred
Total Hilco Fee	\$45,067	

TOTAL VALUE SECURED **\$614,984**



HILCO DEAL SHEET

Date Submitted	8/26/2025
Store #	178
Store Name	0178-PEARLAND
Gross SQFT	107,092
Segment	Mid-Performer
FY26 Sales	\$7,669,884
FY26 4-Wall EBITDA	\$1,121,184
Go-Forward EBITDA	\$1,284,805
FY26 GROCC %	20.69%
Go-Forward GROCC %	18.55%
Landlord Contact	Jack Brower
Landlord Email	jack@dbbholdings.com
HILCO Dealmaker	Adam Humerick

Deal Terms:

- The lease term shall be shortened by thirty-six (36) months to expire 6/30/32.
- There shall be no waiver of pre-petition rent or cure amounts.
- Effective 9/1/25 - 6/30/26, Annual Base Rent shall be reduced to \$950,000.00 with 2% annual increases every 7/1 thereafter.
- The tenant shall continue to pay additional rent per the existing lease.
- The tenant shall have one additional 5-year option for a total of 5x5 year options to renew the lease following 6/30/32 at 10% increases to the previous periods rent.
- Option Period 1: Effective 7/1/32 - 6/30/37, Annual Base Rent shall be \$1,176,839.73/year.
- Option Period 2: Effective 7/1/37 - 6/30/42, Annual Base Rent shall be \$1,294,523.70/year.
- Option Period 3: Effective 7/1/42 - 6/30/47, Annual Base Rent shall be \$1,423,976.07/year.
- Option Period 4: Effective 7/1/47 - 6/30/52, Annual Base Rent shall be \$1,566,373.68/year.
- Option Period 5: Effective 7/1/52 - 6/30/57, Annual Base Rent shall be \$1,723,011.05/year.
- All other lease terms remain unchanged.

CURRENT PERIOD

Time Period Beginning	Time Period End	Term (Months)	Contractual Structure					Renegotiated Structure					Savings / Month	Total Savings
			Base Rent PSF	Base Rent / Month	Base Rent / Annual	Gross Rent / Month	Gross Rent / Annual	Base Rent PSF	Base Rent / Month	Base Rent / Annual	Gross Rent / Month	Gross Rent / Annual		
9/1/2025	10/31/2025	2	\$10.40	\$92,801.78	\$1,113,621.36	\$132,219.06	\$1,586,628.69	\$8.87	\$79,166.67	\$950,000.00	\$118,583.94	\$1,423,007.33	\$13,635	\$27,270
11/1/2025	6/30/2026	8	\$10.61	\$94,657.44	\$1,135,889.28	\$134,074.72	\$1,608,896.61	\$8.87	\$79,166.67	\$950,000.00	\$118,583.94	\$1,423,007.33	\$15,491	\$123,926
7/1/2026	10/31/2026	4	\$10.61	\$94,657.44	\$1,135,889.28	\$134,074.72	\$1,608,896.61	\$9.05	\$80,750.00	\$969,000.00	\$120,167.28	\$1,442,007.33	\$13,907	\$55,630
11/1/2026	6/30/2027	8	\$10.82	\$96,550.59	\$1,158,607.08	\$135,967.87	\$1,631,614.41	\$9.05	\$80,750.00	\$969,000.00	\$120,167.28	\$1,442,007.33	\$15,801	\$126,405
7/1/2027	10/31/2027	4	\$10.82	\$96,550.59	\$1,158,607.08	\$135,967.87	\$1,631,614.41	\$9.23	\$82,365.00	\$988,380.00	\$121,782.28	\$1,461,387.33	\$14,186	\$56,742
11/1/2027	6/30/2028	8	\$11.04	\$98,481.60	\$1,181,779.20	\$137,898.88	\$1,654,786.53	\$9.23	\$82,365.00	\$988,380.00	\$121,782.28	\$1,461,387.33	\$16,117	\$128,933
7/1/2028	10/31/2028	4	\$11.04	\$98,481.60	\$1,181,779.20	\$137,898.88	\$1,654,786.53	\$9.41	\$84,012.30	\$1,008,147.60	\$123,429.58	\$1,481,154.93	\$14,469	\$57,877
11/1/2028	6/30/2029	8	\$11.26	\$100,451.24	\$1,205,414.88	\$139,868.52	\$1,678,422.21	\$9.41	\$84,012.30	\$1,008,147.60	\$123,429.58	\$1,481,154.93	\$16,439	\$131,512
7/1/2029	10/31/2029	4	\$11.26	\$100,451.24	\$1,205,414.88	\$139,868.52	\$1,678,422.21	\$9.60	\$85,692.55	\$1,028,310.55	\$125,109.82	\$1,501,317.88	\$14,759	\$59,035
11/1/2029	6/30/2030	8	\$11.48	\$102,460.26	\$1,229,523.12	\$141,877.54	\$1,702,530.45	\$9.60	\$85,692.55	\$1,028,310.55	\$125,109.82	\$1,501,317.88	\$16,768	\$134,142
7/1/2030	10/31/2030	4	\$11.48	\$102,460.26	\$1,229,523.12	\$141,877.54	\$1,702,530.45	\$9.79	\$87,406.40	\$1,048,876.76	\$126,823.67	\$1,521,884.09	\$15,054	\$60,215
11/1/2030	6/30/2031	8	\$11.71	\$104,509.47	\$1,254,113.64	\$143,926.75	\$1,727,120.97	\$9.79	\$87,406.40	\$1,048,876.76	\$126,823.67	\$1,521,884.09	\$17,103	\$136,825
7/1/2031	10/31/2031	4	\$11.71	\$104,509.47	\$1,254,113.64	\$143,926.75	\$1,727,120.97	\$9.99	\$89,154.52	\$1,069,854.30	\$128,571.80	\$1,542,861.63	\$15,355	\$61,420
11/1/2031	6/30/2032	8	\$11.94	\$106,599.65	\$1,279,195.80	\$146,016.93	\$1,752,203.13	\$9.99	\$89,154.52	\$1,069,854.30	\$128,571.80	\$1,542,861.63	\$17,445	\$139,561
7/1/2032	10/31/2032	4	\$11.94	\$106,599.65	\$1,279,195.80	\$146,016.93	\$1,752,203.13	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0	\$0
11/1/2032	10/31/2033	12	\$12.18	\$108,731.65	\$1,304,779.80	\$148,148.93	\$1,777,787.13	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0	\$0
11/1/2033	10/31/2034	12	\$12.43	\$110,906.28	\$1,330,875.36	\$150,323.56	\$1,803,882.69	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0	\$0
11/1/2034	6/30/2035	8	\$12.68	\$113,124.41	\$1,357,492.92	\$152,541.69	\$1,830,500.25	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0	\$0
118														\$1,299,492

Effective Date	9/1/2025
Contractual Expiration Date	6/30/2035
Renegotiated Expiration Date	6/30/2032
Total Months Contractual	118
Total Months Renegotiated	82
Total Months (+/-)	-36

Landlord Capital Contribution	2025 Annual Rent Savings	2026 Annual Rent Savings	2027 Annual Rent Savings	2028 Annual Rent Savings	2029 Annual Rent Savings	2030+ Annual Rent Savings
\$0	\$58,252	\$180,176	\$183,779	\$187,455	\$191,204	\$498,627

Total Contractual Rent Owed	\$16,822,016
Total Renegotiated Rent Owed	\$10,136,453
2026 Gross Rent Reduction %	10.31%
DOWNSIZE OPTION (YES/NO)	No
TOTAL RENT REDUCTION SAVINGS	\$1,299,492
TOTAL PRE-PETITION WAIVER SAVINGS	\$0
TOTAL DEFERRED RENT	\$0
TOTAL LL CAPITAL CONTRIBUTION	\$0

Restructured Lease Savings Fee	\$40,550	3.25% during first 41 months after effective date, 3.0% thereafter, capped at 7 years
Term Extended Lease Fee	\$0	1/4 Months Gross Rent, triggered by a 36-month extension or longer
Term Shortened Lease Fee	\$44,073	1/3 Months Gross Rent
Downsize Option Lease Fee	\$0	1/2 Months Gross Rent
Rent Deferred Lease Fee	\$0	1.5% of any rent that is deferred
Total Hilco Fee	\$84,623	

TOTAL VALUE SECURED **\$1,299,492**

**HILCO DEAL SHEET**

Date Submitted	7/17/2025
Store #	182
Store Name	0182-WARWICK NORTH
Gross SQFT	84,515
Segment	Potential At Risk Stores
FY26 Sales	\$5,763,947
FY26 4-Wall EBITDA	\$606,442
Go-Forward EBITDA	\$890,046
FY26 GROCC %	20.76%
Go-Forward GROCC %	15.84%
Landlord Contact	Trever Edkin
Landlord Email	tedkin@raymourflanigan.com
HILCO Dealmaker	Adam Humerick

Deal Terms:

- The lease term shall remain unchanged to expire on 3/29/28.
- All pre-petition rent and claims shall be waived (inclusive of full June rent).
- Effective 8/1/25 - 3/29/28, the lease shall be converted to a Gross lease and Annual Gross Rent shall be \$912,771.20/year.
- The tenant shall retain their 2x5 year options per the existing lease.
 - Option Period 1: Effective 3/30/28 - 3/29/33, Annual Base Rent shall be held at \$785,079.00/year.
 - Option Period 2: Effective 3/30/33 - 3/29/38, Annual Base Rent shall be held at \$824,33.04/year.
- All other lease terms remain unchanged.

*NOTE: This location self insures. The contractual gross rent and renegotiated gross rent exclude the insurance payment amount of \$12,739.00/year.

CURRENT PERIOD

CURRENT PERIOD			Contractual Structure					Renegotiated Structure				
Time Period Beginning	Time Period End	Term (Months)	Gross Rent PSF	Base Rent / Month	Base Rent / Annual	Gross Rent / Month	Gross Rent / Annual	Gross Rent PSF	Gross Rent / Month	Gross Rent / Annual	Savings / Month	Total Savings
8/1/2025	3/29/2028	32	\$14.16	\$62,307.92	\$747,695.04	\$99,697.87	\$1,196,374.41	\$10.80	\$76,064.27	\$912,771.20	\$23,634	\$756,275
32											\$756,275	

**HILCO DEAL SHEET**

Date Submitted	6/30/2025
Store #	190
Store Name	Dedham, MA
Gross SQFT	86,781
Segment	High Potential Closure Store
FY26 Sales	\$5,335,157
FY26 4-Wall EBITDA	\$176,628
Go-Forward EBITDA	\$988,688
FY26 GROCC %	23.22%
Go-Forward GROCC %	8.00%
Landlord Contact	Ray Edwards
Landlord Email	Redwards@kimcorealty.com
HILCO Dealmaker	Todd Eylar

Deal Terms:

- The lease term shall be shortened by seventeen (17) months to expire on 3/31/27.
- All pre-petition rent and cure amounts to be waived (inclusive of full June rent).
- Effective 7/1/25 - 3/31/27, the lease shall be modified to a gross lease, and annual gross rent shall be equal to 8% of sales (estimated annual Gross Rent of \$426,812.53 for FY26).
- The tenant shall have no further options remaining.
- All other lease terms shall remain unchanged.

CURRENT PERIOD

Time Period Beginning	Time Period End	Term (Months)	Contractual Structure				Renegotiated Structure				Savings / Month	Total Savings
			Gross Rent PSF	Base Rent / Month	Base Rent / Annual	Gross Rent / Month	Gross Rent / Annual	Gross Rent PSF	Gross Rent / Month	Gross Rent / Annual		
7/1/2025	3/31/2027	21	\$14.28	\$82,375.00	\$988,500.00	\$103,239.38	\$1,238,872.53	\$4.92	\$35,567.71	\$426,812.53	\$67,672	\$1,421,105
4/1/2027	8/31/2028	17	\$14.28	\$82,375.00	\$988,500.00	\$103,239.38	\$1,238,872.53	\$0.00	\$0.00	\$0.00	\$0	\$0
												\$1,421,105

Effective Date	7/1/2025
Contractual Expiration Date	8/31/2028
Renegotiated Expiration Date	3/31/2027
Total Months Contractual	38
Total Months Renegotiated	21
Total Months (+/-)	-17

Landlord Capital Contribution	2025 Annual Rent Savings	2026 Annual Rent Savings	2027 Annual Rent Savings	2028 Annual Rent Savings	2029 Annual Rent Savings	2030+ Annual Rent Savings
\$0	\$509,269	\$812,060	\$203,015	\$0	\$0	\$0

Total Contractual Rent Owed	\$3,923,096
Total Renegotiated Rent Owed	\$746,922
2026 Gross Rent Reduction %	65.55%
DOWNSIZE OPTION (YES/NO)	No
TOTAL RENT REDUCTION SAVINGS	\$1,421,105
TOTAL PRE-PETITION WAIVER SAVINGS	\$103,239
TOTAL DEFERRED RENT	\$0
TOTAL LL CAPITAL CONTRIBUTION	\$0

Restructured Lease Savings Fee	\$49,541	3.25% during first 41 months after effective date, 3.0% of savings thereafter, capped at 7 years
Term Extended Lease Fee	\$0	1/4 Months Gross Rent, triggered by a 36-month extension or longer
Term Shortened Lease Fee	\$34,413	1/3 Months Gross Rent
Downsize Option Lease Fee	\$0	1/2 Months Gross Rent
Rent Deferred Lease Fee	\$0	1.5% of any rent that is deferred
Total Hilco Fee	\$83,954	

TOTAL VALUE SECURED **\$1,524,344**



HILCO DEAL SHEET

Date Submitted	7/15/2025
Store #	194
Store Name	0194-LAFAYETTE IN
Gross SQFT	117,192
Segment	High Risk Stores
FY26 Sales	\$3,895,067
FY26 4-Wall EBITDA	\$237,474
Go-Forward EBITDA	\$538,224
FY26 GROCC %	18.50%
Go-Forward GROCC %	10.78%
Landlord Contact	Charles D'Amico charles.damico@ragny.com
Landlord Email	om
HILCO Dealmaker	Bryan Weiss

Deal Terms:

- The term shall be shortened by seven (7) months to expire on 3/31/27.
- All pre-petition rent and cure amounts (if any) shall be waived.
- Effective 8/1/25 - 3/31/27, Annual Base Rent shall be reduced to \$240,000.00/year.
- The tenant shall continue to pay NNN's per the existing lease.
- The tenant shall retain its 2x5 year renewal options, with the following rent schedule:
 - Option Period 1: Effective 4/1/27 - 3/31/32, Annual Base Rent shall be \$480,000.00/year.
 - Option Period 2: Effective 4/1/32 - 3/31/37, Annual Base Rent shall be \$528,000.00/year.
- Tenant's notice to exercise its Renewal Option(s) shall be revised to 120 days.
- All other lease terms shall remain unchanged.

CURRENT PERIOD

Time Period Beginning	Time Period End	Term (Months)	Contractual Structure					Renegotiated Structure					Savings / Month	Total Savings
			Base Rent PSF	Base Rent / Month	Base Rent / Annual	Gross Rent / Month	Gross Rent / Annual	Base Rent PSF	Base Rent / Month	Base Rent / Annual	Gross Rent / Month	Gross Rent / Annual		
8/1/2025	3/31/2027	20	\$4.61	\$45,062.50	\$540,750.00	\$60,056.10	\$720,673.16	\$2.05	\$20,000.00	\$240,000.00	\$34,993.60	\$419,923.16	\$25,063	\$501,250
4/1/2027	10/31/2027	7	\$4.61	\$45,062.50	\$540,750.00	\$60,056.10	\$720,673.16	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
27														

\$501,250

Effective Date	8/1/2025
Contractual Expiration Date	10/31/2027
Renegotiated Expiration Date	3/31/2027
Total Months Contractual	27
Total Months Renegotiated	20
Total Months (+/-)	-7

Landlord Capital Contribution	2025 Annual Rent Savings	2026 Annual Rent Savings	2027 Annual Rent Savings	2028 Annual Rent Savings	2029 Annual Rent Savings	2030+ Annual Rent Savings
\$0	\$185,369	\$300,750	\$75,188	\$0	\$0	\$0

Total Contractual Rent Owed	\$1,621,515
Total Renegotiated Rent Owed	\$699,872
2026 Gross Rent Reduction %	41.73%
DOWNSIZE OPTION (YES/NO)	No
TOTAL RENT REDUCTION SAVINGS	\$501,250
TOTAL PRE-PETITION WAIVER SAVINGS	\$60,056
TOTAL DEFERRED RENT	\$0
TOTAL LL CAPITAL CONTRIBUTION	\$0

Restructured Lease Savings Fee	\$18,242	3.25% during first 41 months after effective date, 3.0% thereafter, capped at 7 years
Term Extended Lease Fee	\$0	1/4 Months Gross Rent, triggered by a 36-month extension or longer
Term Shortened Lease Fee	\$20,019	1/3 Months Gross Rent
Downsize Option Lease Fee	\$0	1/2 Months Gross Rent
Rent Deferred Lease Fee	\$0	1.5% of any rent that is deferred
Total Hilco Fee	\$38,261	

TOTAL VALUE SECURED \$561,306



HILCO DEAL SHEET

Date Submitted	7/14/2025
Store #	195
Store Name	0195-NILES
Gross SQFT	84,390
Segment	High Risk Stores
FY26 Sales	\$3,853,571
FY26 4-Wall EBITDA	\$519,820
Go-Forward EBITDA	\$708,274
FY26 GROCC %	16.16%
Go-Forward GROCC %	11.27%
Landlord Contact	Anthony Cafaro Jr.
Landlord Email	acafaro@cafarocompany.com
HILCO Dealmaker	Adam Humerick

Deal Terms:

- The lease term shall be shortened by fourteen (14) months to expire on 3/31/27.
- All pre-petition rent and cure amount to be waived (inclusive of full June rent).
- Effective 7/1/25 - 3/31/27, Annual Base Rent shall be reduced to \$107,485.30/year.
- The tenant shall continue to pay NNN's per the existing lease.
- The tenant shall retain its 2x5 year options at their existing rates.
- Option Period 1: Effective 4/1/27 - 3/31/32, Annual Base rent shall be equal to \$310,734.48/year.
- Option Period 2: Effective 4/1/32 - 3/31/37, Annual Base rent shall be equal to \$326,272.20/year.
- All other lease terms remain unchanged.

CURRENT PERIOD

Time Period Beginning	Time Period End	Term (Months)	Contractual Structure					Renegotiated Structure					Savings / Month	Total Savings
			Base Rent PSF	Base Rent / Month	Base Rent / Annual	Gross Rent / Month	Gross Rent / Annual	Base Rent PSF	Base Rent / Month	Base Rent / Annual	Gross Rent / Month	Gross Rent / Annual		
7/1/2025	3/31/2027	21	\$3.51	\$24,661.64	\$295,939.68	\$51,894.82	\$622,737.82	\$1.27	\$8,957.11	\$107,485.30	\$36,190.29	\$434,283.44	\$15,705	\$329,795
4/1/2027	6/11/2028	14	\$3.51	\$24,661.64	\$295,939.68	\$51,894.82	\$622,737.82	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
		35												\$329,795

Effective Date	7/1/2025
Contractual Expiration Date	6/11/2028
Renegotiated Expiration Date	3/31/2027
Total Months Contractual	35
Total Months Renegotiated	21
Total Months (+/-)	-14

Landlord Capital Contribution	2025 Annual Rent Savings	2026 Annual Rent Savings	2027 Annual Rent Savings	2028 Annual Rent Savings	2029 Annual Rent Savings	2030+ Annual Rent Savings
\$0	\$146,122	\$188,454	\$47,114	\$0	\$0	\$0

Total Contractual Rent Owed	\$1,816,319
Total Renegotiated Rent Owed	\$759,996
2026 Gross Rent Reduction %	30.26%
DOWNSIZE OPTION (YES/NO)	No
TOTAL RENT REDUCTION SAVINGS	\$329,795
TOTAL PRE-PETITION WAIVER SAVINGS	\$51,895
TOTAL DEFERRED RENT	\$0
TOTAL LL CAPITAL CONTRIBUTION	\$0

Restructured Lease Savings Fee	\$12,405	3.25% during first 41 months after effective date, 3.0% thereafter, capped at 7 years
Term Extended Lease Fee	\$0	1/4 Months Gross Rent, triggered by a 36-month extension or longer
Term Shortened Lease Fee	\$17,298	1/3 Months Gross Rent
Downsize Option Lease Fee	\$0	1/2 Months Gross Rent
Rent Deferred Lease Fee	\$0	1.5% of any rent that is deferred
Total Hilco Fee	\$29,703	

TOTAL VALUE SECURED **\$381,690**



HILCO DEAL SHEET

Date Submitted	8/11/2025
Store #	217
Store Name	0217-PUYALLUP
Gross SQFT	82,947
Segment	Mid-Performer
FY26 Sales	\$7,066,484
FY26 4-Wall EBITDA	\$936,909
Go-Forward EBITDA	\$1,032,528
FY26 GROCC %	17.05%
Go-Forward GROCC %	15.70%
Landlord Contact	Arnold Schlesinger
Landlord Email	Aschlesinger@avgpartners.com
HILCO Dealmaker	Todd Eyler

Deal Terms:

- The lease shall be shortened thirty-six (36) months to expire 12/31/30.
- All pre-petition Base Rent shall be waived (inclusive of June Base Rent).
- Effective upon assumption of the lease - 10/31/27, annual Base Rent shall be equal to \$875,000.00/year.
- Effective 11/1/27 - 10/31/28, annual Base Rent shall be equal to \$922,809.40/year, with 3% annual increases to Base Rent every 11/1 thereafter through 12/31/30.
- Tenant shall continue to pay Additional Rent per the existing lease.
- Tenant shall retain their existing 3x5-year Options to renew the lease at rates pursuant to the existing lease.
 - Option Period 1: Effective 1/1/31 - 12/31/35, annual Base Rent shall be equal to \$1,174,448.76/year.
 - Option Period 2: Effective 1/1/36 - 12/31/40, annual Base Rent shall be equal to \$1,291,893.72/year.
 - Option Period 3: Effective 1/1/41 - 12/31/45, annual Base Rent shall be equal to \$1,382,326.32/year.
- All other lease terms remain unchanged.

*NOTE: For the purpose of our analysis, assumption of the lease is assumed to be 11/1/25.

CURRENT PERIOD

			Contractual Structure					Renegotiated Structure						
Time Period Beginning	Time Period End	Term (Months)	Base Rent PSF	Base Rent / Month	Base Rent / Annual	Gross Rent / Month	Gross Rent / Annual	Base Rent PSF	Base Rent / Month	Base Rent / Annual	Gross Rent / Month	Gross Rent / Annual	Savings / Month	Total Savings
11/1/2025	10/31/2026	12	\$11.70	\$80,884.90	\$970,618.80	\$100,396.17	\$1,204,754.07	\$10.55	\$72,916.67	\$875,000.00	\$92,427.94	\$1,109,135.27	\$7,968	\$95,619
11/1/2026	10/31/2027	12	\$11.70	\$80,884.90	\$970,618.80	\$100,396.17	\$1,204,754.07	\$10.55	\$72,916.67	\$875,000.00	\$92,427.94	\$1,109,135.27	\$7,968	\$95,619
11/1/2027	10/31/2028	12	\$11.70	\$80,884.90	\$970,618.80	\$100,396.17	\$1,204,754.07	\$11.13	\$76,900.78	\$922,809.40	\$96,412.06	\$1,156,944.67	\$3,984	\$47,809
11/1/2028	12/31/2028	2	\$11.70	\$80,884.90	\$970,618.80	\$100,396.17	\$1,204,754.07	\$11.46	\$79,207.81	\$950,493.68	\$98,719.08	\$1,184,628.95	\$1,677	\$3,354
1/1/2029	10/31/2029	10	\$12.55	\$86,716.66	\$1,040,599.92	\$106,227.93	\$1,274,735.19	\$11.46	\$79,207.81	\$950,493.68	\$98,719.08	\$1,184,628.95	\$7,509	\$75,089
11/1/2029	10/31/2030	12	\$12.55	\$86,716.66	\$1,040,599.92	\$106,227.93	\$1,274,735.19	\$11.80	\$81,584.04	\$979,008.49	\$101,095.31	\$1,213,143.76	\$5,133	\$61,591
11/1/2030	12/31/2030	2	\$12.55	\$86,716.66	\$1,040,599.92	\$106,227.93	\$1,274,735.19	\$11.80	\$81,584.04	\$979,008.49	\$101,095.31	\$1,213,143.76	\$5,133	\$10,265
1/1/2031	12/31/2033	36	\$12.55	\$86,716.66	\$1,040,599.92	\$106,227.93	\$1,274,735.19	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0	\$0
98														\$389,346

Effective Date	11/1/2025
Contractual Expiration Date	12/31/2033
Renegotiated Expiration Date	12/31/2030
Total Months Contractual	98
Total Months Renegotiated	62
Total Months (+/-)	-36

Landlord Capital Contribution	2025 Annual Rent Savings	2026 Annual Rent Savings	2027 Annual Rent Savings	2028 Annual Rent Savings	2029 Annual Rent Savings	2030+ Annual Rent Savings
\$0	\$15,936	\$95,619	\$87,651	\$43,195	\$85,354	\$61,591

Total Contractual Rent Owed	\$10,188,731
Total Renegotiated Rent Owed	\$5,975,179
2026 Gross Rent Reduction %	7.94%
DOWNSIZE OPTION (YES/NO)	No
TOTAL RENT REDUCTION SAVINGS	\$389,346
TOTAL PRE-PETITION WAIVER SAVINGS	\$0
TOTAL DEFERRED RENT	\$0
TOTAL LL CAPITAL CONTRIBUTION	\$0

Restructured Lease Savings Fee	\$12,343	3.25% during first 41 months after effective date, 3.0% thereafter, capped at 7 years
Term Extended Lease Fee	\$0	1/4 Months Gross Rent, triggered by a 36-month extension or longer
Term Shortened Lease Fee	\$33,465	1/3 Months Gross Rent
Downsize Option Lease Fee	\$0	1/2 Months Gross Rent
Rent Deferred Lease Fee	\$0	1.5% of any rent that is deferred
Total Hilco Fee	\$45,808	

TOTAL VALUE SECURED \$389,346



HILCO DEAL SHEET

Date Submitted	8/11/2025
Store #	219
Store Name	0219-LONGMONT
Gross SQFT	96,091
Segment	High Risk Stores
FY26 Sales	\$4,623,986
FY26 4-Wall EBITDA	\$455,412
Go-Forward EBITDA	\$744,612
FY26 GROCC %	15.22%
Go-Forward GROCC %	8.97%
Landlord Contact	Arnold Schlesinger
Landlord Email	Aschlesinger@avgpartn ers.com
HILCO Dealmaker	Todd Eyler

Deal Terms:

- The lease term shall be shortened by sixty (60) months to expire 10/31/28.
- All pre-petition Base Rent shall be waived (inclusive of June Base Rent).
- Effective upon assumption of the lease - 10/31/26, Annual Base Rent shall be \$200,000.00/year, with 3% annual increases to Base Rent every 11/1 thereafter through 10/31/28.
- Tenant shall continue to pay Additional Rent per the existing lease.
- The tenant shall retain their 3x5 year options per the existing lease.
 - Option Period 1: Effective 11/1/28 - 10/31/33, Annual Base Rent shall be \$611,499.96/year.
 - Option Period 2: Effective 11/1/33 - 10/31/38, Annual Base Rent shall be \$660,420.00/year.
 - Option Period 1: Effective 11/1/38 - 10/31/43, Annual Base Rent shall be \$759,483.00/year.
- All other lease terms remain unchanged.

*NOTE: For the purpose of our analysis, assumption of the lease is assumed to be 11/1/25.

CURRENT PERIOD			Contractual Structure					Renegotiated Structure					Savings / Month	Total Savings
Time Period Beginning	Time Period End	Term (Months)	Base Rent PSF	Base Rent / Month	Base Rent / Annual	Gross Rent / Month	Gross Rent / Annual	Base Rent PSF	Base Rent / Month	Base Rent / Annual	Gross Rent / Month	Gross Rent / Annual		
11/1/2025	10/31/2026	12	\$5.09	\$40,766.67	\$489,200.04	\$58,652.54	\$703,830.42	\$2.08	\$16,666.67	\$200,000.00	\$34,552.53	\$414,630.38	\$24,100	\$289,200
11/1/2026	10/31/2027	12	\$5.09	\$40,766.67	\$489,200.04	\$58,652.54	\$703,830.42	\$2.14	\$17,166.67	\$206,000.00	\$35,052.53	\$420,630.38	\$23,600	\$283,200
11/1/2027	10/31/2028	12	\$5.09	\$40,766.67	\$489,200.04	\$58,652.54	\$703,830.42	\$2.21	\$17,681.67	\$212,180.00	\$35,567.53	\$426,810.38	\$23,085	\$277,020
														\$849,420

Effective Date	11/1/2025
Contractual Expiration Date	10/31/2033
Renegotiated Expiration Date	10/31/2028
Total Months Contractual	96
Total Months Renegotiated	36
Total Months (+/-)	-60
Total Contractual Rent Owed	\$2,111,491
Total Renegotiated Rent Owed	\$1,262,071
2026 Gross Rent Reduction %	41.09%
DOWNSIZE OPTION (YES/NO)	No
TOTAL RENT REDUCTION SAVINGS	\$849,420
TOTAL PRE-PETITION WAIVER SAVINGS	\$0
TOTAL DEFERRED RENT	\$0
TOTAL LL CAPITAL CONTRIBUTION	\$0
TOTAL VALUE SECURED	\$849,420

Landlord Capital Contribution	2025 Annual Rent Savings	2026 Annual Rent Savings	2027 Annual Rent Savings	2028 Annual Rent Savings	2029 Annual Rent Savings	2030+ Annual Rent Savings
\$0	\$48,200	\$288,200	\$282,170	\$230,850	\$0	\$0

Restructured Lease Savings Fee	\$27,606	3.25% during first 41 months after effective date, 3.0% thereafter, capped at 7 years
Term Extended Lease Fee	\$0	1/4 Months Gross Rent, triggered by a 36-month extension or longer
Term Shortened Lease Fee	\$19,551	1/3 Months Gross Rent
Downsize Option Lease Fee	\$0	1/2 Months Gross Rent
Rent Deferred Lease Fee	\$0	1.5% of any rent that is deferred
Total Hilco Fee	\$47,157	



HILCO DEAL SHEET

Date Submitted	7/22/2025
Store #	228
Store Name	San Diego, CA
Gross SQFT	107,870
Segment	High Risk Stores
FY26 Sales	\$8,445,588
FY26 4-Wall EBITDA	\$389,964
Go-Forward EBITDA	\$835,331
FY26 GROCC %	25.67%
Go-Forward GROCC %	20.99%
Landlord Contact	Chris Sullivan
Landlord Email	csullivan@americanasse.com
HILCO Dealmaker	Bryan Weiss

Deal Terms:

- The lease term shall be reduced by eighteen (18) months to expire on 1/31/28.
- All pre-petition cure amounts (if any) shall be waived.
- Effective 8/1/25 - 1/31/27, Annual Base Rent shall be reduced to \$1,100,000/Year.
- Effective 2/1/27 - 1/31/28, Annual Base Rent shall be reduced to \$1,150,000/Year.
- The Tenant shall continue to pay NNN's, per the existing lease.
- The Tenant shall retain its existing 2x5 year options, per the existing lease terms.
- Option Period 1: Effective 2/1/28 - 1/31/33, Annual base rent shall increase to \$1,699,903.68/Year
- Option Period 2: Effective 2/1/33 - 1/31/38, Annual base rent shall increase to \$1,869,894.12/Year
- Tenant's notice to exercise its Extension Term(s) (Options) in Section 2.3(b) of the Lease shall be revised to "not less than nine (9) months and not more than twelve (12) months"
- All other lease terms shall remain unchanged.

CURRENT PERIOD			Contractual Structure						Renegotiated Structure							
Time Period Beginning	Time Period End	Term (Months)	Base Rent PSF	Base Rent / Month	Base Rent / Annual	Gross Rent / Month	Gross Rent / Annual	Base Rent PSF	Base Rent / Month	Base Rent / Annual	Gross Rent / Month	Gross Rent / Annual	Savings / Month	Total Savings		
8/1/2025	1/31/2027	18	\$14.33	\$128,780.58	\$1,545,366.96	\$180,698.16	\$2,168,377.95	\$10.20	\$91,666.67	\$1,100,000.00	\$143,584.25	\$1,723,010.99	\$37,114	\$668,050		
2/1/2027	1/31/2028	12	\$14.33	\$128,780.58	\$1,545,366.96	\$180,698.16	\$2,168,377.95	\$10.66	\$95,833.33	\$1,150,000.00	\$147,750.92	\$1,773,010.99	\$32,947	\$395,367		
2/1/2028	7/31/2029	18	\$14.33	\$128,780.58	\$1,545,366.96	\$180,698.16	\$2,168,377.95	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0	\$0		
48															\$1,063,417	

Effective Date	8/1/2025
Contractual Expiration Date	7/31/2029
Renegotiated Expiration Date	1/31/2028
Total Months Contractual	48
Total Months Renegotiated	30
Total Months (+/-)	-18

Landlord Capital Contribution	2025 Annual Rent Savings	2026 Annual Rent Savings	2027 Annual Rent Savings	2028 Annual Rent Savings	2029 Annual Rent Savings	2030+ Annual Rent Savings
\$0	\$185,570	\$445,367	\$399,534	\$32,947	\$0	\$0

Total Contractual Rent Owed	\$8,673,512
Total Renegotiated Rent Owed	\$4,357,527
2026 Gross Rent Reduction %	20.54%
DOWNSIZE OPTION (YES/NO)	No
TOTAL RENT REDUCTION SAVINGS	\$1,063,417
TOTAL PRE-PETITION WAIVER SAVINGS	\$0
TOTAL DEFERRED RENT	\$0
TOTAL LL CAPITAL CONTRIBUTION	\$0

Restructured Lease Savings Fee	\$34,561	3.25% during first 41 months after effective date, 3.0% of savings thereafter, capped at 7 years
Term Extended Lease Fee	\$0	1/4 Months Gross Rent, triggered by a 36-month extension or longer
Term Shortened Lease Fee	\$60,233	1/3 Months Gross Rent
Downsize Option Lease Fee	\$0	1/2 Months Gross Rent
Rent Deferred Lease Fee	\$0	1.5% of any rent that is deferred
Total Hilco Fee	\$94,794	

TOTAL VALUE SECURED **\$1,063,417**



HILCO DEAL SHEET

Date Submitted	8/26/2025
Store #	232
Store Name	Johnstown, CO
Gross SQFT	87,058
Segment	Mid-Performer
FY26 Sales	\$7,979,424
FY26 4-Wall EBITDA	\$1,428,421
Go-Forward EBITDA	\$1,492,421
FY26 GROCC %	18.37%
Go-Forward GROCC %	17.57%
Landlord Contact	Allen D. Schlup
Landlord Email	allen.schlup@adschlupl.com
HILCO Dealmaker	Bryan Weiss

Deal Terms:

- The lease term shall remain unchanged (expires 2/29/36).
- There shall be no waiver of pre-petition rent or cure amounts.
- Effective 9/1/25 - 2/28/27, Annual Base Rent shall be reduced to \$860,000.00/year.
- Effective 3/1/27 - 2/28/33, Annual Base Rent shall be held at \$946,000.00/year.
- Effective 3/1/33 - 2/29/36, Annual Base Rent shall be held at \$980,000.00/year.
- The tenant shall continue to pay NNN's per the existing lease.
- The tenant shall retain its 5x5-year options, at rates pursuant to the existing lease:
 - Option Period 1: Effective 3/1/36 - 2/28/41, Annual Base Rent shall be \$1,131,939.72/year.
 - Option Period 2: Effective 3/1/41 - 2/29/46, Annual Base Rent shall be \$1,211,175.48/year.
 - Option Period 3: Effective 3/1/46 - 2/28/51, Annual Base Rent shall be \$1,295,957.76/year.
 - Option Period 4: Effective 3/1/51 - 2/29/56, Annual Base Rent shall be \$1,386,674.88/year.
 - Option Period 5: Effective 3/1/56 - 2/28/61, Annual Base Rent shall be \$1,483,742.04/year.
- All other lease terms remain unchanged.

CURRENT PERIOD

CURRENT PERIOD			Contractual Structure					Renegotiated Structure						
Time Period Beginning	Time Period End	Term (Months)	Base Rent PSF	Base Rent / Month	Base Rent / Annual	Gross Rent / Month	Gross Rent / Annual	Base Rent PSF	Base Rent / Month	Base Rent / Annual	Gross Rent / Month	Gross Rent / Annual	Savings / Month	Total Savings
9/1/2025	2/28/2026	6	\$10.61	\$77,000.00	\$924,000.00	\$122,137.15	\$1,465,645.79	\$9.88	\$71,666.67	\$860,000.00	\$116,803.82	\$1,401,645.79	\$5,333	\$32,000
3/1/2026	2/28/2027	12	\$11.36	\$82,390.00	\$988,680.00	\$127,527.15	\$1,530,325.79	\$9.88	\$71,666.67	\$860,000.00	\$116,803.82	\$1,401,645.79	\$10,723	\$128,680
3/1/2027	2/28/2031	48	\$11.36	\$82,390.00	\$988,680.00	\$127,527.15	\$1,530,325.79	\$10.87	\$78,833.33	\$946,000.00	\$123,970.48	\$1,487,645.79	\$3,557	\$170,720
3/1/2031	2/28/2033	24	\$12.15	\$88,157.30	\$1,057,887.60	\$133,294.45	\$1,599,533.39	\$10.87	\$78,833.33	\$946,000.00	\$123,970.48	\$1,487,645.79	\$9,324	\$223,775
3/1/2033	2/29/2036	36	\$12.15	\$88,157.30	\$1,057,887.60	\$133,294.45	\$1,599,533.39	\$11.26	\$81,666.67	\$980,000.00	\$126,803.82	\$1,521,645.79	\$6,491	\$233,663
		66											\$788,838	

Effective Date	9/1/2025
Contractual Expiration Date	2/29/2036
Renegotiated Expiration Date	2/29/2036
Total Months Contractual	126
Total Months Renegotiated	126
Total Months (+/-)	0

Landlord Capital Contribution	2025 Annual Rent Savings	2026 Annual Rent Savings	2027 Annual Rent Savings	2028 Annual Rent Savings	2029 Annual Rent Savings	2030+ Annual Rent Savings
\$0	\$21,333	\$117,900	\$57,013	\$42,680	\$42,680	\$507,231

Total Contractual Rent Owed	\$8,384,452
Total Renegotiated Rent Owed	\$8,053,052
2026 Gross Rent Reduction %	4.37%
DOWNSIZE OPTION (YES/NO)	No
TOTAL RENT REDUCTION SAVINGS	\$788,838
TOTAL PRE-PETITION WAIVER SAVINGS	\$0
TOTAL DEFERRED RENT	\$0
TOTAL LL CAPITAL CONTRIBUTION	\$0

Restructured Lease Savings Fee	\$15,583	3.25% during first 41 months after effective date, 3.0% thereafter, capped at 7 years
Term Extended Lease Fee	\$0	1/4 Months Gross Rent, triggered by a 36-month extension or longer
Term Shortened Lease Fee	\$0	1/3 Months Gross Rent
Downsize Option Lease Fee	\$0	1/2 Months Gross Rent
Rent Deferred Lease Fee	\$0	1.5% of any rent that is deferred
Total Hilco Fee	\$15,583	

TOTAL VALUE SECURED **\$788,838**



HILCO DEAL SHEET

Date Submitted	8/11/2025
Store #	245
Store Name	Spokane, WA
Gross SQFT	84,839
Segment	High Risk Stores
FY26 Sales	\$5,339,692
FY26 4-Wall EBITDA	\$321,947
Go-Forward EBITDA	\$753,447
FY26 GROCC %	18.91%
Go-Forward GROCC %	10.83%
Landlord Contact	Arnold Schlesinger
Landlord Email	Aschlesinger@avgpartn
	ers.com
HILCO Dealmaker	Todd Eyster

Deal Terms:

- The lease shall be shortened sixty-six (66) months to expire 10/31/28.
- All pre-petition Base Rent shall be waived (inclusive of June Base Rent).
- Effective upon assumption of the lease - 10/31/26, annual Base Rent shall be equal to \$450,000.00/year, with 3% annual increases to Base Rent every 11/1 thereafter through 10/31/28.
- Tenant shall continue to pay Additional Rent per the existing lease.
- Tenant shall retain their existing 3x5-year Options to renew the lease at rates pursuant to the existing lease.
- Option Period 1: Effective 11/1/28 - 10/31/33, annual Base Rent shall be equal to \$1,018,683.48/year.
- Option Period 2: Effective 11/1/33 - 10/31/38, annual Base Rent shall be equal to \$1,095,084.72/year.
- Option Period 3: Effective 11/1/38 - 10/31/43, annual Base Rent shall be equal to \$1,177,216.68/year.
- All other lease terms remain unchanged.

*NOTE: For the purpose of our analysis, assumption of the lease is assumed to be 11/1/25.

CURRENT PERIOD

CURRENT PERIOD			Contractual Structure					Renegotiated Structure						
Time Period Beginning	Time Period End	Term (Months)	Base Rent PSF	Base Rent / Month	Base Rent / Annual	Gross Rent / Month	Gross Rent / Annual	Base Rent PSF	Base Rent / Month	Base Rent / Annual	Gross Rent / Month	Gross Rent / Annual	Savings / Month	Total Savings
11/1/2025	10/31/2026	12	\$10.39	\$73,458.33	\$881,499.96	\$84,164.27	\$1,009,971.28	\$5.30	\$37,500.00	\$450,000.00	\$48,205.94	\$578,471.32	\$35,958	\$431,500
11/1/2026	10/31/2027	12	\$10.39	\$73,458.33	\$881,499.96	\$84,164.27	\$1,009,971.28	\$5.46	\$38,625.00	\$463,500.00	\$49,330.94	\$591,971.32	\$34,833	\$418,000
11/1/2027	10/31/2028	12	\$10.39	\$73,458.33	\$881,499.96	\$84,164.27	\$1,009,971.28	\$5.63	\$39,783.75	\$477,405.00	\$50,489.69	\$605,876.32	\$33,675	\$404,095
11/1/2028	4/30/2029	6	\$10.39	\$73,458.33	\$881,499.96	\$84,164.27	\$1,009,971.28	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0	\$0
5/1/2029	4/30/2034	60	\$11.17	\$78,967.75	\$947,613.00	\$89,673.69	\$1,076,084.32	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0	\$0
102												\$1,253,595		

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Effective Date	11/1/2025
Contractual Expiration Date	4/30/2034
Renegotiated Expiration Date	10/31/2028
Total Months Contractual	102
Total Months Renegotiated	36
Total Months (+/-)	-66
Total Contractual Rent Owed	\$8,915,321
Total Renegotiated Rent Owed	\$1,776,319
2026 Gross Rent Reduction %	42.72%
DOWNSIZE OPTION (YES/NO)	No
TOTAL RENT REDUCTION SAVINGS	\$1,253,595
TOTAL PRE-PETITION WAIVER SAVINGS	\$73,458
TOTAL DEFERRED RENT	\$0
TOTAL LL CAPITAL CONTRIBUTION	\$0

Landlord Capital Contribution	2025 Annual Rent Savings	2026 Annual Rent Savings	2027 Annual Rent Savings	2028 Annual Rent Savings	2029 Annual Rent Savings	2030+ Annual Rent Savings
\$0	\$145,375	\$429,250	\$415,682	\$336,746	\$0	\$0

Restructured Lease Savings Fee	\$43,129	3.25% during first 41 months after effective date, 3.0% thereafter, capped at 7 years
Term Extended Lease Fee	\$0	1/4 Months Gross Rent, triggered by a 36-month extension or longer
Term Shortened Lease Fee	\$28,055	1/3 Months Gross Rent
Downsize Option Lease Fee	\$0	1/2 Months Gross Rent
Rent Deferred Lease Fee	\$0	1.5% of any rent that is deferred
Total Hilco Fee	\$71,184	

TOTAL VALUE SECURED **\$1,327,053**



HILCO DEAL SHEET

Date Submitted	6/30/2025
Store #	250
Store Name	Leesburg, VA
Gross SQFT	86,989
Segment	High Potential Closure Store
FY26 Sales	\$4,439,674
FY26 4-Wall EBITDA	\$187,882
Go-Forward EBITDA	\$871,416
FY26 GROCC %	22.15%
Go-Forward GROCC %	6.76%
Landlord Contact	Brian Reiver
Landlord Email	brian.reiver@gmail.com
HILCO Dealmaker	Adam Humerick

Deal Terms:

- The Lease term shall be shortened by one-hundred and twenty (120) months to expire 3/31/27.
- All pre-petition rent and cure amounts to be waived (inclusive of full June rent)
- The Tenant shall pay July and August rent per the current lease terms.
- Effective 9/1/25 - 3/31/27, the lease shall be converted to a gross lease and annual gross rent shall be equal to \$300,000/year.
- Tenant shall have no further options remaining.
- All other lease terms shall remain unchanged.

CURRENT PERIOD

Time Period Beginning	Time Period End	Term (Months)	Contractual Structure				Renegotiated Structure				Savings / Month	Total Savings
			Gross Rent PSF	Base Rent / Month	Base Rent / Annual	Gross Rent / Month	Gross Rent / Annual	Gross Rent PSF	Gross Rent / Month	Gross Rent / Annual		
9/1/2025	3/31/2026	7	\$11.31	\$68,417.23	\$821,006.76	\$81,961.20	\$983,534.37	\$3.45	\$25,000.00	\$300,000.00	\$56,961	\$398,728
4/1/2026	3/31/2027	12	\$11.50	\$69,785.57	\$837,426.84	\$83,329.54	\$999,954.45	\$3.45	\$25,000.00	\$300,000.00	\$58,330	\$699,954
4/1/2027	3/31/2028	12	\$11.69	\$71,181.29	\$854,175.48	\$84,725.26	\$1,016,703.09	\$0.00	\$0.00	\$0.00	\$0	\$0
4/1/2028	3/31/2029	12	\$11.88	\$72,604.91	\$871,258.92	\$86,148.88	\$1,033,786.53	\$0.00	\$0.00	\$0.00	\$0	\$0
4/1/2029	3/31/2030	12	\$12.08	\$74,057.01	\$888,684.12	\$87,600.98	\$1,051,211.73	\$0.00	\$0.00	\$0.00	\$0	\$0
4/1/2030	3/31/2031	12	\$12.29	\$75,538.15	\$906,457.80	\$89,082.12	\$1,068,985.41	\$0.00	\$0.00	\$0.00	\$0	\$0
4/1/2031	3/31/2032	12	\$12.50	\$77,048.91	\$924,586.92	\$90,592.88	\$1,087,114.53	\$0.00	\$0.00	\$0.00	\$0	\$0
4/1/2032	3/31/2033	12	\$12.71	\$78,589.89	\$943,078.68	\$92,133.86	\$1,105,606.29	\$0.00	\$0.00	\$0.00	\$0	\$0
4/1/2033	3/31/2034	12	\$12.93	\$80,161.69	\$961,940.28	\$93,705.66	\$1,124,467.89	\$0.00	\$0.00	\$0.00	\$0	\$0
4/1/2034	3/31/2035	12	\$13.15	\$81,764.92	\$981,179.04	\$95,308.89	\$1,143,706.65	\$0.00	\$0.00	\$0.00	\$0	\$0
4/1/2035	3/31/2036	12	\$13.37	\$83,400.22	\$1,000,802.64	\$96,944.19	\$1,163,330.25	\$0.00	\$0.00	\$0.00	\$0	\$0
4/1/2036	3/31/2037	24	\$13.60	\$85,068.23	\$1,020,818.76	\$98,612.20	\$1,183,346.37	\$0.00	\$0.00	\$0.00	\$0	\$0
151											\$1,098,683	

Effective Date	9/1/2025
Contractual Expiration Date	3/31/2037
Renegotiated Expiration Date	3/31/2027
Total Months Contractual	139
Total Months Renegotiated	19
Total Months (+/-)	-120

Landlord Capital Contribution	2025 Annual Rent Savings	2026 Annual Rent Savings	2027 Annual Rent Savings	2028 Annual Rent Savings	2029 Annual Rent Savings	2030+ Annual Rent Savings
\$0	\$309,806	\$695,849	\$174,989	\$0	\$0	\$0

Total Contractual Rent Owed	\$13,735,288
Total Renegotiated Rent Owed	\$475,000
2026 Gross Rent Reduction %	69.50%
DOWNSIZE OPTION (YES/NO)	No
TOTAL RENT REDUCTION SAVINGS	\$1,098,683
TOTAL PRE-PETITION WAIVER SAVINGS	\$81,961
TOTAL DEFERRED RENT	\$0
TOTAL LL CAPITAL CONTRIBUTION	\$0

Restructured Lease Savings Fee	\$38,371	3.25% during first 41 months after effective date, 3.0% of savings thereafter, capped at 7 years
Term Extended Lease Fee	\$0	
Term Shortened Lease Fee	\$27,320	1/3 Months Gross Rent
Downsize Option Lease Fee	\$0	1/2 Months Gross Rent
Rent Deferred Lease Fee	\$0	1.5% of any rent that is deferred
Total Hilco Fee	\$65,691	

TOTAL VALUE SECURED	\$1,180,644
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**HILCO DEAL SHEET**

Date Submitted	7/21/2025
Store #	271
Store Name	Lincoln, NE
Gross SQFT	95,691
Segment	Mid-Performer
FY26 Sales	\$7,637,423
FY26 4-Wall EBITDA	\$1,690,514
Go-Forward EBITDA	\$1,749,183
FY26 GROCC %	12.93%
Go-Forward GROCC %	12.16%
Landlord Contact	Mike Marsh
Landlord Email	mike.realtytrustgroup@gmail.com
HILCO Dealmaker	Tom Davidson

Deal Terms:

- All pre-petition rent and cure amounts to be waived (inclusive of full June rent).
- The lease term shall be extended thirty-six (36) months to expire 9/30/32.
- Effective 8/1/25 - 9/30/32 annual base rent shall be equal to \$800,000.00/year.
- Tenant shall retain their existing 3x5-year Options following 9/30/32. The option periods' base rent escalations per the existing lease remain unchanged.
- Option Period 1: Effective 10/1/32 - 9/30/37, annual Base Rent shall be equal to \$914,067.00/year.
- Option Period 2: Effective 10/1/37 - 9/30/42, annual Base Rent shall be equal to \$969,067.00/year.
- Option Period 3: Effective 10/1/42 - 9/30/47, annual Base Rent shall be equal to \$1,024,863.00/year.
- All other lease terms shall remain unchanged

CURRENT PERIOD			Contractual Structure					Renegotiated Structure						
Time Period Beginning	Time Period End	Term (Months)	Base Rent PSF	Base Rent / Month	Base Rent / Annual	Gross Rent / Month	Gross Rent / Annual	Base Rent PSF	Base Rent / Month	Base Rent / Annual	Gross Rent / Month	Gross Rent / Annual	Savings / Month	Total Savings
8/1/2025	9/30/2029	50	\$8.97	\$71,555.75	\$858,669.00	\$82,303.39	\$987,640.67	\$8.36	\$66,666.67	\$800,000.00	\$77,414.31	\$928,971.67	\$4,889	\$244,454
10/1/2029	9/30/2032	36	\$9.55	\$76,172.25	\$914,067.00	\$86,919.89	\$1,043,038.67	\$8.36	\$66,666.67	\$800,000.00	\$77,414.31	\$928,971.67	\$9,506	\$342,201
		36												\$586,655

Effective Date	8/1/2025
Contractual Expiration Date	9/30/2029
Renegotiated Expiration Date	9/30/2032
Total Months Contractual	50
Total Months Renegotiated	86
Total Months (+/-)	36

Total Contractual Rent Owed	\$7,244,285
Total Renegotiated Rent Owed	\$6,657,630
2026 Gross Rent Reduction %	5.94%
DOWNSIZE OPTION (YES/NO)	No
TOTAL RENT REDUCTION SAVINGS	\$586,655
TOTAL PRE-PETITION WAIVER SAVINGS	\$71,556
TOTAL DEFERRED RENT	\$0
TOTAL LL CAPITAL CONTRIBUTION	\$0

TOTAL VALUE SECURED	\$658,211
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Landlord Capital Contribution	2025 Annual Rent Savings	2026 Annual Rent Savings	2027 Annual Rent Savings	2028 Annual Rent Savings	2029 Annual Rent Savings	2030+ Annual Rent Savings
\$0	\$96,001	\$58,669	\$58,669	\$58,669	\$72,518	\$313,684

Restructured Lease Savings Fee	\$17,558	3.25% during first 41 months after effective date, 3.0% of savings thereafter, capped at 7 years
Term Extended Lease Fee	\$21,730	1/4 Months Gross Rent, triggered by a 36-month extension or longer
Term Shortened Lease Fee	\$0	1/3 Months Gross Rent
Downsize Option Lease Fee	\$0	1/2 Months Gross Rent
Rent Deferred Lease Fee	\$0	1.5% of any rent that is deferred
Total Hilco Fee	\$39,288	

**HILCO DEAL SHEET**

Date Submitted	7/28/2025
Store #	273
Store Name	Sioux Falls, SD
Gross SQFT	90,585
Segment	Mid-Performer
FY26 Sales	\$6,439,534
FY26 4-Wall EBITDA	\$1,344,508
Go-Forward EBITDA	\$1,423,896
FY26 GROCC %	12.50%
Go-Forward GROCC %	11.27%
Landlord Contact	Nick Gates
Landlord Email	nick@ernstcapitalgroup.com
HILCO Dealmaker	Adam Humerick

Deal Terms:

- The lease term shall be extended thirty-six (36) months to expire 10/31/2032.
- All pre-petition claims shall be waived (Inclusive of full June rent).
- Effective 8/1/25 - 10/31/29, Annual Base Rent shall be held at \$600,000.00/year.
- Effective 11/1/29 - 10/31/32, Annual Base Rent shall increase 5% to \$630,000/year.
- Effective 8/1/25 - 10/31/29, the Tenant shall pay 5% above \$6,640,000.00 in gross sales in addition to base rent.
- Effective 11/1/29 - 10/31/32, the Tenant shall pay 5% above \$6,972,000.00 in gross sales in addition to base rent.
- Tenant shall continue to pay Additional Rent per the existing lease.
- The Tenant shall retain their 3x5 year options at renegotiated 10% increases to the Annual Base Rent and Breakpoints from the previous period.
- Option Period 1: Effective 11/01/32 - 10/31/37, Annual Base Rent shall be \$693,000.00/year and the Breakpoint shall be \$7,669,200.
- Option Period 2: Effective 11/01/37 - 10/31/42, Annual Base Rent shall be \$762,300.00/year and the Breakpoint shall be \$8,436,120.
- Option Period 3: Effective 11/01/42 - 10/31/47, Annual Base Rent shall be \$838,530.00/year and the Breakpoint shall be \$9,279,732.
- All other lease terms remain unchanged.

CURRENT PERIOD

Time Period Beginning	Time Period End	Term (Months)	Contractual Structure					Renegotiated Structure					Savings / Month	Total Savings
			Base Rent PSF	Base Rent / Month	Base Rent / Annual	Gross Rent / Month	Gross Rent / Annual	Base Rent PSF	Base Rent / Month	Base Rent / Annual	Gross Rent / Month	Gross Rent / Annual		
8/1/2025	10/31/2025	3	\$7.50	\$56,615.63	\$679,387.56	\$67,101.96	\$805,223.50	\$6.62	\$50,000.00	\$600,000.00	\$60,486.33	\$725,835.94	\$6,616	\$19,847
11/1/2025	10/31/2026	12	\$7.75	\$58,502.81	\$702,033.72	\$68,989.14	\$827,869.66	\$6.62	\$50,000.00	\$600,000.00	\$60,486.33	\$725,835.94	\$8,503	\$102,034
11/1/2026	10/31/2029	36	\$8.25	\$62,277.19	\$747,326.28	\$72,763.52	\$873,162.22	\$6.62	\$50,000.00	\$600,000.00	\$60,486.33	\$725,835.94	\$12,277	\$441,979
11/1/2029	10/31/2032	36	\$9.08	\$68,504.99	\$822,059.88	\$78,991.32	\$947,895.82	\$6.95	\$52,500.00	\$630,000.00	\$62,986.33	\$755,835.94	\$16,005	\$576,180
		87												\$1,140,039

Effective Date	8/1/2025
Contractual Expiration Date	10/31/2029
Renegotiated Expiration Date	10/31/2032
Total Months Contractual	51
Total Months Renegotiated	87
Total Months (+/-)	36

Landlord Capital Contribution	2025 Annual Rent Savings	2026 Annual Rent Savings	2027 Annual Rent Savings	2028 Annual Rent Savings	2029 Annual Rent Savings	2030+ Annual Rent Savings
\$0	\$103,954	\$109,582	\$147,326	\$147,326	\$154,782	\$544,170

Total Contractual Rent Owed	\$6,492,350
Total Renegotiated Rent Owed	\$5,352,311
2026 Gross Rent Reduction %	9.86%
DOWNSIZE OPTION (YES/NO)	No
TOTAL RENT REDUCTION SAVINGS	\$1,140,039
TOTAL PRE-PETITION WAIVER SAVINGS	\$67,102
TOTAL DEFERRED RENT	\$0
TOTAL LL CAPITAL CONTRIBUTION	\$0

Restructured Lease Savings Fee	\$36,044	3.25% during first 41 months after effective date, 3.0% thereafter, capped at 7 years
Term Extended Lease Fee	\$16,775	1/4 Months Gross Rent, triggered by a 36-month extension or longer
Term Shortened Lease Fee	\$0	1/3 Months Gross Rent
Downsize Option Lease Fee	\$0	1/2 Months Gross Rent
Rent Deferred Lease Fee	\$0	1.5% of any rent that is deferred
Total Hilco Fee	\$52,819	

TOTAL VALUE SECURED **\$1,207,141**



HILCO DEAL SHEET

Date Submitted	7/28/2025
Store #	275
Store Name	Charlotte, NC
Gross SQFT	100,133
Segment	High Risk Stores
FY26 Sales	\$6,047,443
FY26 4-Wall EBITDA	\$558,075
Go-Forward EBITDA	\$993,477
FY26 GROCC %	21.34%
Go-Forward GROCC %	14.14%
Landlord Contact	Jennifer Cote
Landlord Email	jcote1@bjs.com
HILCO Dealmaker	Tom Davidson

Deal Terms:

- The lease term shall be shortened by thirty-six (36) months, to expire on 2/28/28.
- All pre-petition rent and cure amounts shall be waived (including full June rent).
- Effective 9/1/25 - 2/28/28, Annual Base Rent shall be \$525,000.00/year.
- Tenant shall continue to pay Additional Rent per the existing lease.
- The tenant shall retain its 1x5 year option after the 2/28/28 lease expiration date per the existing lease.
- Option Period 1: Effective 3/1/28 - 2/28/33, Annual Base Rent shall be equal to \$1,056,442.80/year.
- All other lease terms remain unchanged.

CURRENT PERIOD

Time Period Beginning	Time Period End	Term (Months)	Base Rent /		Base Rent /		Gross Rent /		Gross Rent /		Savings / Month	Total Savings
			Base Rent PSF	Month	Annual	Month	Annual	Base Rent PSF	Month	Annual		
9/1/2025	2/28/2028	30	\$9.59	\$80,033.54	\$960,402.48	\$107,525.00	\$1,290,299.98	\$5.24	\$43,750.00	\$525,000.00	\$71,241.46	\$854,897.50
2/29/2028	2/28/2031	36	\$9.59	\$80,033.54	\$960,402.48	\$107,525.00	\$1,290,299.98	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
66												\$1,088,506

Effective Date	9/1/2025
Contractual Expiration Date	2/28/2031
Renegotiated Expiration Date	2/28/2028
Total Months Contractual	66
Total Months Renegotiated	30
Total Months (+/-)	-36

Landlord Capital Contribution	2025 Annual Rent Savings	2026 Annual Rent Savings	2027 Annual Rent Savings	2028 Annual Rent Savings	2029 Annual Rent Savings	2030+ Annual Rent Savings
\$0	\$252,659	\$435,402	\$435,402	\$72,567	\$0	\$0

Total Contractual Rent Owed	\$7,096,650
Total Renegotiated Rent Owed	\$2,137,244
2026 Gross Rent Reduction %	33.74%
DOWNSIZE OPTION (YES/NO)	No
TOTAL RENT REDUCTION SAVINGS	\$1,088,506
TOTAL PRE-PETITION WAIVER SAVINGS	\$107,525
TOTAL DEFERRED RENT	\$0
TOTAL LL CAPITAL CONTRIBUTION	\$0

Restructured Lease Savings Fee	\$35,376	3.25% during first 41 months after effective date, 3.0% thereafter, capped at 7 years
Term Extended Lease Fee	\$0	1/4 Months Gross Rent, triggered by a 36-month extension or longer
Term Shortened Lease Fee	\$35,842	1/3 Months Gross Rent
Downsize Option Lease Fee	\$0	1/2 Months Gross Rent
Rent Deferred Lease Fee	\$0	1.5% of any rent that is deferred
Total Hilco Fee	\$71,218	

TOTAL VALUE SECURED **\$1,196,031**



HILCO DEAL SHEET

Date Submitted	7/23/2025
Store #	277
Store Name	Kennewick, WA
Gross SQFT	104,404
Segment	Mid-Performer
FY26 Sales	\$6,032,879
FY26 4-Wall EBITDA	\$936,224
Go-Forward EBITDA	\$1,094,256
FY26 GROCC %	14.30%
Go-Forward GROCC %	11.68%
Landlord Contact	Terri Wilson
Landlord Email	director@lagenterprises.net
HILCO Dealmaker	Todd Eyer

Deal Terms:

- There shall be no change to the lease term, to expire on 9/30/29.
- All pre-petition rent and claims shall be waived (inclusive of full June rent).
- Effective 8/1/25 - 9/30/29, Annual Base Rent shall be \$660,000.00/year.
- The tenant shall continue to pay NNN's per the existing lease.
- The tenant shall retain their existing 3x5 year options at 12% increases to the base rent of the previous period.
- Option Period 1: Effective 10/1/29 - 9/30/34, Annual Base Rent shall be \$739,200.00/year. The previous First Option Base Rent per the lease was \$899,835.86/year.
- Option Period 2: Effective 10/1/34 - 9/30/39, Annual Base Rent shall be \$827,904.00/year. The previous Second Option Base Rent per the lease was \$989,819.45/year.
- Option Period 3: Effective 10/1/39 - 9/30/44, Annual Base Rent shall be \$927,252.48/year. The previous Third Option Base Rent per the lease was \$1,088,801.39/year.
- All other lease terms remain unchanged.

CURRENT PERIOD

Time Period Beginning	Time Period End	Term (Months)	Contractual Structure					Renegotiated Structure					Savings / Month	Total Savings
			Base Rent PSF	Base Rent / Month	Base Rent / Annual	Gross Rent / Month	Gross Rent / Annual	Base Rent PSF	Base Rent / Month	Base Rent / Annual	Gross Rent / Month	Gross Rent / Annual		
8/1/2025	9/30/2029	50	\$7.84	\$68,169.38	\$818,032.56	\$71,895.00	\$862,739.94	\$6.32	\$55,000.00	\$660,000.00	\$58,725.62	\$704,707.38	\$13,169	\$658,469
		50												\$658,469

Effective Date	8/1/2025
Contractual Expiration Date	9/30/2029
Renegotiated Expiration Date	9/30/2029
Total Months Contractual	50
Total Months Renegotiated	50
Total Months (+/-)	0

Landlord Capital Contribution	2025 Annual Rent Savings	2026 Annual Rent Savings	2027 Annual Rent Savings	2028 Annual Rent Savings	2029 Annual Rent Savings	2030+ Annual Rent Savings
\$0	\$137,742	\$158,033	\$158,033	\$158,033	\$118,524	\$0

Total Contractual Rent Owed	\$3,594,750
Total Renegotiated Rent Owed	\$2,936,281
2026 Gross Rent Reduction %	18.32%
DOWNSIZE OPTION (YES/NO)	No
TOTAL RENT REDUCTION SAVINGS	\$658,469
TOTAL PRE-PETITION WAIVER SAVINGS	\$71,895
TOTAL DEFERRED RENT	\$0
TOTAL LL CAPITAL CONTRIBUTION	\$0

Restructured Lease Savings Fee	\$23,441	3.25% during first 41 months after effective date, 3.0% thereafter, capped at 7 years
Term Extended Lease Fee	\$0	1/4 Months Gross Rent, triggered by a 36-month extension or longer
Term Shortened Lease Fee	\$0	1/3 Months Gross Rent
Downsize Option Lease Fee	\$0	1/2 Months Gross Rent
Rent Deferred Lease Fee	\$0	1.5% of any rent that is deferred
Total Hilco Fee	\$23,441	

TOTAL VALUE SECURED **\$730,364**



HILCO DEAL SHEET

Date Submitted	7/28/2025
Store #	278
Store Name	St. Petersburg, FL
Gross SQFT	86,948
Segment	High Risk Stores
FY26 Sales	\$5,662,753
FY26 4-Wall EBITDA	\$627,975
Go-Forward EBITDA	\$894,858
FY26 GROCC %	21.17%
Go-Forward GROCC %	16.46%
Landlord Contact	Leilani Jones
Landlord Email	leilani.jones@fuquadev.com
HILCO Dealmaker	Tom Davidson

Deal Terms:

- The lease term shall be shortened by forty-one (41) months to expire 3/31/29.
- All pre-petition rent and cure amounts shall be waived.
- Effective 8/1/25 - 3/31/29, Annual Base Rent shall be reduced to \$525,000.00/year.
- The tenant shall continue to pay NNN's per the existing lease.
- The tenant shall retain their 3x5 year options per the existing lease.
- Option Period 1: Effective 4/1/29 - 3/31/34, Annual Base Rent shall be \$873,051.00/year.
- Option Period 2: Effective 4/1/34 - 3/31/39, Annual Base Rent shall be \$916,704.00/year.
- Option Period 3: Effective 4/1/39 - 3/31/44, Annual Base Rent shall be \$962,538.96/year.
- All other lease terms remain unchanged.

CURRENT PERIOD

Time Period Beginning	Time Period End	Term (Months)	Contractual Structure					Renegotiated Structure					Savings / Month	Total Savings
			Base Rent PSF	Base Rent / Month	Base Rent / Annual	Gross Rent / Month	Gross Rent / Annual	Base Rent PSF	Base Rent / Month	Base Rent / Annual	Gross Rent / Month	Gross Rent / Annual		
8/1/2025	9/13/2027	25	\$9.11	\$65,990.25	\$791,883.00	\$99,917.67	\$1,199,011.99	\$6.04	\$43,750.00	\$525,000.00	\$77,677.42	\$932,128.99	\$22,240	\$556,006
9/14/2027	3/31/2029	19	\$9.56	\$69,289.75	\$831,477.00	\$103,217.17	\$1,238,605.99	\$6.04	\$43,750.00	\$525,000.00	\$77,677.42	\$932,128.99	\$25,540	\$485,255
4/1/2029	9/13/2032	41	\$9.56	\$69,289.75	\$831,477.00	\$103,217.17	\$1,238,605.99	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0	\$0
														\$1,041,262

Effective Date	8/1/2025
Contractual Expiration Date	9/13/2032
Renegotiated Expiration Date	3/31/2029
Total Months Contractual	85
Total Months Renegotiated	44
Total Months (+/-)	-41

Landlord Capital Contribution	2025 Annual Rent Savings	2026 Annual Rent Savings	2027 Annual Rent Savings	2028 Annual Rent Savings	2029 Annual Rent Savings	2030+ Annual Rent Savings
\$0	\$211,119	\$266,883	\$280,081	\$306,477	\$76,619	\$0

Total Contractual Rent Owed	\$8,690,972
Total Renegotiated Rent Owed	\$3,417,806
2026 Gross Rent Reduction %	22.26%
DOWNSIZE OPTION (YES/NO)	No
TOTAL RENT REDUCTION SAVINGS	\$1,041,262
TOTAL PRE-PETITION WAIVER SAVINGS	\$99,918
TOTAL DEFERRED RENT	\$0
TOTAL LL CAPITAL CONTRIBUTION	\$0

Restructured Lease Savings Fee	\$37,088	3.25% during first 41 months after effective date, 3.0% thereafter, capped at 7 years
Term Extended Lease Fee	\$0	1/4 Months Gross Rent, triggered by a 36-month extension or longer
Term Shortened Lease Fee	\$33,306	1/3 Months Gross Rent
Downsize Option Lease Fee	\$0	1/2 Months Gross Rent
Rent Deferred Lease Fee	\$0	1.5% of any rent that is deferred
Total Hilco Fee	\$70,394	

TOTAL VALUE SECURED **\$1,141,179**

**HILCO DEAL SHEET**

Date Submitted	7/14/2025
Store #	280
Store Name	Princeton, NJ
Gross SQFT	135,249
Segment	High Potential Closure Store
FY26 Sales	\$6,497,404
FY26 4-Wall EBITDA	\$29,777
Go-Forward EBITDA	\$947,234
FY26 GROCC %	29.51%
Go-Forward GROCC %	15.39%
Landlord Contact	Emilia Pupello
Landlord Email	epupello@sitecenters.com
HILCO Dealmaker	Adam Humerick

Deal Terms:

- The lease shall be shortened forty-six (46) months to expire 3/31/27.
- Any pre-petition rent and cure amounts shall be waived (inclusive of June Gross Rent).
- Effective 7/1/25 - 6/30/27, the lease shall be modified to a Gross lease and annual Gross Rent shall be equal to \$1,000,000.00/year.
- Tenant shall have no further Options to renew the lease.
- Each party shall have a mutual termination right, exercisable upon 120 days' prior written notice. The earliest date in which either party can give notice shall be 12/1/25.
- All other lease terms remain unchanged.

CURRENT PERIOD			Contractual Structure					Renegotiated Structure			Savings / Month	Total Savings
Time Period Beginning	Time Period End	Term (Months)	Gross Rent PSF	Base Rent / Month	Base Rent / Annual	Gross Rent / Month	Gross Rent / Annual	Gross Rent PSF	Gross Rent / Month	Gross Rent / Annual		
7/1/2025	3/31/2027	21	\$14.18	\$92,499.75	\$1,109,997.00	\$159,788.08	\$1,917,457.00	\$7.39	\$83,333.33	\$1,000,000.00	\$76,455	\$1,605,550
4/1/2027	1/31/2031	46	\$14.18	\$92,499.75	\$1,109,997.00	\$159,788.08	\$1,917,457.00	\$0.00	\$0.00	\$0.00	\$0	\$0
67												
												\$1,605,550

Effective Date	7/1/2025
Contractual Expiration Date	1/31/2031
Renegotiated Expiration Date	3/31/2027
Total Months Contractual	67
Total Months Renegotiated	21
Total Months (+/-)	-46

Landlord Capital Contribution	2025 Annual Rent Savings	2026 Annual Rent Savings	2027 Annual Rent Savings	2028 Annual Rent Savings	2029 Annual Rent Savings	2030+ Annual Rent Savings
\$0	\$618,517	\$917,457	\$229,364	\$0	\$0	\$0

Total Contractual Rent Owed	\$10,705,802
Total Renegotiated Rent Owed	\$1,750,000
2026 Gross Rent Reduction %	47.85%
DOWNSIZE OPTION (YES/NO)	No
TOTAL RENT REDUCTION SAVINGS	\$1,605,550
TOTAL PRE-PETITION WAIVER SAVINGS	\$159,788
TOTAL DEFERRED RENT	\$0
TOTAL LL CAPITAL CONTRIBUTION	\$0

Restructured Lease Savings Fee	\$57,373	3.25% during first 41 months after effective date, 3.0% of savings thereafter, capped at 7 years
Term Extended Lease Fee	\$0	1/4 Months Gross Rent, triggered by a 36-month extension or longer
Term Shortened Lease Fee	\$53,263	1/3 Months Gross Rent
Downsize Option Lease Fee	\$0	1/2 Months Gross Rent
Rent Deferred Lease Fee	\$0	1.5% of any rent that is deferred
Total Hilco Fee	\$110,636	

TOTAL VALUE SECURED \$1,765,338



HILCO DEAL SHEET

Date Submitted	8/11/2025
Store #	284
Store Name	Lone Tree, CO
Gross SQFT	87,307
Segment	Mid-Performer
FY26 Sales	\$7,656,406
FY26 4-Wall EBITDA	\$1,296,495
Go-Forward EBITDA	\$1,440,495
FY26 GROCC %	19.17%
Go-Forward GROCC %	17.29%
Landlord Contact	Arnold Schlesinger
Landlord Email	Aschlesinger@avgpartners.com
HILCO Dealmaker	Todd Eyler

Deal Terms:

- The lease shall be shortened seventy-two (72) months to expire 6/30/30.
- All pre-petition Base Rent shall be waived (inclusive of June Base Rent).
- Effective upon assumption of the lease - 10/31/27, annual Base Rent shall be equal to \$1,000,000.00/year.
- Effective 11/1/27 - 10/31/28, annual Base Rent shall be equal to \$1,095,999.97/year with 3% annual increases to Base Rent every 11/1 thereafter through 6/30/30.
- Tenant shall continue to pay Additional Rent per the existing lease.
- Tenant shall have one (1) additional 5-year option and retain their three (3) existing 5-year Options to renew the lease, for a total of 4x5 year options, at rates pursuant to the existing lease (10% increases).
 - Option Period 1: Effective 7/1/30 - 6/30/35, annual Base Rent shall be equal to \$1,522,664.04/year.
 - Option Period 2: Effective 7/1/35 - 6/30/40, annual Base Rent shall be equal to \$1,674,639.96/year.
 - Option Period 3: Effective 7/1/40 - 6/30/45, annual Base Rent shall be equal to \$1,842,104.04/year.
 - Option Period 4: Effective 7/1/45 - 6/30/50, annual Base Rent shall be equal to \$2,026,314.44/year.
- All other lease terms remain unchanged.

*NOTE: For the purpose of our analysis, assumption of the lease is assumed to be 11/1/25.

CURRENT PERIOD

			Contractual Structure					Renegotiated Structure						
Time Period Beginning	Time Period End	Term (Months)	Base Rent PSF	Base Rent / Month	Base Rent / Annual	Gross Rent / Month	Gross Rent / Annual	Base Rent PSF	Base Rent / Month	Base Rent / Annual	Gross Rent / Month	Gross Rent / Annual	Savings / Month	Total Savings
11/1/2025	6/30/2026	8	\$13.10	\$95,333.33	\$1,143,999.96	\$122,309.87	\$1,467,718.40	\$11.45	\$83,333.33	\$1,000,000.00	\$110,309.87	\$1,323,718.44	\$12,000	\$96,000
7/1/2026	10/31/2026	4	\$13.10	\$95,333.33	\$1,143,999.96	\$122,309.87	\$1,467,718.40	\$11.45	\$83,333.33	\$1,000,000.00	\$110,309.87	\$1,323,718.44	\$12,000	\$48,000
11/1/2026	10/31/2027	12	\$13.10	\$95,333.33	\$1,143,999.96	\$122,309.87	\$1,467,718.40	\$11.45	\$83,333.33	\$1,000,000.00	\$110,309.87	\$1,323,718.44	\$12,000	\$144,000
11/1/2027	10/31/2028	12	\$13.10	\$95,333.33	\$1,143,999.96	\$122,309.87	\$1,467,718.40	\$12.55	\$91,333.33	\$1,095,999.97	\$118,309.87	\$1,419,718.41	\$4,000	\$48,000
11/1/2028	10/31/2029	12	\$13.10	\$95,333.33	\$1,143,999.96	\$122,309.87	\$1,467,718.40	\$12.93	\$94,073.33	\$1,128,879.97	\$121,049.87	\$1,452,598.41	\$1,260	\$15,120
11/1/2029	6/30/2030	8	\$13.10	\$95,333.33	\$1,143,999.96	\$122,309.87	\$1,467,718.40	\$13.32	\$96,895.53	\$1,162,746.37	\$123,872.07	\$1,486,464.81	-\$1,562	-\$12,498
7/1/2030	6/30/2031	12	\$14.41	\$104,866.67	\$1,258,400.04	\$131,843.21	\$1,582,118.48	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0	\$0
7/1/2031	6/30/2036	60	\$15.85	\$115,353.33	\$1,384,239.96	\$142,329.87	\$1,707,958.40	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0	\$0
128			\$338,622											

Effective Date	11/1/2025
Contractual Expiration Date	6/30/2036
Renegotiated Expiration Date	6/30/2030
Total Months Contractual	128
Total Months Renegotiated	56
Total Months (+/-)	-72

Landlord Capital Contribution	2025 Annual Rent Savings	2026 Annual Rent Savings	2027 Annual Rent Savings	2028 Annual Rent Savings	2029 Annual Rent Savings	2030+ Annual Rent Savings
\$0	\$24,000	\$144,000	\$128,000	\$42,520	\$9,476	(\$9,373)

Total Contractual Rent Owed	\$16,971,263
Total Renegotiated Rent Owed	\$6,510,730
2026 Gross Rent Reduction %	9.81%
DOWNSIZE OPTION (YES/NO)	No
TOTAL RENT REDUCTION SAVINGS	\$338,622
TOTAL PRE-PETITION WAIVER SAVINGS	\$0
TOTAL DEFERRED RENT	\$0
TOTAL LL CAPITAL CONTRIBUTION	\$0

Restructured Lease Savings Fee	\$11,389	3.25% during first 41 months after effective date, 3.0% thereafter, capped at 7 years
Term Extended Lease Fee	\$0	1/4 Months Gross Rent, triggered by a 36-month extension or longer
Term Shortened Lease Fee	\$40,770	1/3 Months Gross Rent
Downsize Option Lease Fee	\$0	1/2 Months Gross Rent
Rent Deferred Lease Fee	\$0	1.5% of any rent that is deferred
Total Hilco Fee	\$52,159	

TOTAL VALUE SECURED \$338,622

**HILCO DEAL SHEET**

Date Submitted	7/8/2025
Store #	46
Store Name	0046-LITTLE ROCK
Gross SQFT	109,259
Segment	High Performer
FY26 Sales	\$9,242,116
FY26 4-Wall EBITDA	\$1,988,288
Go-Forward EBITDA	\$2,159,790
FY26 GROCC %	13.42%
Go-Forward GROCC %	11.56%
Landlord Contact	Roger R. Cole
Landlord Email	rcole@ashleygroup.net
HILCO Dealmaker	Bryan Weiss

Deal Terms:

- The current lease term shall remain unchanged.
 - All pre-petition rent and cure amounts shall be waived (inclusive of full June rent)
 - Effective 8/1/25 - 5/31/27, Annual Base Rent shall be reduced to \$820,488.00/year.
 - Effective 6/1/27 - 5/31/30, Annual Base Rent shall be equal to \$867,024.00/year.
 - Effective 8/1/25 Taxes and Insurance shall be paid in monthly installments, rather than annually (CAM is already paid in monthly installments). **
 - The Tenant shall retain its 2x5 year options.
 - Option Period 1: Effective 6/1/30 - 5/31/35, annual base rent shall be equal to \$1,046,615.00/year, held flat through the option period.
 - Option Period 2: Effective 6/1/35 - 5/31/40, annual base rent shall be equal to \$1,101,240.00/year, held flat through the option period.
 - All other lease terms shall remain unchanged.
- **NOTE - LL provided the Additional Rent monthly payment as \$20,658.98 (CAM \$62,272.56/year (before \$10,520.00 credit), Insurance \$88,231.50/year, Taxes \$97,403.64/year) and At Home provided the Additional Rent monthly payment as \$28,433.33. The deal sheet is calculated using the LL provided Additional Rent monthly payment amount.

CURRENT PERIOD

CURRENT PERIOD			Contractual Structure						Renegotiated Structure							
Time Period Beginning	Time Period End	Term (Months)	Base Rent PSF	Base Rent / Month	Base Rent / Annual	Gross Rent / Month	Gross Rent / Annual	Base Rent PSF	Base Rent / Month	Base Rent / Annual	Gross Rent / Month	Gross Rent / Annual	Savings / Month	Total Savings		
8/1/2025	5/31/2027	22	\$9.08	\$82,665.83	\$991,989.96	\$103,324.81	\$1,239,897.66	\$7.51	\$68,374.00	\$820,488.00	\$89,032.98	\$1,068,395.70	\$14,292	\$314,420		
6/1/2027	5/31/2030	36	\$9.08	\$82,665.83	\$991,989.96	\$103,324.81	\$1,239,897.66	\$7.94	\$72,252.00	\$867,024.00	\$92,910.98	\$1,114,931.70	\$10,414	\$374,898		
		58													\$689,318	

Effective Date	8/1/2025
Contractual Expiration Date	5/31/2030
Renegotiated Expiration Date	5/31/2030
Total Months Contractual	58
Total Months Renegotiated	58
Total Months (+/-)	0

Landlord Capital Contribution	2025 Annual Rent Savings	2026 Annual Rent Savings	2027 Annual Rent Savings	2028 Annual Rent Savings	2029 Annual Rent Savings	2030+ Annual Rent Savings
\$0	\$174,784	\$171,502	\$144,356	\$124,966	\$124,966	\$52,069

Total Contractual Rent Owed	\$5,992,839
Total Renegotiated Rent Owed	\$5,303,521
2026 Gross Rent Reduction %	13.83%
DOWNSIZE OPTION (YES/NO)	No
TOTAL RENT REDUCTION SAVINGS	\$689,318
TOTAL PRE-PETITION WAIVER SAVINGS	\$103,325
TOTAL DEFERRED RENT	\$0
TOTAL LL CAPITAL CONTRIBUTION	\$0

Restructured Lease Savings Fee	\$25,318	3.25% during first 41 months after effective date, 3.0% thereafter, capped at 7 years
Term Extended Lease Fee	\$0	1/4 Months Gross Rent, triggered by a 36-month extension or longer
Term Shortened Lease Fee	\$0	1/3 Months Gross Rent
Downsize Option Lease Fee	\$0	1/2 Months Gross Rent
Rent Deferred Lease Fee	\$0	1.5% of any rent that is deferred
Total Hilco Fee	\$25,318	

TOTAL VALUE SECURED **\$792,643**



HILCO DEAL SHEET

Date Submitted	9/9/2025
Store #	291
Store Name	North Haven, CT
Gross SQFT	81,091
Segment	Lower Performer
FY26 Sales	\$6,334,415
FY26 4-Wall EBITDA	\$677,486
Go-Forward EBITDA	\$879,558
FY26 GROCC %	22.42%
Go-Forward GROCC %	19.23%
Landlord Contact	Paul C. Bernard
Landlord Email	PaulCBernard25@gmail.com
HILCO Dealmaker	Greg Sullivan

Deal Terms:

- The lease term shall be shortened by thirty-four (34) months to expire on 9/30/29.
- All pre-petition rent and cure amount shall be waived.
- Effective 10/1/25 - 9/30/29, Annual Base Rent shall be reduced to \$762,982.00/year.
- The Tenant shall continue to pay Additional Rent per the existing lease.
- The Tenant shall pay Percentage Rent of 8% of Gross Sales over \$6,800,000.00.
- The Tenant shall have one (1) additional 5-year option for a total of 4x5 year options to renew the lease following the 9/30/29 expiration.
- Option Period 1: Effective 10/1/29 - 9/30/34, Annual Base Rent shall be \$1,115,174.50/year.
- Option Period 2: Effective 10/1/34 - 9/30/39, Annual Base Rent shall be \$1,023,645.16/year.
- Option Period 3: Effective 10/1/39 - 9/30/44, Annual Base Rent shall be \$1,126,009.40/year.
- Option Period 4: Effective 10/1/44 - 9/30/49, Annual Base Rent shall be \$1,238,610.80/year.
- All other lease terms remain unchanged.

*NOTE: The original lease had a TIA repayment included in the annual rent that burned off during the original term and the rents dropped in the option. However, with a shortened the term and reduction in rent, the LL pushed the balance of the outstanding TIA repayment to the first option period then reduces the rents in the 2nd option period.

CURRENT PERIOD

CURRENT PERIOD			Contractual Structure						Renegotiated Structure							
Time Period Beginning	Time Period End	Term (Months)	Base Rent PSF	Base Rent / Month	Base Rent / Annual	Gross Rent / Month	Gross Rent / Annual	Base Rent PSF	Base Rent / Month	Base Rent / Annual	Gross Rent / Month	Gross Rent / Annual	Savings / Month	Total Savings		
10/1/2025	7/31/2027	22	\$11.90	\$80,421.17	\$965,054.04	\$118,333.86	\$1,420,006.37	\$9.41	\$63,581.83	\$762,982.00	\$101,494.53	\$1,217,934.33	\$16,839	\$370,465		
8/1/2027	9/30/2029	26	\$13.10	\$88,499.92	\$1,061,999.04	\$126,412.61	\$1,516,951.37	\$9.41	\$63,581.83	\$762,982.00	\$101,494.53	\$1,217,934.33	\$24,918	\$647,870		
10/1/2029	7/31/2032	34	\$13.10	\$88,499.92	\$1,061,999.04	\$126,412.61	\$1,516,951.37	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0	\$0		
82															\$1,018,336	

Effective Date	10/1/2025
Contractual Expiration Date	7/31/2032
Renegotiated Expiration Date	9/30/2029
Total Months Contractual	82
Total Months Renegotiated	48
Total Months (+/-)	-34

Landlord Capital Contribution	2025 Annual Rent Savings	2026 Annual Rent Savings	2027 Annual Rent Savings	2028 Annual Rent Savings	2029 Annual Rent Savings	2030+ Annual Rent Savings
\$0	\$109,723	\$202,072	\$242,466	\$299,017	\$224,263	\$0

Total Contractual Rent Owed	\$10,188,102
Total Renegotiated Rent Owed	\$4,871,737
2026 Gross Rent Reduction %	14.23%
DOWNSIZE OPTION (YES/NO)	No
TOTAL RENT REDUCTION SAVINGS	\$1,018,336
TOTAL PRE-PETITION WAIVER SAVINGS	\$59,205
TOTAL DEFERRED RENT	\$0
TOTAL LL CAPITAL CONTRIBUTION	\$0

Restructured Lease Savings Fee	\$34,584	3.25% during first 41 months after effective date, 3.0% thereafter, capped at 7 years
Term Extended Lease Fee	\$0	1/4 Months Gross Rent, triggered by a 36-month extension or longer
Term Shortened Lease Fee	\$39,445	1/3 Months Gross Rent
Downsize Option Lease Fee	\$0	1/2 Months Gross Rent
Rent Deferred Lease Fee	\$0	1.5% of any rent that is deferred
Total Hilco Fee	\$74,029	

TOTAL VALUE SECURED **\$1,077,540**

**HILCO DEAL SHEET**

Date Submitted	7/21/2025
Store #	293
Store Name	Clarksville, IN
Gross SQFT	84,452
Segment	High Risk Stores
FY26 Sales	\$3,918,147
FY26 4-Wall EBITDA	\$376,177
Go-Forward EBITDA	\$692,293
FY26 GROCC %	18.28%
Go-Forward GROCC %	10.21%
Landlord Contact	Naila Khawaja
Landlord Email	naila@namdarllc.com
HILCO Dealmaker	Adam Humerick

Deal Terms:

- The lease term shall be extended by three (3) months expiring 3/31/28.
- All pre-petition rent and cure amounts shall be waived (inclusive of full June rent).
- Effective 7/1/2025 - 3/31/28, this lease shall be converted to a Gross lease and Annual Gross Rent shall be equal to the greater of \$400,000.00/year or 10% of sales.
- The tenant shall retain its 3x5 year options at their existing rates. Upon exercising the first option the lease would convert back to a NNN lease.
- Option Period 1: Effective 4/1/28 - 3/31/33, Annual Base Rent shall be equal to \$545,913.96/year.
- Option Period 2: Effective 4/1/33 - 3/31/38, Annual Base Rent shall be equal to \$573,210.00/year.
- Option Period 3: Effective 4/1/38 - 3/31/43, Annual Base Rent shall be equal to \$601,869.96/year.
- All other lease terms shall remain unchanged.

CURRENT PERIOD

Time Period Beginning	Time Period End	Term (Months)	Contractual Structure				Renegotiated Structure				Savings / Month	Total Savings
			Gross Rent PSF	Base Rent / Month	Base Rent / Annual	Gross Rent / Month	Gross Rent / Annual	Gross Rent PSF	Gross Rent / Month	Gross Rent / Annual		
7/1/2025	12/31/2027	30	\$8.48	\$43,326.50	\$519,918.00	\$59,676.37	\$716,116.48	\$4.74	\$33,333.33	\$400,000.00	\$26,343	\$790,291
1/1/2028	3/31/2028	3	\$8.79	\$45,492.83	\$545,913.96	\$61,842.70	\$742,112.44	\$4.74	\$33,333.33	\$400,000.00	\$28,509	\$85,528
		30										\$875,819

Effective Date	7/1/2025
Contractual Expiration Date	12/31/2027
Renegotiated Expiration Date	3/31/2028
Total Months Contractual	30
Total Months Renegotiated	33
Total Months (+/-)	3

Landlord Capital Contribution	2025 Annual Rent Savings	2026 Annual Rent Savings	2027 Annual Rent Savings	2028 Annual Rent Savings	2029 Annual Rent Savings	2030+ Annual Rent Savings
\$0	\$217,735	\$316,116	\$316,116	\$85,528	\$0	\$0

Total Contractual Rent Owed	\$1,975,819
Total Renegotiated Rent Owed	\$1,100,000
2026 Gross Rent Reduction %	44.14%
DOWNSIZE OPTION (YES/NO)	No
TOTAL RENT REDUCTION SAVINGS	\$875,819
TOTAL PRE-PETITION WAIVER SAVINGS	\$59,676
TOTAL DEFERRED RENT	\$0
TOTAL LL CAPITAL CONTRIBUTION	\$0

Restructured Lease Savings Fee	\$30,404	3.25% during first 41 months after effective date, 3.0% thereafter, capped at 7 years
Term Extended Lease Fee	\$0	1/4 Months Gross Rent, triggered by a 36-month extension or longer
Term Shortened Lease Fee	\$0	1/3 Months Gross Rent
Downsize Option Lease Fee	\$0	1/2 Months Gross Rent
Rent Deferred Lease Fee	\$0	1.5% of any rent that is deferred
Total Hilco Fee	\$30,404	

TOTAL VALUE SECURED **\$935,496**



HILCO DEAL SHEET

Date Submitted	9/9/2025
Store #	299
Store Name	Glen Burnie, MD
Gross SQFT	82,502
Segment	Lower Performer
FY26 Sales	\$5,041,180
FY26 4-Wall EBITDA	\$693,916
Go-Forward EBITDA	\$793,916
FY26 GROCC %	19.84%
Go-Forward GROCC %	17.86%
Landlord Contact	Mario Sciarra
Landlord Email	Mario.Sciarra@wakefern.com
HILCO Dealmaker	Bryan Weiss

Deal Terms:

- There shall be no change to the lease term.
- June Base Rent shall be waived.
- Effective 11/1/25 - 10/31/30, Annual Base Rent shall be \$691,892.50/year.
- Effective 11/1/30 - 4/30/31, Annual Base Rent shall be \$756,100.00/year.
- The Tenant shall continue to pay Additional Rent per the existing lease.
- The Tenant shall retain its 1x5 year option per the below rent schedule:
- Option Period 1: Effective 5/1/31 - 10/30/35, Annual Base Rent shall be \$856,100.00/year.
- Note: Sublease with Wakefern Food Corp, option aligns with Master Lease.
- All other lease terms remain unchanged.

CURRENT PERIOD

Time Period Beginning	Time Period End	Term (Months)	Contractual Structure					Renegotiated Structure					Savings / Month	Total Savings
			Base Rent PSF	Base Rent / Month	Base Rent / Annual	Gross Rent / Month	Gross Rent / Annual	Base Rent PSF	Base Rent / Month	Base Rent / Annual	Gross Rent / Month	Gross Rent / Annual		
11/1/2025	10/31/2030	60	\$9.60	\$65,991.04	\$791,892.48	\$83,361.60	\$1,000,339.24	\$8.39	\$57,657.71	\$691,892.50	\$75,028.27	\$900,339.26	\$8,333	\$500,000
11/1/2030	4/30/2031	6	\$10.38	\$71,341.67	\$856,100.04	\$88,712.23	\$1,064,546.80	\$9.16	\$63,008.33	\$756,100.00	\$80,378.90	\$964,546.76	\$8,333	\$50,000
		66												\$550,000

Effective Date	11/1/2025
Contractual Expiration Date	4/30/2031
Renegotiated Expiration Date	4/30/2031
Total Months Contractual	66
Total Months Renegotiated	66
Total Months (+/-)	0

Landlord Capital Contribution	2025 Annual Rent Savings	2026 Annual Rent Savings	2027 Annual Rent Savings	2028 Annual Rent Savings	2029 Annual Rent Savings	2030+ Annual Rent Savings
\$0	\$75,524	\$100,000	\$100,000	\$100,000	\$100,000	\$133,333

Total Contractual Rent Owed	\$5,533,970
Total Renegotiated Rent Owed	\$4,983,970
2026 Gross Rent Reduction %	10.00%
DOWNSIZE OPTION (YES/NO)	No
TOTAL RENT REDUCTION SAVINGS	\$550,000
TOTAL PRE-PETITION WAIVER SAVINGS	\$58,857
TOTAL DEFERRED RENT	\$0
TOTAL LL CAPITAL CONTRIBUTION	\$0

Restructured Lease Savings Fee	\$19,267	3.25% during first 41 months after effective date, 3.0% thereafter, capped at 7 years
Term Extended Lease Fee	\$0	1/4 Months Gross Rent, triggered by a 36-month extension or longer
Term Shortened Lease Fee	\$0	1/3 Months Gross Rent
Downsize Option Lease Fee	\$0	1/2 Months Gross Rent
Rent Deferred Lease Fee	\$0	1.5% of any rent that is deferred
Total Hilco Fee	\$19,267	

TOTAL VALUE SECURED **\$608,857**



HILCO DEAL SHEET

Date Submitted	8/26/2025
Store #	305
Store Name	Peabody, MA
Gross SQFT	94,336
Segment	Lower Performer
FY26 Sales	\$6,954,373
FY26 4-Wall EBITDA	\$903,821
Go-Forward EBITDA	\$999,707
FY26 GROCC %	19.23%
Go-Forward GROCC %	17.85%
Landlord Contact	Clifford Long
Landlord Email	cliffordalong@gmail.com
HILCO Dealmaker	Bryan Weiss

Deal Terms:

- The lease term shall be shortened thirty-six (36) months to expire on 2/28/29.
- There shall be no waiver of pre-petition rent and/or cure amounts.
- Pre-petition rent and cure shall include June Base Rent and unpaid CAM (parking) of \$18,213.43.
- Effective 9/1/25 - 2/28/29, Annual Base Rent shall be reduced to \$862,974.00/year.
- The tenant shall continue to pay Additional rent per existing lease terms.
- The tenant shall retain its 2x5 year options per the existing lease terms.
- Option Period 1: Effective 3/1/29 - 2/28/34, Annual Base Rent shall be \$1,054,746.00/year.
- Option Period 2: Effective 3/1/34 - 2/28/39, Annual Base Rent shall be \$1,150,632.00/year.
- All other lease terms remain unchanged.

CURRENT PERIOD

Time Period Beginning	Time Period End	Term (Months)	Contractual Structure					Renegotiated Structure					Savings / Month	Total Savings
			Base Rent PSF	Base Rent / Month	Base Rent / Annual	Gross Rent / Month	Gross Rent / Annual	Base Rent PSF	Base Rent / Month	Base Rent / Annual	Gross Rent / Month	Gross Rent / Annual		
9/1/2025	2/28/2029	42	\$10.16	\$79,905.00	\$958,860.00	\$111,418.56	\$1,337,022.73	\$9.15	\$71,914.50	\$862,974.00	\$103,428.06	\$1,241,136.73	\$7,991	\$335,601
3/1/2029	2/29/2032	36	\$10.16	\$79,905.00	\$958,860.00	\$111,418.56	\$1,337,022.73	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0	\$0
		78												
														\$335,601

Effective Date	9/1/2025
Contractual Expiration Date	2/29/2032
Renegotiated Expiration Date	2/28/2029
Total Months Contractual	78
Total Months Renegotiated	42
Total Months (+/-)	-36

Landlord Capital Contribution	2025 Annual Rent Savings	2026 Annual Rent Savings	2027 Annual Rent Savings	2028 Annual Rent Savings	2029 Annual Rent Savings	2030+ Annual Rent Savings
\$0	\$31,962	\$95,886	\$95,886	\$95,886	\$15,981	\$0

Total Contractual Rent Owed	\$8,690,648
Total Renegotiated Rent Owed	\$4,343,979
2026 Gross Rent Reduction %	7.17%
DOWNSIZE OPTION (YES/NO)	No
TOTAL RENT REDUCTION SAVINGS	\$335,601
TOTAL PRE-PETITION WAIVER SAVINGS	\$0
TOTAL DEFERRED RENT	\$0
TOTAL LL CAPITAL CONTRIBUTION	\$0

Restructured Lease Savings Fee	\$10,887	3.25% during first 41 months after effective date, 3.0% thereafter, capped at 7 years
Term Extended Lease Fee	\$0	1/4 Months Gross Rent, triggered by a 36-month extension or longer
Term Shortened Lease Fee	\$37,140	1/3 Months Gross Rent
Downsize Option Lease Fee	\$0	1/2 Months Gross Rent
Rent Deferred Lease Fee	\$0	1.5% of any rent that is deferred
Total Hilco Fee	\$48,027	

TOTAL VALUE SECURED **\$335,601**



HILCO DEAL SHEET

Date Submitted	8/6/2025
Store #	320
Store Name	Abingdon, MD
Gross SQFT	86,647
Segment	Potential At Risk Stores
FY26 Sales	\$4,833,280
FY26 4-Wall EBITDA	\$634,637
Go-Forward EBITDA	\$807,251
FY26 GROCC %	18.75%
Go-Forward GROCC %	15.18%
Landlord Contact	Michelle Schiffer
Landlord Email	mschiffer@ggcommercial.com
HILCO Dealmaker	Todd Eyer

Deal Terms:

- The lease term shall be shortened by thirty-six (36) months to expire 7/31/28.
- The landlord shall not waive any pre-petition rent, all outstanding utility bills must be paid within 30 days.
- Effective 9/1/25 - 7/31/28, Annual Base Rent shall be \$345,240.00/year.
- The tenant shall pay Percentage Rent of 8% above \$5,478,000.00 in sales, until lease expiration on 7/31/28.
- The tenant shall continue to pay Additional Rent per the existing lease.
- The tenant shall retain their 3x5 year options per the existing lease. No percentage rent shall be paid during the 3x5 year option periods.
- Option Period 1: Effective 8/1/28 - 7/31/33, Annual Base Rent shall be \$570,934.08/year.
- Option Period 2: Effective 8/1/33 - 7/31/38, Annual Base Rent shall be \$599,480.76/year.
- Option Period 3: Effective 8/1/38 - 7/31/43, Annual Base Rent shall be \$629,454.72/year.
- The tenant shall pay all future utility bills within 30 days of invoicing.
- All other lease terms remain unchanged.

CURRENT PERIOD

CURRENT PERIOD			Contractual Structure						Renegotiated Structure					
Time Period Beginning	Time Period End	Term (Months)	Base Rent PSF	Base Rent / Month	Base Rent / Annual	Gross Rent / Month	Gross Rent / Annual	Base Rent PSF	Base Rent / Month	Base Rent / Annual	Gross Rent / Month	Gross Rent / Annual	Savings / Month	Total Savings
9/1/2025	7/31/2026	11	\$5.98	\$43,154.50	\$517,854.00	\$75,510.57	\$906,126.84	\$3.98	\$28,770.00	\$345,240.00	\$61,126.07	\$733,512.84	\$14,385	\$158,230
8/1/2026	7/31/2028	24	\$6.28	\$45,312.23	\$543,746.76	\$77,668.30	\$932,019.60	\$3.98	\$28,770.00	\$345,240.00	\$61,126.07	\$733,512.84	\$16,542	\$397,014
8/1/2028	7/31/2031	36	\$6.28	\$45,312.23	\$543,746.76	\$77,668.30	\$932,019.60	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0	\$0
71														
													\$555,243	

Effective Date	9/1/2025
Contractual Expiration Date	7/31/2031
Renegotiated Expiration Date	7/31/2028
Total Months Contractual	71
Total Months Renegotiated	35
Total Months (+/-)	-36

Landlord Capital Contribution	2025 Annual Rent Savings	2026 Annual Rent Savings	2027 Annual Rent Savings	2028 Annual Rent Savings	2029 Annual Rent Savings	2030+ Annual Rent Savings
\$0	\$57,538	\$183,403	\$198,507	\$115,796	\$0	\$0

Total Contractual Rent Owed	\$5,490,714
Total Renegotiated Rent Owed	\$2,139,412
2026 Gross Rent Reduction %	19.05%
DOWNSIZE OPTION (YES/NO)	No
TOTAL RENT REDUCTION SAVINGS	\$555,243
TOTAL PRE-PETITION WAIVER SAVINGS	\$0
TOTAL DEFERRED RENT	\$0
TOTAL LL CAPITAL CONTRIBUTION	\$0

Restructured Lease Savings Fee	\$18,513	3.25% during first 41 months after effective date, 3.0% thereafter, capped at 7 years
Term Extended Lease Fee	\$0	1/4 Months Gross Rent, triggered by a 36-month extension or longer
Term Shortened Lease Fee	\$25,170	1/3 Months Gross Rent
Downsize Option Lease Fee	\$0	1/2 Months Gross Rent
Rent Deferred Lease Fee	\$0	1.5% of any rent that is deferred
Total Hilco Fee	\$43,683	

TOTAL VALUE SECURED **\$555,243**

**HILCO DEAL SHEET**

Date Submitted	7/14/2025
Store #	357
Store Name	Arlington Heights, IL
Gross SQFT	88,246
Segment	High Risk Stores
FY26 Sales	\$4,397,812
FY26 4-Wall EBITDA	\$340,339
Go-Forward EBITDA	\$661,494
FY26 GROCC %	22.08%
Go-Forward GROCC %	14.78%
Landlord Contact	Sanjiv Chopra
Landlord Email	sanjiv@rhinoig.com
HILCO Dealmaker	Adam Humerick

Deal Terms:

- The lease is shortened sixty (60) months to expire 6/30/28.
- June Stub rent shall be paid in full.
- All pre-petition rent shall be waived.
- Effective 7/1/25, the lease shall be converted to a Gross Lease and annual Gross Rent shall be reduced to \$650,000.00/year.
- The tenant shall retain their 3x5 year options, upon exercising the first option the lease shall convert back to a NNN lease.
 - Option Period 1: 7/1/28 - 6/30/33 Annual Base Rent shall be held at \$759,786.96/year.
 - Option Period 2: 7/1/33 - 6/30/38 Annual Base Rent shall be held at \$820,569.96/year.
 - Option Period 3: 7/1/38 - 6/30/43 Annual Base Rent shall be held at \$886,215.96/year.
- All other lease terms remain unchanged.

*Note: Downsize potential of roughly 23,000 SQFT with Sprouts Grocers.

CURRENT PERIOD

Time Period Beginning	Time Period End	Term (Months)	Base Rent /		Base Rent /	Gross Rent /	Gross Rent /	Gross Rent /		Gross Rent /	Savings / Month	Total Savings
			Base Rent PSF	Month	Annual	Month	Annual	Gross Rent PSF	Month	Annual		
7/1/2025	6/30/2028	36	\$7.97	\$58,625.58	\$703,506.96	\$80,929.52	\$971,154.22	\$7.37	\$54,166.67	\$650,000.00	\$26,763	\$963,463
		36										\$963,463

Effective Date	7/1/2025
Contractual Expiration Date	6/30/2033
Renegotiated Expiration Date	6/30/2028
Total Months Contractual	96
Total Months Renegotiated	36
Total Months (+/-)	-60

Landlord Capital Contribution	2025 Annual Rent Savings	2026 Annual Rent Savings	2027 Annual Rent Savings	2028 Annual Rent Savings	2029 Annual Rent Savings	2030+ Annual Rent Savings
\$0	\$194,364	\$321,154	\$321,154	\$160,577	\$0	\$0

Total Contractual Rent Owed	\$2,913,463
Total Renegotiated Rent Owed	\$1,950,000
2026 Gross Rent Reduction %	33.07%
DOWNSIZE OPTION (YES/NO)	No
TOTAL RENT REDUCTION SAVINGS	\$963,463
TOTAL PRE-PETITION WAIVER SAVINGS	\$33,787
TOTAL DEFERRED RENT	\$0
TOTAL LL CAPITAL CONTRIBUTION	\$0

Restructured Lease Savings Fee	\$32,411	3.25% during first 41 months after effective date, 3.0% thereafter, capped at 7 years
Term Extended Lease Fee	\$0	1/4 Months Gross Rent, triggered by a 36-month extension or longer
Term Shortened Lease Fee	\$26,977	1/3 Months Gross Rent
Downsize Option Lease Fee	\$0	1/2 Months Gross Rent
Rent Deferred Lease Fee	\$0	1.5% of any rent that is deferred
Total Hilco Fee	\$59,388	

TOTAL VALUE SECURED **\$997,250**



HILCO DEAL SHEET

Date Submitted	9/15/2025
Store #	365
Store Name	Downers Grove, IL
Gross SQFT	84,941
Segment	Potential At Risk Stores
FY26 Sales	\$4,989,471
FY26 4-Wall EBITDA	\$536,597
Go-Forward EBITDA	\$685,671
FY26 GROCC %	18.76%
Go-Forward GROCC %	15.77%
Landlord Contact	Daniel Shoffet
Landlord Email	danielshoffet@gmail.com
HILCO Dealmaker	Adam Humerick

Deal Terms:

- There shall be no change to the lease term.
- There shall be no waiver of pre-petition rent or cure amounts.
- Effective 11/1/25 - 6/30/29, annual Base Rent shall be reduced to \$5.50 PSF or \$467,175.50/year.
- The tenant shall continue to pay Additional Rent per the existing lease.
- The tenant shall retain its 3x5 year options per the existing lease.
- Option Period 1: Effective 7/1/29 - 6/30/34, annual Base Rent shall be \$677,450.04/year.
- Option Period 2: Effective 7/1/34 - 6/30/39, annual Base Rent shall be \$744,600.00/year.
- Option Period 3: Effective 7/1/39 - 6/30/44, annual Base Rent shall be \$818,550.00/year.
- All other lease terms remain unchanged.

CURRENT PERIOD

CURRENT PERIOD			Contractual Structure					Renegotiated Structure							
Time Period Beginning	Time Period End	Term (Months)	Base Rent PSF	Base Rent / Month	Base Rent / Annual	Gross Rent / Month	Gross Rent / Annual	Base Rent PSF	Base Rent / Month	Base Rent / Annual	Gross Rent / Month	Gross Rent / Annual	Savings / Month	Total Savings	
11/1/2025	6/30/2029	44	\$7.26	\$51,354.16	\$616,249.92	\$77,990.37	\$935,884.42	\$5.50	\$38,931.29	\$467,175.50	\$65,567.50	\$786,810.00	\$12,423	\$546,606	
44														\$546,606	

Effective Date	11/1/2025
Contractual Expiration Date	6/30/2029
Renegotiated Expiration Date	6/30/2029
Total Months Contractual	44
Total Months Renegotiated	44
Total Months (+/-)	0

Landlord Capital Contribution	2025 Annual Rent Savings	2026 Annual Rent Savings	2027 Annual Rent Savings	2028 Annual Rent Savings	2029 Annual Rent Savings	2030+ Annual Rent Savings
\$0	\$24,846	\$149,074	\$149,074	\$149,074	\$74,537	\$0

Total Contractual Rent Owed	\$3,431,576
Total Renegotiated Rent Owed	\$2,884,970
2026 Gross Rent Reduction %	15.93%
DOWNSIZE OPTION (YES/NO)	No
TOTAL RENT REDUCTION SAVINGS	\$546,606
TOTAL PRE-PETITION WAIVER SAVINGS	\$0
TOTAL DEFERRED RENT	\$0
TOTAL LL CAPITAL CONTRIBUTION	\$0

Restructured Lease Savings Fee	\$17,672	3.25% during first 41 months after effective date, 3.0% thereafter, capped at 7 years
Term Extended Lease Fee	\$0	1/4 Months Gross Rent, triggered by a 36-month extension or longer
Term Shortened Lease Fee	\$0	1/3 Months Gross Rent
Downsize Option Lease Fee	\$0	1/2 Months Gross Rent
Rent Deferred Lease Fee	\$0	1.5% of any rent that is deferred
Total Hilco Fee	\$17,672	

TOTAL VALUE SECURED **\$546,606**

**HILCO DEAL SHEET**

Date Submitted	7/9/2025
Store #	367
Store Name	Fayetteville, GA
Gross SQFT	78,663
Segment	High Risk Stores
FY26 Sales	\$4,373,198
FY26 4-Wall EBITDA	\$502,947
Go-Forward EBITDA	\$792,259
FY26 GROCC %	17.13%
Go-Forward GROCC %	10.52%
Landlord Contact	George Weatherall
Landlord Email	leasing@5riverscre.com
HILCO Dealmaker	Todd Eyler

Deal Terms:

- The lease term shall be shortened by fifty-nine (59) months to expire 3/31/28.
- All pre-petition Base Rent shall be waived but all reconciliations or billbacks shall NOT be waived.
- Effective 7/1/25 - 2/28/30, the lease shall be converted to a Gross Lease and annual Gross Rent shall be equal to 10.0% of sales, but no less than \$460,000.00/year.
- Tenant shall retain their existing 2x5-year Options to renew the lease following 2/28/30 at rental rates pursuant to the existing lease. The lease shall revert back to a NNN structure during the Option Periods.
- Option Period 1: Effective 3/1/30 - 2/28/35, annual Base Rent shall be equal to \$701,800.00/year.
- Option Period 2: Effective 3/1/35 - 2/29/40, annual Base Rent shall be equal to \$771,980.00/year.
- All other lease terms remain unchanged.

CURRENT PERIOD

Time Period Beginning	Time Period End	Term (Months)	Contractual Structure				Renegotiated Structure				Savings / Month	Total Savings
			Gross Rent PSF	Base Rent / Month	Base Rent / Annual	Gross Rent / Month	Gross Rent / Annual	Gross Rent PSF	Gross Rent / Month	Gross Rent / Annual		
7/1/2025	10/31/2027	28	\$7.37	\$48,333.33	\$579,999.96	\$62,442.65	\$749,311.74	\$5.85	\$38,333.33	\$460,000.00	\$24,109	\$675,061
11/1/2027	3/31/2028	5	\$8.11	\$53,166.67	\$638,000.04	\$67,275.99	\$807,311.82	\$5.85	\$38,333.33	\$460,000.00	\$28,943	\$144,713
3/1/2030	2/28/2033	36	\$8.11	\$53,166.67	\$638,000.04	\$67,275.99	\$807,311.82	\$0.00	\$0.00	\$0.00	\$0	\$0
												\$819,774

Effective Date	7/1/2025
Contractual Expiration Date	2/28/2033
Renegotiated Expiration Date	3/31/2028
Total Months Contractual	92
Total Months Renegotiated	33
Total Months (+/-)	-59

Landlord Capital Contribution	2025 Annual Rent Savings	2026 Annual Rent Savings	2027 Annual Rent Savings	2028 Annual Rent Savings	2029 Annual Rent Savings	2030+ Annual Rent Savings
\$0	\$192,989	\$289,312	\$298,978	\$86,828	\$0	\$0

Total Contractual Rent Owed	\$4,506,709
Total Renegotiated Rent Owed	\$1,265,000
2026 Gross Rent Reduction %	38.61%
DOWNSIZE OPTION (YES/NO)	No
TOTAL RENT REDUCTION SAVINGS	\$819,774
TOTAL PRE-PETITION WAIVER SAVINGS	\$48,333
TOTAL DEFERRED RENT	\$0
TOTAL LL CAPITAL CONTRIBUTION	\$0

Restructured Lease Savings Fee	\$26,643	3.25% during first 41 months after effective date, 3.0% of savings thereafter, capped at 7 years
Term Extended Lease Fee	\$0	1/4 Months Gross Rent, triggered by a 36-month extension or longer
Term Shortened Lease Fee	\$20,814	1/3 Months Gross Rent
Downsize Option Lease Fee	\$0	1/2 Months Gross Rent
Rent Deferred Lease Fee	\$0	1.5% of any rent that is deferred
Total Hilco Fee	\$47,457	

TOTAL VALUE SECURED **\$868,107**



HILCO DEAL SHEET

Date Submitted	7/21/2025
Store #	211
Store Name	0211-FARRAGUT
Gross SQFT	79,688
Segment	High Performer
FY26 Sales	\$9,101,320
FY26 4-Wall EBITDA	\$2,540,231
Go-Forward EBITDA	\$2,611,859
FY26 GROCC %	10.68%
Go-Forward GROCC %	9.89%
Landlord Contact	Kasey McCormick
Landlord Email	kasey@tylvt.org
HILCO Dealmaker	Bryan Weiss

Deal Terms:

- The current term has an automatic rent increase to \$971K on 4/1/28. The proposed deal terms below delay the rent increase.
- The lease term shall remain unchanged (expires 3/31/33).
- Full June rent shall be waived.
- Effective 8/1/25 – 3/31/27, Annual Base Rent shall be reduced to \$724,248.00/year.
- Effective 4/1/27 – 3/31/28, Annual Base Rent shall be \$795,876.46/year.
- Effective 4/1/28 – 3/31/29, Annual Base Rent shall be \$898,464.00/year.
- Effective 4/1/29 – 3/31/30, Annual Base Rent shall be \$935,028.00/year.
- Effective 4/1/30 – 3/31/33, Annual Base Rent shall be \$971,592.00/year.
- The tenant shall continue to pay NNN's per the existing lease.
- The tenant shall retain its 3X5 options per the existing lease terms.
- Option Period 1: Effective 4/1/33 - 3/31/38, Annual Base Rent shall be \$1,104,999.96/year.
- Option Period 2: Effective 4/1/38 - 3/31/43, Annual Base Rent shall be \$1,147,500.00/year.
- Option Period 3: Effective 4/1/43 - 3/31/48, Annual Base Rent shall be \$1,204,875.00/year.
- The tenant shall not self-insure (see paragraph 9.1.2 of the attached redline lease amendment).
- The tenant shall require landlord approval to sublease (see paragraph 10.1 of the attached redline lease amendment).
- Disclosure of lease terms to be revised (see paragraph 13.25 of the attached redline lease amendment).
- All other lease terms remain unchanged.

CURRENT PERIOD

CURRENT PERIOD			Contractual Structure						Renegotiated Structure							
Time Period Beginning	Time Period End	Term (Months)	Base Rent PSF	Base Rent / Month	Base Rent / Annual	Gross Rent / Month	Gross Rent / Annual	Base Rent PSF	Base Rent / Month	Base Rent / Annual	Gross Rent / Month	Gross Rent / Annual	Savings / Month	Total Savings		
8/1/2025	3/31/2027	20	\$9.99	\$66,323.04	\$795,876.48	\$80,998.27	\$971,979.24	\$9.09	\$60,354.00	\$724,248.00	\$75,029.23	\$900,350.76	\$5,969	\$119,381		
4/1/2027	3/31/2028	12	\$9.99	\$66,323.04	\$795,876.48	\$80,998.27	\$971,979.24	\$9.99	\$66,323.04	\$795,876.46	\$80,998.27	\$971,979.22	\$0	\$0		
4/1/2028	3/31/2029	12	\$12.19	\$80,966.00	\$971,592.00	\$95,641.23	\$1,147,694.76	\$11.27	\$74,872.00	\$898,464.00	\$89,547.23	\$1,074,566.76	\$6,094	\$73,128		
4/1/2029	3/31/2030	12	\$12.19	\$80,966.00	\$971,592.00	\$95,641.23	\$1,147,694.76	\$11.73	\$77,919.00	\$935,028.00	\$92,594.23	\$1,111,130.76	\$3,047	\$36,564		
4/1/2030	3/31/2033	36	\$12.19	\$80,966.00	\$971,592.00	\$95,641.23	\$1,147,694.76	\$12.19	\$80,966.00	\$971,592.00	\$95,641.23	\$1,147,694.76	\$0	\$0		
92														\$229,073		

Effective Date	8/1/2025
Contractual Expiration Date	3/31/2033
Renegotiated Expiration Date	3/31/2033
Total Months Contractual	92
Total Months Renegotiated	92
Total Months (+/-)	0

Landlord Capital Contribution	2025 Annual Rent Savings	2026 Annual Rent Savings	2027 Annual Rent Savings	2028 Annual Rent Savings	2029 Annual Rent Savings	2030+ Annual Rent Savings
\$0	\$110,843	\$71,628	\$17,907	\$54,846	\$45,705	\$9,141

Total Contractual Rent Owed	\$8,330,418
Total Renegotiated Rent Owed	\$8,101,346
2026 Gross Rent Reduction %	7.37%
DOWNSIZE OPTION (YES/NO)	No
TOTAL RENT REDUCTION SAVINGS	\$229,073
TOTAL PRE-PETITION WAIVER SAVINGS	\$80,998
TOTAL DEFERRED RENT	\$0
TOTAL LL CAPITAL CONTRIBUTION	\$0

Restructured Lease Savings Fee	\$9,940	3.25% during first 41 months after effective date, 3.0% thereafter, capped at 7 years
Term Extended Lease Fee	\$0	1/4 Months Gross Rent, triggered by a 36-month extension or longer
Term Shortened Lease Fee	\$0	1/3 Months Gross Rent
Downsize Option Lease Fee	\$0	1/2 Months Gross Rent
Rent Deferred Lease Fee	\$0	1.5% of any rent that is deferred
Total Hilco Fee	\$9,940	

TOTAL VALUE SECURED **\$310,071**



HILCO DEAL SHEET

Date Submitted	10/8/2025
Store #	265 & 318
Store Name	Costa Mesa & Tustin
Hilco Dealmaker	Greg Sullivan

Total Proceeds from Lease Sales	\$1,500,000
Total Cure Costs	-\$262,118
Half September Rent	-\$149,462
Net Proceeds to Debtor	\$1,088,420

Restructured Lease Savings Fee	\$35,374	3.25% during first 41 months after effective date, 3.0% thereafter, capped at 7 years
Term Extended Lease Fee	\$0	1/4 Months Gross Rent, triggered by a 36-month extension or longer
Term Shortened Lease Fee	\$0	1/3 Months Gross Rent
Downsize Option Lease Fee	\$0	1/2 Months Gross Rent
Rent Deferred Lease Fee	\$0	1.5% of any rent that is deferred
Total Hilco Fee	\$35,374	



HILCO DEAL SHEET

Date Submitted	7/28/2025
Store #	273
Store Name	Sioux Falls, SD
Gross SQFT	90,585
Segment	Mid-Performer
FY26 Sales	\$6,439,534
FY26 4-Wall EBITDA	\$1,344,508
Go-Forward EBITDA	\$1,423,896
FY26 GROSS %	12.50%
Go-Forward GROSS %	11.27%
Landlord Contact	Nick Gates
Landlord Email	nick@ernstcapitalgroup.com
HILCO Dealmaker	Adam Humerick

Deal Terms:

- The lease term shall be extended thirty-six (36) months to expire 10/31/2032.
- All pre-petition claims shall be waived (inclusive of full June rent).
- Effective 8/1/25 - 10/31/29, Annual Base Rent shall be held at \$600,000.00/year.
- Effective 11/1/29 - 10/31/32, Annual Base Rent shall increase 5% to \$630,000/year.
- Effective 8/1/25 - 10/31/29, the Tenant shall pay 5% above \$6,640,000.00 in gross sales in addition to base rent.
- Effective 11/1/29 - 10/31/32, the Tenant shall pay 5% above \$6,972,000.00 in gross sales in addition to base rent.
- Tenant shall continue to pay Additional Rent per the existing lease.
- The Tenant shall retain their 3x5 year options at renegotiated 10% increases to the Annual Base Rent and Breakpoints from the previous period.
- Option Period 1: Effective 11/01/32 - 10/31/37, Annual Base Rent shall be \$693,000.00/year and the Breakpoint shall be \$7,669,200.
- Option Period 2: Effective 11/01/37 - 10/31/42, Annual Base Rent shall be \$762,300.00/year and the Breakpoint shall be \$8,436,120.
- Option Period 3: Effective 11/01/42 - 10/31/47, Annual Base Rent shall be \$838,530.00/year and the Breakpoint shall be \$9,279,732.
- All other lease terms remain unchanged.

CURRENT PERIOD

CURRENT PERIOD			Contractual Structure						Renegotiated Structure							
Time Period Beginning	Time Period End	Term (Months)	Base Rent PSF	Base Rent / Month	Base Rent / Annual	Gross Rent / Month	Gross Rent / Annual	Base Rent PSF	Base Rent / Month	Base Rent / Annual	Gross Rent / Month	Gross Rent / Annual	Savings / Month	Total Savings		
8/1/2025	10/31/2025	3	\$7.50	\$56,615.63	\$679,387.56	\$67,101.96	\$805,223.50	\$6.62	\$50,000.00	\$600,000.00	\$60,486.33	\$725,835.94	\$6,616	\$19,847		
11/1/2025	10/31/2026	12	\$7.75	\$58,502.81	\$702,033.72	\$68,989.14	\$827,869.66	\$6.62	\$50,000.00	\$600,000.00	\$60,486.33	\$725,835.94	\$8,503	\$102,034		
11/1/2026	10/31/2029	36	\$8.25	\$62,277.19	\$747,326.28	\$72,763.52	\$873,162.22	\$6.62	\$50,000.00	\$600,000.00	\$60,486.33	\$725,835.94	\$12,277	\$441,979		
11/1/2029	10/31/2032	36	\$9.08	\$68,504.99	\$822,059.88	\$78,991.32	\$947,895.82	\$6.95	\$52,500.00	\$630,000.00	\$62,986.33	\$755,835.94	\$16,005	\$576,180		
87													\$1,140,039			

Effective Date	8/1/2025
Contractual Expiration Date	10/31/2029
Renegotiated Expiration Date	10/31/2032
Total Months Contractual	51
Total Months Renegotiated	87
Total Months (+/-)	36

Landlord Capital Contribution	2025 Annual Rent Savings	2026 Annual Rent Savings	2027 Annual Rent Savings	2028 Annual Rent Savings	2029 Annual Rent Savings	2030+ Annual Rent Savings
\$0	\$103,954	\$109,582	\$147,326	\$147,326	\$154,782	\$544,170

Total Contractual Rent Owed	\$6,492,350
Total Renegotiated Rent Owed	\$5,352,311
2026 Gross Rent Reduction %	9.86%
DOWNSIZE OPTION (YES/NO)	No
TOTAL RENT REDUCTION SAVINGS	\$1,140,039
TOTAL PRE-PETITION WAIVER SAVINGS	\$67,102
TOTAL DEFERRED RENT	\$0
TOTAL LL CAPITAL CONTRIBUTION	\$0

Restructured Lease Savings Fee	\$36,044	3.25% during first 41 months after effective date, 3.0% thereafter, capped at 7 years
Term Extended Lease Fee	\$16,775	1/4 Months Gross Rent, triggered by a 36-month extension or longer
Term Shortened Lease Fee	\$0	1/3 Months Gross Rent
Downsize Option Lease Fee	\$0	1/2 Months Gross Rent
Rent Deferred Lease Fee	\$0	1.5% of any rent that is deferred
Total Hilco Fee	\$52,820	

TOTAL VALUE SECURED **\$1,207,141**



HILCO DEAL SHEET

Date Submitted	8/11/2025
Store #	11
Store Name	0011-MESQUITE
Gross SQFT	140,592
Segment	Mid-Performer
FY26 Sales	\$6,939,047
FY26 4-Wall EBITDA	\$1,054,711
Go-Forward EBITDA	\$1,270,511
FY26 GROCC %	19.31%
Go-Forward GROCC %	16.20%
Landlord Contact	Arnold Schlesinger
Landlord Email	Aschlesinger@avgpartners.com
HILCO Dealmaker	Todd Eyster

Deal Terms:

- The lease term shall remain unchanged (expires 8/31/30).
- All pre-petition Base Rent shall be waived (inclusive of June Base Rent).
- Effective upon assumption of the lease - 10/31/27, annual Base Rent shall be equal to \$1,025,000.00/year.
- Effective 11/1/27 - 10/31/28, annual Base Rent shall be equal to \$1,132,900.00/year, with 3% annual increases to Base Rent every 11/1 thereafter through 8/31/30.
- Tenant shall continue to pay Additional Rent per the existing lease.
- Tenant shall retain their existing 4x5-year Options to renew the lease at rates pursuant to the existing lease.
- Option Period 1: Effective 9/1/30 - 8/31/35, annual Base Rent shall be equal to \$1,364,880.00/year.
- Option Period 2: Effective 9/1/35 - 8/31/40, annual Base Rent shall be equal to \$1,501,368.00/year.
- Option Period 3: Effective 9/1/40 - 8/31/45, annual Base Rent shall be equal to \$1,651,504.80/year.
- Option Period 4: Effective 9/1/45 - 8/31/50, annual Base Rent shall be equal to \$1,816,655.28/year.
- Upon exercising their first Option, tenant shall have the right to downsize the premise to 65,000 SQFT. Both parties shall pay for half of the demising costs. Specific notice timing and demising plans are TBD. In the event tenant does elect to downsize, the Base Rent PSF shall revert back to the previous lease rate.
- All other lease terms remain unchanged.

*NOTE: For the purpose of our analysis, assumption of the lease is assumed to be 11/1/25.

CURRENT PERIOD			Contractual Structure					Renegotiated Structure						
Time Period Beginning	Time Period End	Term (Months)	Base Rent PSF	Base Rent / Month	Base Rent / Annual	Gross Rent / Month	Gross Rent / Annual	Base Rent PSF	Base Rent / Month	Base Rent / Annual	Gross Rent / Month	Gross Rent / Annual	Savings / Month	Total Savings
11/1/2025	10/31/2026	12	\$8.83	\$103,400.00	\$1,240,800.00	\$111,666.03	\$1,339,992.36	\$7.29	\$85,416.67	\$1,025,000.00	\$93,682.70	\$1,124,192.36	\$17,983	\$215,800
11/1/2026	10/31/2027	12	\$8.83	\$103,400.00	\$1,240,800.00	\$111,666.03	\$1,339,992.36	\$7.29	\$85,416.67	\$1,025,000.00	\$93,682.70	\$1,124,192.36	\$17,983	\$215,800
11/1/2027	10/31/2028	12	\$8.83	\$103,400.00	\$1,240,800.00	\$111,666.03	\$1,339,992.36	\$8.06	\$94,408.33	\$1,132,900.00	\$102,674.36	\$1,232,092.36	\$8,992	\$107,900
11/1/2028	10/31/2029	12	\$8.83	\$103,400.00	\$1,240,800.00	\$111,666.03	\$1,339,992.36	\$8.30	\$97,240.58	\$1,166,887.00	\$105,506.61	\$1,266,079.36	\$6,159	\$73,913
11/1/2029	8/31/2030	10	\$8.83	\$103,400.00	\$1,240,800.00	\$111,666.03	\$1,339,992.36	\$8.55	\$100,157.80	\$1,201,893.61	\$108,423.83	\$1,301,085.97	\$3,242	\$32,422
58			\$645,835											

Effective Date	11/1/2025
Contractual Expiration Date	8/31/2030
Renegotiated Expiration Date	8/31/2030
Total Months Contractual	58
Total Months Renegotiated	58
Total Months (+/-)	0

Landlord Capital Contribution	2025 Annual Rent Savings	2026 Annual Rent Savings	2027 Annual Rent Savings	2028 Annual Rent Savings	2029 Annual Rent Savings	2030+ Annual Rent Savings
\$0	\$82,967	\$215,800	\$197,817	\$102,236	\$68,079	\$25,938

Total Contractual Rent Owed	\$6,476,630
Total Renegotiated Rent Owed	\$5,830,795
2026 Gross Rent Reduction %	16.10%
DOWNSIZE OPTION (YES/NO)	Yes
TOTAL RENT REDUCTION SAVINGS	\$645,835
TOTAL PRE-PETITION WAIVER SAVINGS	\$47,000
TOTAL DEFERRED RENT	\$0
TOTAL LL CAPITAL CONTRIBUTION	\$0

Restructured Lease Savings Fee	\$22,328	3.25% during first 41 months after effective date, 3.0% thereafter, capped at 7 years
Term Extended Lease Fee	\$0	1/4 Months Gross Rent, triggered by a 36-month extension or longer
Term Shortened Lease Fee	\$0	1/3 Months Gross Rent
Downsize Option Lease Fee	\$55,833	1/2 Months Gross Rent
Rent Deferred Lease Fee	\$0	1.5% of any rent that is deferred
Total Hilco Fee	\$78,161	

TOTAL VALUE SECURED	\$692,835
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**HILCO DEAL SHEET**

Date Submitted	9/24/2025
Store #	18
Store Name	0018-GREENVILLE
Gross SQFT	141,626
Segment	High Performer
FY26 Sales	\$11,324,527
FY26 4-Wall EBITDA	\$3,127,703
Go-Forward EBITDA	\$3,110,026
FY26 GROCC %	8.20%
Go-Forward GROCC %	8.35%
Landlord Contact	Kristin Furniss
Landlord Email	Kristin.Furniss@NNN Reit.com
HILCO Dealmaker	Bryan Weiss

Deal Terms:

- The lease term shall be extended one-hundred and thirty-six (136) months to expire on 12/31/37.
- Effective 1/1/26 - 12/31/26, annual Base Rent shall be \$760,000.00/year and shall then increase by CPI capped at 1.50% every 1/1 thereafter.
- The tenant shall continue to pay Additional Rent per the existing lease.
- % Rent:**
 - The tenant shall pay Percentage Rent of 5% on all sales above the breakpoint of \$12,100,000.00.
 - The stated breakpoint shall increase 5% every 5 years, starting on 1/1/2031.
- Options:**
 - The tenant shall have 3x5 year options at annual CPI increases capped at 1.50%.
 - Option Period 1: Effective 1/1/37 - 12/31/42, annual Base Rent shall be \$936,134.36/year.
 - Option Period 2: Effective 1/1/42 - 12/31/47, annual Base Rent shall be \$1,008,482.57/year.
 - Option Period 3: Effective 1/1/47 - 12/31/52, annual Base Rent shall be \$1,086,422.14/year.
 - The Option Notice Period shall be revised to twelve (12) months.
- Financial Reporting:**
 - The tenant shall provide quarterly reports on store sales and P&L reporting for all go-forward locations.
- All other lease terms remain unchanged.

CURRENT PERIOD

Time Period Beginning	Time Period End	Term (Months)	Contractual Structure					Renegotiated Structure					Savings / Month	Total Savings
			Base Rent PSF	Base Rent / Month	Base Rent / Annual	Gross Rent / Month	Gross Rent / Annual	Base Rent PSF	Base Rent / Month	Base Rent / Annual	Gross Rent / Month	Gross Rent / Annual		
1/1/2026	8/31/2026	8	\$5.24	\$61,860.25	\$742,323.00	\$77,345.09	\$928,141.07	\$5.37	\$63,333.33	\$760,000.00	\$78,818.17	\$945,818.07	-\$1,473	-\$11,785
9/1/2026	12/31/2026	4	\$5.50	\$64,953.26	\$779,439.15	\$80,438.10	\$965,257.22	\$5.37	\$63,333.33	\$760,000.00	\$78,818.17	\$945,818.07	\$1,620	\$6,480
1/1/2027	12/31/2027	12	\$5.50	\$64,953.26	\$779,439.15	\$80,438.10	\$965,257.22	\$5.45	\$64,283.33	\$771,400.00	\$79,768.17	\$957,218.07	\$670	\$8,039
1/1/2028	12/31/2028	12	\$5.50	\$64,953.26	\$779,439.15	\$80,438.10	\$965,257.22	\$5.53	\$65,247.58	\$782,971.00	\$80,732.42	\$968,789.07	-\$294	-\$3,532
1/1/2029	8/31/2029	8	\$5.50	\$64,953.26	\$779,439.15	\$80,438.10	\$965,257.22	\$5.61	\$66,226.30	\$794,715.57	\$81,711.14	\$980,533.64	-\$1,273	-\$10,184
9/1/2029	12/31/2029	4	\$5.78	\$68,200.93	\$818,411.11	\$83,685.76	\$1,004,229.18	\$5.61	\$66,226.30	\$794,715.57	\$81,711.14	\$980,533.64	\$1,975	\$7,899
1/1/2030	12/31/2030	12	\$5.78	\$68,200.93	\$818,411.11	\$83,685.76	\$1,004,229.18	\$5.70	\$67,219.69	\$806,636.30	\$82,704.53	\$992,454.37	\$981	\$11,775
1/1/2031	12/31/2031	12	\$5.78	\$68,200.93	\$818,411.11	\$83,685.76	\$1,004,229.18	\$5.78	\$68,227.99	\$818,735.84	\$83,712.83	\$1,004,553.91	-\$27	-\$325
1/1/2032	8/31/2032	8	\$5.78	\$68,200.93	\$818,411.11	\$83,685.76	\$1,004,229.18	\$5.87	\$69,251.41	\$831,016.88	\$84,736.25	\$1,016,834.95	-\$1,050	-\$8,404
9/1/2032	12/31/2032	4	\$6.07	\$71,610.97	\$859,331.66	\$87,095.81	\$1,045,149.73	\$5.87	\$69,251.41	\$831,016.88	\$84,736.25	\$1,016,834.95	\$2,360	\$9,438
1/1/2033	12/31/2033	12	\$6.07	\$71,610.97	\$859,331.66	\$87,095.81	\$1,045,149.73	\$5.96	\$70,290.18	\$843,482.13	\$85,775.02	\$1,029,300.20	\$1,321	\$15,850
1/1/2034	12/31/2034	12	\$6.07	\$71,610.97	\$859,331.66	\$87,095.81	\$1,045,149.73	\$6.05	\$71,344.53	\$856,134.37	\$86,829.37	\$1,041,952.44	\$266	\$3,197
1/1/2035	8/31/2035	8	\$6.07	\$71,610.97	\$859,331.66	\$87,095.81	\$1,045,149.73	\$6.14	\$72,414.70	\$868,976.38	\$87,899.54	\$1,054,794.45	-\$804	-\$6,430
9/1/2035	12/31/2035	4	\$6.37	\$75,191.52	\$902,298.25	\$90,676.36	\$1,088,116.32	\$6.23	\$73,500.92	\$882,011.03	\$88,985.76	\$1,067,829.10	\$1,691	\$6,762
1/1/2036	12/31/2036	12	\$6.37	\$75,191.52	\$902,298.25	\$90,676.36	\$1,088,116.32	\$6.23	\$73,500.92	\$882,011.03	\$88,985.76	\$1,067,829.10	\$1,691	\$20,287
1/1/2037	12/31/2037	12	\$6.37	\$75,191.52	\$902,298.25	\$90,676.36	\$1,088,116.32	\$6.32	\$74,603.43	\$895,241.19	\$90,088.27	\$1,081,059.26	\$588	\$7,057

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\$56,125

Effective Date	1/1/2026
Contractual Expiration Date	8/31/2026
Renegotiated Expiration Date	12/31/2037
Total Months Contractual	8
Total Months Renegotiated	144
Total Months (+/-)	136

Landlord Capital	2025 Annual Rent Savings	2026 Annual Rent Savings	2027 Annual Rent Savings	2028 Annual Rent Savings	2029 Annual Rent Savings	2030+ Annual Rent Savings
\$0	\$0	(\$5,305)	\$8,039	(\$3,532)	(\$2,286)	\$59,208

Total Contractual Rent Owed	\$12,201,607
Total Renegotiated Rent Owed	\$12,145,482
2026 Gross Rent Reduction %	-1.90%
DOWNSIZE OPTION (YES/NO)	No
TOTAL RENT REDUCTION SAVINGS	\$56,125
TOTAL PRE-PETITION WAIVER SAVINGS	\$0
TOTAL DEFERRED RENT	\$0
TOTAL LL CAPITAL CONTRIBUTION	\$0

Restructured Lease Savings Fee	\$0	3.25% during first 41 months after effective date, 3.0% thereafter, capped at 7 years
Term Extended Lease Fee	\$19,336	1/4 Months Gross Rent, triggered by a 36-month extension or longer
Term Shortened Lease Fee	\$0	1/3 Months Gross Rent
Downsize Option Lease Fee	\$0	1/2 Months Gross Rent
Rent Deferred Lease Fee	\$0	1.5% of any rent that is deferred
Total Hilco Fee	\$19,336	

TOTAL VALUE SECURED **\$56,125**



HILCO DEAL SHEET

Date Submitted	8/11/2025
Store #	23
Store Name	0023-LEWISVILLE
Gross SQFT	122,984
Segment	Mid-Performer
FY26 Sales	\$6,506,506
FY26 4-Wall EBITDA	\$977,417
Go-Forward EBITDA	\$977,417
FY26 GROCC %	17.42%
Go-Forward GROCC %	17.42%
Landlord Contact	Arnold Schlesinger
Landlord Email	Aschlesinger@avgpartners.com
HILCO Dealmaker	Todd Eyler

Deal Terms:

- The lease term shall be shortened by thirty-six (36) months to expire on 4/30/30.
 - Pre-petition rent and cure amounts shall be waived (inclusive of full June rent).
 - Effective upon assumption of the lease - 4/30/30, annual Base Rent shall be equal to the existing contract rates.
 - Tenant shall continue to pay Additional Rent per the existing lease.
 - The tenant shall retain their 3x5 year options per the existing lease.
 - Option Period 1: Effective 5/1/30 - 4/30/35, Annual Base Rent shall be \$1,224,999.96/year.
 - Option Period 2: Effective 5/1/35 - 4/30/40, Annual Base Rent shall be \$1,299,999.96/year.
 - Option Period 3: Effective 5/1/40 - 4/30/45, Annual Base Rent shall be \$1,374,999.96/year.
 - Upon exercising their first option, tenant shall have the right to downsize the premise to 65,000 SQFT. Both parties shall pay for half of the demising costs. Specific notice timing and demising plans are TBD. In the event tenant does elect to downsize, the Base Rent PSF shall revert to the contract rate of \$9.96 PSF (\$647,441.92/year).
 - All other lease terms remain unchanged.
- *NOTE: For the purpose of our analysis, assumption of the lease is assumed to be 11/1/25.

CURRENT PERIOD			Contractual Structure					Renegotiated Structure					Savings / Month	Total Savings
Time Period Beginning	Time Period End	Term (Months)	Base Rent PSF	Base Rent / Month	Base Rent / Annual	Gross Rent / Month	Gross Rent / Annual	Base Rent PSF	Base Rent / Month	Base Rent / Annual	Gross Rent / Month	Gross Rent / Annual		
11/1/2025	4/30/2027	18	\$7.72	\$79,166.67	\$950,000.04	\$94,444.04	\$1,133,328.43	\$7.72	\$79,166.67	\$950,000.04	\$94,444.04	\$1,133,328.43	\$0	\$0
5/1/2027	4/30/2028	12	\$8.13	\$83,333.33	\$999,999.96	\$98,610.70	\$1,183,328.35	\$8.13	\$83,333.33	\$999,999.96	\$98,610.70	\$1,183,328.35	\$0	\$0
5/1/2028	4/30/2030	24	\$8.94	\$91,666.67	\$1,100,000.04	\$106,944.04	\$1,283,328.43	\$8.94	\$91,666.67	\$1,100,000.04	\$106,944.04	\$1,283,328.43	\$0	\$0
			54										\$0	

Effective Date	11/1/2025
Contractual Expiration Date	4/30/2033
Renegotiated Expiration Date	4/30/2030
Total Months Contractual	90
Total Months Renegotiated	54
Total Months (+/-)	-36
Total Contractual Rent Owed	\$5,449,978
Total Renegotiated Rent Owed	\$5,449,978
2026 Gross Rent Reduction %	0.00%
DOWNSIZE OPTION (YES/NO)	Yes
TOTAL RENT REDUCTION SAVINGS	\$0
TOTAL PRE-PETITION WAIVER SAVINGS	\$39,583
TOTAL DEFERRED RENT	\$0
TOTAL LL CAPITAL CONTRIBUTION	\$0
TOTAL VALUE SECURED	\$39,583

Landlord Capital Contribution	2025 Annual Rent Savings	2026 Annual Rent Savings	2027 Annual Rent Savings	2028 Annual Rent Savings	2029 Annual Rent Savings	2030+ Annual Rent Savings
\$0	\$39,583	\$0	\$0	\$0	\$0	\$0

Restructured Lease Savings Fee	\$1,286	3.25% during first 41 months after effective date, 3.0% thereafter, capped at 7 years
Term Extended Lease Fee	\$0	1/4 Months Gross Rent, triggered by a 36-month extension or longer
Term Shortened Lease Fee	\$31,481	1/3 Months Gross Rent
Downsize Option Lease Fee	\$47,222	1/2 Months Gross Rent
Rent Deferred Lease Fee	\$0	1.5% of any rent that is deferred
Total Hilco Fee	\$79,989	



HILCO DEAL SHEET

Date Submitted	9/24/2025	Deal Terms: - The lease term shall be extended by fifty-one (51) months to expire on 12/31/35. - Effective 1/1/26 - 12/31/26, annual Base Rent shall be \$750,000.00/year and shall then increase by CPI capped at 1.50% every 1/1 thereafter (previous increases were 2% annually). - The tenant shall continue to pay Additional Rent per the existing lease. % Rent: - The tenant shall pay Percentage Rent of 5% on all sales above the breakpoint of \$8,500,000.00. - The stated breakpoint shall increase 5% every 5 years, starting on 1/1/2031. Options: - The tenant shall have 3x5 year options at annual CPI increases capped at 1.50%. - Option Period 1: Effective 1/1/36 - 12/31/41, annual Base Rent shall be \$870,405.62/year. - Option Period 2: Effective 1/1/41 - 12/31/46, annual Base Rent shall be \$937,674.05/year. - Option Period 3: Effective 1/1/46 - 12/31/51, annual Base Rent shall be \$1,010,141.25/year. - The Option Notice Period shall be revised to twelve (12) months. Outparcel Approval: - The landlord shall have outparcel/ground lease rights per the below terms: - Landlord will not obstruct access or materially obstruct view. - Building height shall not exceed 28' height (including architectural features). - Any outparcel/ground lease shall be only one building, single tenant, one story and self-parked. Financial Reporting: - The tenant shall provide quarterly reports on store sales and P&L reporting for all go-forward locations. Existing Master Lease: *NOTE: This location shall remain in a Master Lease with #84 Colorado Springs. - All other lease terms remain unchanged.
Store #	24	
Store Name	0024-OFALLON IL	
Gross SQFT	141,641	
Segment	Mid-Performer	
FY26 Sales	\$7,813,582	
FY26 4-Wall EBITDA	\$1,438,420	
Go-Forward EBITDA	\$1,534,271	
FY26 GROCC %	15.00%	
Go-Forward GROCC %	13.77%	
Landlord Contact	Kristin Furniss	
Landlord Email	Kristin.Furniss@NNNR.eit.com	
HILCO Dealmaker	Bryan Weiss	

CURRENT PERIOD

			Contractual Structure					Renegotiated Structure						
Time Period Beginning	Time Period End	Term (Months)	Base Rent PSF	Base Rent / Month	Base Rent / Annual	Gross Rent / Month	Gross Rent / Annual	Base Rent PSF	Base Rent / Month	Base Rent / Annual	Gross Rent / Month	Gross Rent / Annual	Savings / Month	Total Savings
1/1/2026	9/30/2026	9	\$5.97	\$70,487.56	\$845,850.72	\$97,677.32	\$1,172,127.85	\$5.30	\$62,500.00	\$750,000.00	\$89,689.76	\$1,076,277.13	\$7,988	\$71,888
10/1/2026	12/31/2026	3	\$6.09	\$71,897.31	\$862,767.72	\$99,087.07	\$1,189,044.85	\$5.30	\$62,500.00	\$750,000.00	\$89,689.76	\$1,076,277.13	\$9,397	\$28,192
1/1/2027	9/30/2027	9	\$6.09	\$71,897.31	\$862,767.72	\$99,087.07	\$1,189,044.85	\$5.37	\$63,437.50	\$761,250.00	\$90,627.26	\$1,087,527.13	\$8,460	\$76,138
10/1/2027	12/31/2027	3	\$6.21	\$73,335.26	\$880,023.12	\$100,525.02	\$1,206,300.25	\$5.37	\$63,437.50	\$761,250.00	\$90,627.26	\$1,087,527.13	\$9,898	\$29,693
1/1/2028	9/30/2028	9	\$6.21	\$73,335.26	\$880,023.12	\$100,525.02	\$1,206,300.25	\$5.46	\$64,389.06	\$772,668.75	\$91,578.82	\$1,098,945.88	\$8,946	\$80,516
10/1/2028	12/31/2028	3	\$6.34	\$74,801.97	\$897,623.64	\$101,991.73	\$1,223,900.77	\$5.46	\$64,389.06	\$772,668.75	\$91,578.82	\$1,098,945.88	\$10,413	\$31,239
1/1/2029	9/30/2029	9	\$6.34	\$74,801.97	\$897,623.64	\$101,991.73	\$1,223,900.77	\$5.54	\$65,354.90	\$784,258.78	\$92,544.66	\$1,110,535.91	\$9,447	\$85,024
10/1/2029	12/31/2029	3	\$6.46	\$76,298.01	\$915,576.12	\$103,487.77	\$1,241,853.25	\$5.54	\$65,354.90	\$784,258.78	\$92,544.66	\$1,110,535.91	\$10,943	\$32,829
1/1/2030	9/30/2030	9	\$6.46	\$76,298.01	\$915,576.12	\$103,487.77	\$1,241,853.25	\$5.62	\$66,335.22	\$796,022.66	\$93,524.98	\$1,122,299.79	\$9,963	\$89,665
10/1/2030	12/31/2030	3	\$6.59	\$77,823.97	\$933,887.64	\$105,013.73	\$1,260,164.77	\$5.62	\$66,335.22	\$796,022.66	\$93,524.98	\$1,122,299.79	\$11,489	\$34,466
1/1/2031	9/30/2031	9	\$6.59	\$77,823.97	\$933,887.64	\$105,013.73	\$1,260,164.77	\$5.70	\$67,330.25	\$807,963.00	\$94,520.01	\$1,134,240.13	\$10,494	\$94,443
10/1/2031	12/31/2031	3	\$6.73	\$79,380.45	\$952,565.39	\$106,570.21	\$1,278,842.52	\$5.70	\$67,330.25	\$807,963.00	\$94,520.01	\$1,134,240.13	\$12,050	\$36,151
1/1/2032	9/30/2032	9	\$6.73	\$79,380.45	\$952,565.39	\$106,570.21	\$1,278,842.52	\$5.79	\$68,340.20	\$820,082.45	\$95,529.96	\$1,146,359.58	\$11,040	\$99,362
10/1/2032	12/31/2032	3	\$6.86	\$80,968.06	\$971,616.70	\$108,157.82	\$1,297,893.83	\$5.79	\$68,340.20	\$820,082.45	\$95,529.96	\$1,146,359.58	\$12,628	\$37,884
1/1/2033	9/30/2033	9	\$6.86	\$80,968.06	\$971,616.70	\$108,157.82	\$1,297,893.83	\$5.88	\$69,365.31	\$832,383.68	\$96,555.07	\$1,158,660.81	\$11,603	\$104,425
10/1/2033	12/31/2033	3	\$7.00	\$82,587.42	\$991,049.03	\$109,777.18	\$1,317,326.16	\$5.88	\$69,365.31	\$832,383.68	\$96,555.07	\$1,158,660.81	\$13,222	\$39,666
1/1/2034	9/30/2034	9	\$7.00	\$82,587.42	\$991,049.03	\$109,777.18	\$1,317,326.16	\$5.96	\$70,405.79	\$844,869.44	\$97,595.55	\$1,171,146.57	\$12,182	\$109,635
10/1/2034	12/31/2034	3	\$7.14	\$84,239.17	\$1,010,870.02	\$111,428.93	\$1,337,147.15	\$5.96	\$70,405.79	\$844,869.44	\$97,595.55	\$1,171,146.57	\$13,833	\$41,500
1/1/2035	9/30/2035	9	\$7.14	\$84,239.17	\$1,010,870.02	\$111,428.93	\$1,337,147.15	\$6.05	\$71,461.87	\$857,542.48	\$98,651.63	\$1,183,819.61	\$12,777	\$114,996
10/1/2035	12/31/2035	3	\$7.28	\$85,923.95	\$1,031,087.42	\$113,113.71	\$1,357,364.55	\$6.05	\$71,461.87	\$857,542.48	\$98,651.63	\$1,183,819.61	\$14,462	\$43,386
120													\$1,281,098	

Effective Date	1/1/2026
Contractual Expiration Date	9/30/2031
Renegotiated Expiration Date	12/31/2035
Total Months Contractual	69
Total Months Renegotiated	120
Total Months (+/-)	51
Total Contractual Rent Owed	\$12,570,911
Total Renegotiated Rent Owed	\$11,289,813
2026 Gross Rent Reduction %	8.18%
Downsize Option (YES/NO)	No
TOTAL RENT REDUCTION SAVINGS	\$1,281,098
TOTAL PRE-PETITION WAIVER SAVINGS	\$0
TOTAL DEFERRED RENT	\$0
TOTAL LL CAPITAL CONTRIBUTION	\$0
TOTAL VALUE SECURED	\$1,281,098

Landlord Capital	2025 Annual Rent Savings	2026 Annual Rent Savings	2027 Annual Rent Savings	2028 Annual Rent Savings	2029 Annual Rent Savings	2030+ Annual Rent Savings
\$0	\$0	\$100,080	\$105,832	\$111,755	\$117,853	\$845,579

Restructured Lease Savings Fee	\$27,271	3.25% during first 41 months after effective date, 3.0% thereafter, capped at 7 years
Term Extended Lease Fee	\$24,419	1/4 Months Gross Rent, triggered by a 36-month extension or longer
Term Shortened Lease Fee	\$0	1/3 Months Gross Rent
Downsize Option Lease Fee	\$0	1/2 Months Gross Rent
Rent Deferred Lease Fee	\$0	1.5% of any rent that is deferred
Total Hilco Fee	\$51,690	



HILCO DEAL SHEET

Date Submitted	9/24/2025
Store #	28
Store Name	0028-HILLIARD
Gross SQFT	128,820
Segment	Mid-Performer
FY26 Sales	\$7,783,800
FY26 4-Wall EBITDA	\$1,562,629
Go-Forward EBITDA	\$1,572,544
FY26 GROCC %	13.37%
Go-Forward GROCC %	13.25%
Landlord Contact	Kristin Furniss
Landlord Email	Kristin.Furniss@NNN Reit.com
HILCO Dealmaker	Bryan Weiss

Deal Terms:

- The lease term shall be extended by ninety-eight (98) months to expire on 12/31/34.
- Effective 1/1/26 - 12/31/26, annual Base Rent shall be \$630,000.00/year and shall then increase by CPI capped at 1.50% every 1/1 thereafter.
- The tenant shall continue to pay Additional Rent per the existing lease.

% Rent:

- The tenant shall pay Percentage Rent of 5% on all sales above the breakpoint of \$8,400,000.00.
- The stated breakpoint shall increase 5% every 5 years, starting on 1/1/2031.

Options:

- The tenant shall have 3x5 year options at annual CPI increases capped at 1.50%.
- Option Period 1: Effective 1/1/35 - 12/31/40, annual Base Rent shall be \$720,335.68/year.
- Option Period 2: Effective 1/1/40 - 12/31/45, annual Base Rent shall be \$776,006.11/year.
- Option Period 3: Effective 1/1/45 - 12/31/50, annual Base Rent shall be \$835,978.97/year.
- The Option Notice Period shall be revised to twelve (12) months.

Outparcel Approval:

- The landlord shall have outparcel/ground lease rights per the below terms:
- Landlord will not obstruct access or materially obstruct view.
- Building height shall not exceed 28' height (including architectural features).
- Any outparcel/ground lease shall be only one building, single tenant, one story and self-parked.

Financial Reporting:

- The tenant shall provide quarterly reports on store sales and P&L reporting for all go-forward locations.

- All other lease terms remain unchanged.

CURRENT PERIOD

			Contractual Structure					Renegotiated Structure						
Time Period Beginning	Time Period End	Term (Months)	Base Rent PSF	Base Rent / Month	Base Rent / Annual	Gross Rent / Month	Gross Rent / Annual	Base Rent PSF	Base Rent / Month	Base Rent / Annual	Gross Rent / Month	Gross Rent / Annual	Savings / Month	Total Savings
1/1/2026	10/31/2026	10	\$4.97	\$53,326.21	\$639,914.52	\$86,745.19	\$1,040,942.32	\$4.89	\$52,500.00	\$630,000.00	\$85,918.98	\$1,031,027.80	\$826	\$8,262
11/1/2026	12/31/2026	2	\$5.22	\$55,992.52	\$671,910.25	\$89,411.50	\$1,072,938.05	\$4.89	\$52,500.00	\$630,000.00	\$85,918.98	\$1,031,027.80	\$3,493	\$6,985
1/1/2027	12/31/2027	12	\$5.22	\$55,992.52	\$671,910.25	\$89,411.50	\$1,072,938.05	\$4.96	\$53,287.50	\$639,450.00	\$86,706.48	\$1,040,477.80	\$2,705	\$32,460
1/1/2028	12/31/2028	12	\$5.22	\$55,992.52	\$671,910.25	\$89,411.50	\$1,072,938.05	\$5.04	\$54,086.81	\$649,041.75	\$87,505.80	\$1,050,069.55	\$1,906	\$22,868
1/1/2029	10/31/2029	10	\$5.22	\$55,992.52	\$671,910.25	\$89,411.50	\$1,072,938.05	\$5.11	\$54,898.11	\$658,777.38	\$88,317.10	\$1,059,805.18	\$1,094	\$10,944
11/1/2029	12/31/2029	2	\$5.48	\$58,792.15	\$705,505.76	\$92,211.13	\$1,106,533.56	\$5.11	\$54,898.11	\$658,777.38	\$88,317.10	\$1,059,805.18	\$3,894	\$7,788
1/1/2030	12/31/2030	12	\$5.48	\$58,792.15	\$705,505.76	\$92,211.13	\$1,106,533.56	\$5.19	\$55,721.59	\$668,659.04	\$89,140.57	\$1,069,686.84	\$3,071	\$36,847
1/1/2031	12/31/2031	12	\$5.48	\$58,792.15	\$705,505.76	\$92,211.13	\$1,106,533.56	\$5.27	\$56,557.41	\$678,688.92	\$89,976.39	\$1,079,716.72	\$2,235	\$26,817
1/1/2032	10/31/2032	10	\$5.48	\$58,792.15	\$705,505.76	\$92,211.13	\$1,106,533.56	\$5.35	\$57,405.77	\$688,869.26	\$90,824.75	\$1,089,897.06	\$1,386	\$13,864
11/1/2032	12/31/2032	2	\$5.75	\$61,731.75	\$740,781.05	\$95,150.74	\$1,141,808.85	\$5.35	\$57,405.77	\$688,869.26	\$90,824.75	\$1,089,897.06	\$4,326	\$8,652
1/1/2033	12/31/2033	12	\$5.75	\$61,731.75	\$740,781.05	\$95,150.74	\$1,141,808.85	\$5.43	\$58,266.86	\$699,202.30	\$91,685.84	\$1,100,230.10	\$3,465	\$41,579
1/1/2034	12/31/2034	12	\$5.75	\$61,731.75	\$740,781.05	\$95,150.74	\$1,141,808.85	\$5.51	\$59,140.86	\$709,690.33	\$92,559.84	\$1,110,718.13	\$2,591	\$31,091
108													\$248,157	

Effective Date	1/1/2026
Contractual Expiration Date	10/31/2026
Renegotiated Expiration Date	12/31/2034
Total Months Contractual	10
Total Months Renegotiated	108
Total Months (+/-)	98

Total Contractual Rent Owed	\$9,879,786
Total Renegotiated Rent Owed	\$9,631,629
2026 Gross Rent Reduction %	0.95%
Downsize Option (YES/NO)	No
TOTAL RENT REDUCTION SAVINGS	\$248,157
TOTAL PRE-PETITION WAIVER SAVINGS	\$0
TOTAL DEFERRED RENT	\$0
TOTAL LL CAPITAL CONTRIBUTION	\$0

TOTAL VALUE SECURED \$248,157

Landlord Capital	2025 Annual Rent Savings	2026 Annual Rent Savings	2027 Annual Rent Savings	2028 Annual Rent Savings	2029 Annual Rent Savings	2030+ Annual Rent Savings
\$0	\$0	\$15,247	\$32,460	\$22,868	\$18,732	\$158,849

Restructured Lease Savings Fee	\$5,243	3.25% during first 41 months after effective date, 3.0% thereafter, capped at 7 years
Term Extended Lease Fee	\$21,686	1/4 Months Gross Rent, triggered by a 36-month extension or longer
Term Shortened Lease Fee	\$0	1/3 Months Gross Rent
Downsize Option Lease Fee	\$0	1/2 Months Gross Rent
Rent Deferred Lease Fee	\$0	1.5% of any rent that is deferred
Total Hilco Fee	\$26,929	

**HILCO DEAL SHEET**

Date Submitted	9/24/2025
Store #	29
Store Name	0029-GREENSBORO
Gross SQFT	122,769
Segment	High Performer
FY26 Sales	\$10,489,680
FY26 4-Wall EBITDA	\$2,935,604
Go-Forward EBITDA	\$2,926,836
FY26 GROCC %	9.68%
Go-Forward GROCC %	9.76%
Landlord Contact	Kristin Furniss
Landlord Email	Kristin.Furniss@NNN Reit.com
HILCO Dealmaker	Bryan Weiss

Deal Terms:

- The lease term shall be extended one-hundred and nineteen (119) months to expire on 12/31/37.
 - Effective 1/1/26 - 12/31/26, annual Base Rent shall be \$860,000.00/year and shall then increase by CPI capped at 1.50% every 1/1 thereafter.
 - The tenant shall continue to pay Additional Rent per the existing lease.
- % Rent:**
- The tenant shall pay Percentage Rent of 5% on all sales above the breakpoint of \$11,300,000.00.
 - The stated breakpoint shall increase 5% every 5 years, starting on 1/1/2031.
- Options:**
- The tenant shall have 3x5 year options at annual CPI increases capped at 1.50%.
 - Option Period 1: Effective 1/1/38 - 12/31/43, annual Base Rent shall be \$1,028,231.63/year.
 - Option Period 2: Effective 1/1/43 - 12/31/48, annual Base Rent shall be \$1,107,697.48/year.
 - Option Period 3: Effective 1/1/48 - 12/31/53, annual Base Rent shall be \$1,193,304.78/year.
 - The Option Notice Period shall be revised to twelve (12) months.
- Financial Reporting:**
- The tenant shall provide quarterly reports on store sales and P&L reporting for all go-forward locations.
- All other lease terms remain unchanged.

CURRENT PERIOD

			Contractual Structure					Renegotiated Structure						
Time Period Beginning	Time Period End	Term (Months)	Base Rent PSF	Base Rent / Month	Base Rent / Annual	Gross Rent / Month	Gross Rent / Annual	Base Rent PSF	Base Rent / Month	Base Rent / Annual	Gross Rent / Month	Gross Rent / Annual	Savings / Month	Total Savings
1/1/2026	12/31/2026	12	\$6.93	\$70,935.97	\$851,231.64	\$84,588.73	\$1,015,064.81	\$7.01	\$71,666.67	\$860,000.00	\$85,319.43	\$1,023,833.17	-\$731	-\$8,768
1/1/2027	12/31/2027	12	\$6.93	\$70,935.97	\$851,231.64	\$84,588.73	\$1,015,064.81	\$7.11	\$72,741.67	\$872,900.00	\$86,394.43	\$1,036,733.17	-\$1,806	-\$21,668
1/1/2028	12/31/2028	12	\$7.28	\$74,482.77	\$893,793.22	\$88,135.53	\$1,057,626.39	\$7.22	\$73,832.79	\$885,993.50	\$87,485.56	\$1,049,826.67	\$650	\$7,800
1/1/2029	12/31/2029	12	\$7.28	\$74,482.77	\$893,793.22	\$88,135.53	\$1,057,626.39	\$7.33	\$74,940.28	\$899,283.40	\$88,593.05	\$1,063,116.57	-\$458	-\$5,490
1/1/2030	12/31/2030	12	\$7.28	\$74,482.77	\$893,793.22	\$88,135.53	\$1,057,626.39	\$7.43	\$76,064.39	\$912,772.65	\$89,717.15	\$1,076,605.82	-\$1,582	-\$18,979
1/1/2031	12/31/2031	12	\$7.64	\$78,206.91	\$938,482.88	\$91,859.67	\$1,102,316.05	\$7.55	\$77,205.35	\$926,464.24	\$90,858.12	\$1,090,297.41	\$1,002	\$12,019
1/1/2032	12/31/2032	12	\$7.64	\$78,206.91	\$938,482.88	\$91,859.67	\$1,102,316.05	\$7.66	\$78,363.43	\$940,361.21	\$92,016.20	\$1,104,194.38	-\$157	-\$1,878
1/1/2033	12/31/2033	12	\$7.64	\$78,206.91	\$938,482.88	\$91,859.67	\$1,102,316.05	\$7.77	\$79,538.89	\$954,466.63	\$93,191.65	\$1,118,299.80	-\$1,332	-\$15,984
1/1/2034	12/31/2034	12	\$8.03	\$82,117.25	\$985,407.03	\$95,770.02	\$1,149,240.20	\$7.89	\$80,731.97	\$968,783.62	\$94,384.73	\$1,132,616.79	\$1,385	\$16,623
1/1/2035	12/31/2035	12	\$8.03	\$82,117.25	\$985,407.03	\$95,770.02	\$1,149,240.20	\$8.01	\$81,942.95	\$983,315.38	\$95,595.71	\$1,147,148.55	\$174	\$2,092
1/1/2036	12/31/2036	12	\$8.03	\$82,117.25	\$985,407.03	\$95,770.02	\$1,149,240.20	\$8.13	\$83,172.09	\$998,065.11	\$96,824.86	\$1,161,898.28	-\$1,055	-\$12,658
1/1/2037	12/31/2037	12	\$8.43	\$86,223.11	\$1,034,677.38	\$99,875.88	\$1,198,510.55	\$8.25	\$84,419.67	\$1,013,036.09	\$98,072.44	\$1,176,869.26	\$1,803	\$21,641
		72												

(\$25,252)

Effective Date	1/1/2026
Contractual Expiration Date	1/31/2028
Renegotiated Expiration Date	12/31/2037
Total Months Contractual	25
Total Months Renegotiated	144
Total Months (+/-)	119

Landlord Capital	2025 Annual Rent Savings	2026 Annual Rent Savings	2027 Annual Rent Savings	2028 Annual Rent Savings	2029 Annual Rent Savings	2030+ Annual Rent Savings
\$0	\$0	(\$8,768)	(\$21,668)	\$7,800	(\$5,490)	\$2,875

Total Contractual Rent Owed	\$13,156,188
Total Renegotiated Rent Owed	\$13,181,440
2026 Gross Rent Reduction %	-0.86%
DOWNSIZE OPTION (YES/NO)	No
TOTAL RENT REDUCTION SAVINGS	-\$25,252
TOTAL PRE-PETITION WAIVER SAVINGS	\$0
TOTAL DEFERRED RENT	\$0
TOTAL LL CAPITAL CONTRIBUTION	\$0

Restructured Lease Savings Fee	\$0	3.25% during first 41 months after effective date, 3.0% thereafter, capped at 7 years
Term Extended Lease Fee	\$21,147	1/4 Months Gross Rent, triggered by a 36-month extension or longer
Term Shortened Lease Fee	\$0	1/3 Months Gross Rent
Downsize Option Lease Fee	\$0	1/2 Months Gross Rent
Rent Deferred Lease Fee	\$0	1.5% of any rent that is deferred
Total Hilco Fee	\$21,147	

TOTAL VALUE SECURED **-\$25,252**

**HILCO DEAL SHEET**

Date Submitted	9/24/2025	Deal Terms: - The lease term shall be extended by one-hundred and two (102) months to expire on 12/31/35. - Effective 1/1/26 - 12/31/26, annual Base Rent shall be \$750,000.00/year and shall then increase by CPI capped at 1.50% every 1/1 thereafter. - The tenant shall continue to pay Additional Rent per the existing lease. % Rent: - The tenant shall pay Percentage Rent of 5% on all sales above the breakpoint of \$8,900,000.00. - The stated breakpoint shall increase 5% every 5 years, starting on 1/1/2031. Options: - The tenant shall have 3x5 year options at annual CPI increases capped at 1.50%. - Option Period 1: Effective 1/1/35 - 12/31/40, annual Base Rent shall be \$910,164.33/year. - Option Period 2: Effective 1/1/40 - 12/31/45, annual Base Rent shall be \$980,505.48/year. - Option Period 3: Effective 1/1/45 - 12/31/50, annual Base Rent shall be \$1,056,282.87/year. - The Option Notice Period shall be revised to twelve (12) months. Outparcel Approval: - The landlord shall have outparcel/ground lease rights per the below terms: - Landlord will not obstruct access or materially obstruct view. - Building height shall not exceed 28' height (including architectural features). - Any outparcel/ground lease shall be only one building, single tenant, one story and self-parked. Financial Reporting: - The tenant shall provide quarterly reports on store sales and P&L reporting for all go-forward locations. - All other lease terms remain unchanged.
Store #	31	
Store Name	0031-SAN ANTONIO	
Gross SQFT	122,309	
Segment	Mid-Performer	
FY26 Sales	\$8,269,832	
FY26 4-Wall EBITDA	\$1,515,399	
Go-Forward EBITDA	\$1,575,831	
FY26 GROCC %	13.46%	
Go-Forward GROCC %	12.73%	
Landlord Contact	Kristin Furniss	
Landlord Email	Kristin.Furniss@NNN Reit.com	
HILCO Dealmaker	Bryan Weiss	

CURRENT PERIOD

			Contractual Structure					Renegotiated Structure						
Time Period Beginning	Time Period End	Term (Months)	Base Rent PSF	Base Rent / Month	Base Rent / Annual	Gross Rent / Month	Gross Rent / Annual	Base Rent PSF	Base Rent / Month	Base Rent / Annual	Gross Rent / Month	Gross Rent / Annual	Savings / Month	Total Savings
1/1/2026	12/31/2026	12	\$6.63	\$67,536.02	\$810,432.24	\$92,743.89	\$1,112,926.63	\$6.13	\$62,500.00	\$750,000.00	\$87,707.87	\$1,052,494.39	\$5,036	\$60,432
1/1/2027	6/30/2027	6	\$6.63	\$67,536.02	\$810,432.24	\$92,743.89	\$1,112,926.63	\$6.22	\$63,437.50	\$761,250.00	\$88,645.37	\$1,063,744.39	\$4,099	\$24,591
7/1/2027	12/31/2027	6	\$6.96	\$70,912.82	\$850,953.85	\$96,120.69	\$1,153,448.24	\$6.22	\$63,437.50	\$761,250.00	\$88,645.37	\$1,063,744.39	\$7,475	\$44,852
1/1/2028	12/31/2028	12	\$6.96	\$70,912.82	\$850,953.85	\$96,120.69	\$1,153,448.24	\$6.32	\$64,389.06	\$772,668.75	\$89,596.93	\$1,075,163.14	\$6,524	\$78,285
1/1/2029	12/31/2029	12	\$6.96	\$70,912.82	\$850,953.85	\$96,120.69	\$1,153,448.24	\$6.41	\$65,354.90	\$784,258.78	\$90,562.76	\$1,086,753.17	\$5,558	\$66,695
1/1/2030	6/30/2030	6	\$6.96	\$70,912.82	\$850,953.85	\$96,120.69	\$1,153,448.24	\$6.51	\$66,335.22	\$796,022.66	\$91,543.09	\$1,098,517.05	\$4,578	\$27,466
7/1/2030	12/31/2030	6	\$7.31	\$74,458.46	\$893,501.54	\$99,666.33	\$1,195,995.93	\$6.51	\$66,335.22	\$796,022.66	\$91,543.09	\$1,098,517.05	\$8,123	\$48,739
1/1/2031	12/31/2031	12	\$7.31	\$74,458.46	\$893,501.54	\$99,666.33	\$1,195,995.93	\$6.61	\$67,330.25	\$807,963.00	\$92,538.12	\$1,110,457.39	\$7,128	\$85,539
1/1/2032	12/31/2032	12	\$7.31	\$74,458.46	\$893,501.54	\$99,666.33	\$1,195,995.93	\$6.71	\$68,340.20	\$820,082.45	\$93,548.07	\$1,122,576.84	\$6,118	\$73,419
1/1/2033	6/30/2033	6	\$7.31	\$74,458.46	\$893,501.54	\$99,666.33	\$1,195,995.93	\$6.81	\$69,365.31	\$832,383.68	\$94,573.17	\$1,134,878.07	\$5,093	\$30,559
7/1/2033	12/31/2033	6	\$7.67	\$78,181.39	\$938,176.62	\$103,389.25	\$1,240,671.01	\$6.81	\$69,365.31	\$832,383.68	\$94,573.17	\$1,134,878.07	\$8,816	\$52,896
1/1/2034	12/31/2034	12	\$7.67	\$78,181.39	\$938,176.62	\$103,389.25	\$1,240,671.01	\$6.91	\$70,405.79	\$844,869.44	\$95,613.65	\$1,147,363.83	\$7,776	\$93,307
1/1/2035	12/31/2035	12	\$7.67	\$78,181.39	\$938,176.62	\$103,389.25	\$1,240,671.01	\$7.01	\$71,461.87	\$857,542.48	\$96,669.74	\$1,160,036.87	\$6,720	\$80,634
													120	\$767,415

Effective Date	1/1/2026
Contractual Expiration Date	6/30/2027
Renegotiated Expiration Date	12/31/2035
Total Months Contractual	18
Total Months Renegotiated	120
Total Months (+/-)	102

Landlord Capital	2025 Annual Rent Savings	2026 Annual Rent Savings	2027 Annual Rent Savings	2028 Annual Rent Savings	2029 Annual Rent Savings	2030+ Annual Rent Savings
\$0	\$0	\$60,432	\$69,443	\$78,285	\$66,695	\$492,559

Total Contractual Rent Owed	\$11,819,400
Total Renegotiated Rent Owed	\$11,051,985
2026 Gross Rent Reduction %	5.43%
DOWNSIZE OPTION (YES/NO)	No
TOTAL RENT REDUCTION SAVINGS	\$767,415
TOTAL PRE-PETITION WAIVER SAVINGS	\$0
TOTAL DEFERRED RENT	\$0
TOTAL LL CAPITAL CONTRIBUTION	\$0

Restructured Lease Savings Fee	\$15,890	3.25% during first 41 months after effective date, 3.0% thereafter, capped at 7 years
Term Extended Lease Fee	\$23,186	1/4 Months Gross Rent, triggered by a 36-month extension or longer
Term Shortened Lease Fee	\$0	1/3 Months Gross Rent
Downsize Option Lease Fee	\$0	1/2 Months Gross Rent
Rent Deferred Lease Fee	\$0	1.5% of any rent that is deferred
Total Hilco Fee	\$39,076	

TOTAL VALUE SECURED **\$767,415**



HILCO DEAL SHEET

Date Submitted	8/19/2025
Store #	32
Store Name	0032-AUSTIN
Gross SQFT	122,552
Segment	Lower Performer
FY26 Sales	\$8,468,040
FY26 4-Wall EBITDA	\$808,168
Go-Forward EBITDA	\$1,058,168
FY26 GROCC %	22.84%
Go-Forward GROCC %	19.89%
Landlord Contact	Jimmy Nassour
Landlord Email	jimmy@jimmynassour.com
HILCO Dealmaker	Adam Humerick

Deal Terms:

- The lease term shall be extended by sixty (60) months, to expire on 1/31/35.
- There shall be no waiver of pre-petition claims or rent.
- Effective 9/1/25 the landlord shall recapture thirteen (13) acres of excess land in the rear of the property, resulting in an estimated \$100,000.00/year in tax savings for the tenant based on existing valuations.
- Effective 9/1/25 - 8/31/30, Annual Base Rent shall be reduced to \$1,472,754.00/year.
- Effective 9/1/30 - 1/31/35, Annual Base Rent shall increase 10% to \$1,620,029.40/year.
- The tenant shall have 2x5 year option with the first 5-year option at a 10% increase to the previous periods rent and the second 5-year option at a 15% increase to the previous periods rent.
- Option Period 1: Effective 2/1/35 - 1/31/40, Annual Base Rent shall be \$1,782,032.34/year.
- Option Period 2: Effective 2/1/40 - 1/31/45, Annual Base Rent shall be \$2,049,337.19/year.
- All other lease terms remain unchanged.

CURRENT PERIOD

Time Period Beginning	Time Period End	Term (Months)	Contractual Structure					Renegotiated Structure					Savings / Month	Total Savings
			Base Rent PSF	Base Rent / Month	Base Rent / Annual	Gross Rent / Month	Gross Rent / Annual	Base Rent PSF	Base Rent / Month	Base Rent / Annual	Gross Rent / Month	Gross Rent / Annual		
9/1/2025	8/31/2030	60	\$13.24	\$135,229.50	\$1,622,754.00	\$161,204.46	\$1,934,453.52	\$12.02	\$122,729.50	\$1,472,754.00	\$140,371.13	\$1,684,453.52	\$20,833	\$1,250,000
9/1/2030	1/31/2035	53	\$13.24	\$135,229.50	\$1,622,754.00	\$161,204.46	\$1,934,453.52	\$13.22	\$135,002.45	\$1,620,029.40	\$152,644.08	\$1,831,728.92	\$8,560	\$453,700
		53												
														\$1,703,700

Effective Date	9/1/2025
Contractual Expiration Date	1/31/2030
Renegotiated Expiration Date	1/31/2035
Total Months Contractual	53
Total Months Renegotiated	113
Total Months (+/-)	60

Landlord Capital Contribution	2025 Annual Rent Savings	2026 Annual Rent Savings	2027 Annual Rent Savings	2028 Annual Rent Savings	2029 Annual Rent Savings	2030+ Annual Rent Savings
\$0	\$83,333	\$250,000	\$250,000	\$250,000	\$250,000	\$620,367

Total Contractual Rent Owed	\$8,543,836
Total Renegotiated Rent Owed	\$8,090,136
2026 Gross Rent Reduction %	12.92%
DOWNSIZE OPTION (YES/NO)	No
TOTAL RENT REDUCTION SAVINGS	\$1,703,700
TOTAL PRE-PETITION WAIVER SAVINGS	\$0
TOTAL DEFERRED RENT	\$0
TOTAL LL CAPITAL CONTRIBUTION	\$0

Restructured Lease Savings Fee	\$45,285	3.25% during first 41 months after effective date, 3.0% thereafter, capped at 7 years
Term Extended Lease Fee	\$40,301	1/4 Months Gross Rent, triggered by a 36-month extension or longer
Term Shortened Lease Fee	\$0	1/3 Months Gross Rent
Downsize Option Lease Fee	\$0	1/2 Months Gross Rent
Rent Deferred Lease Fee	\$0	1.5% of any rent that is deferred
Total Hilco Fee	\$85,586	

TOTAL VALUE SECURED **\$1,703,700**



HILCO DEAL SHEET

Date Submitted	8/11/2025
Store #	57
Store Name	0057-CORAOPOLIS
Gross SQFT	150,447
Segment	Mid-Performer
FY26 Sales	\$8,258,275
FY26 4-Wall EBITDA	\$1,669,574
Go-Forward EBITDA	\$1,669,574
FY26 GROCC %	14.39%
Go-Forward GROCC %	14.39%
Landlord Contact	Arnold Schlesinger
Landlord Email	Aschlesinger@avgpartners.com
HILCO Dealmaker	Todd Eyler

Deal Terms:

- The lease term shall be extended forty-eight (48) months to expire on 4/30/36.
- All pre-petition Base Rent shall be waived (inclusive of June Base Rent).
- Effective upon assumption of the lease - 4/30/36, annual Base Rent shall be \$1,050,000.00/year.
- Tenant shall continue to pay Additional Rent per the existing lease.
- The tenant shall have two (2) new 5-year options to renew the lease at 10% increases to the previous periods rent.
- Option Period 1: Effective 5/1/36 - 4/20/41, Annual Base Rent shall be \$1,100,000.00/year.
- Option Period 2: Effective 5/1/41 - 4/20/46, Annual Base Rent shall be \$1,210,000.00/year.
- Effective 10/31/29 the tenant shall have the right to downsize the premise to 65,000 SQFT. Both parties shall pay for half of the demising costs. Specific notice timing and demising plans are TBD. In the event tenant does elect to downsize, the Base Rent PSF shall remain at the contract rate of \$7.31 PSF (\$475,250.42/year).
- All other lease terms remain unchanged.

*NOTE: For the purpose of our analysis, assumption of the lease is assumed to be 11/1/25.

CURRENT PERIOD			Contractual Structure					Renegotiated Structure						
Time Period Beginning	Time Period End	Term (Months)	Base Rent PSF	Base Rent / Month	Base Rent / Annual	Gross Rent / Month	Gross Rent / Annual	Base Rent PSF	Base Rent / Month	Base Rent / Annual	Gross Rent / Month	Gross Rent / Annual	Savings / Month	Total Savings
11/1/2025	4/30/2028	30	\$6.98	\$87,500.00	\$1,050,000.00	\$99,042.79	\$1,188,513.46	\$6.98	\$87,500.00	\$1,050,000.00	\$99,042.79	\$1,188,513.46	\$0	\$0
5/1/2028	4/30/2036	96	\$6.98	\$87,500.00	\$1,050,000.00	\$99,042.79	\$1,188,513.46	\$6.98	\$87,500.00	\$1,050,000.00	\$99,042.79	\$1,188,513.46	\$0	\$0
126													\$0	
Effective Date			11/1/2025											
Contractual Expiration Date			4/30/2032											
Renegotiated Expiration Date			4/30/2036											
Total Months Contractual			78											
Total Months Renegotiated			126											
Total Months (+/-)			48											
Total Contractual Rent Owed			\$12,479,391											
Total Renegotiated Rent Owed			\$12,479,391											
2026 Gross Rent Reduction %			0.00%											
DOWNSIZE OPTION (YES/NO)			Yes											
TOTAL RENT REDUCTION SAVINGS			\$0											
TOTAL PRE-PETITION WAIVER SAVINGS			\$43,750											
TOTAL DEFERRED RENT			\$0											
TOTAL LL CAPITAL CONTRIBUTION			\$0											
TOTAL VALUE SECURED			\$43,750											

Landlord Capital Contribution	2025 Annual Rent Savings	2026 Annual Rent Savings	2027 Annual Rent Savings	2028 Annual Rent Savings	2029 Annual Rent Savings	2030+ Annual Rent Savings
\$0	\$43,750	\$0	\$0	\$0	\$0	\$0

Restructured Lease Savings Fee	\$1,422	3.25% during first 41 months after effective date, 3.0% thereafter, capped at 7 years 1/4 Months Gross Rent, triggered by a 36-month extension or longer 1/3 Months Gross Rent 1/2 Months Gross Rent 1.5% of any rent that is deferred
Term Extended Lease Fee	\$24,761	
Term Shortened Lease Fee	\$0	
Downsize Option Lease Fee	\$49,521	
Rent Deferred Lease Fee	\$0	
Total Hilco Fee	\$75,704	

**HILCO DEAL SHEET**

Date Submitted	9/24/2025
Store #	60
Store Name	0060-DOUGLASVILLE
Gross SQFT	110,139
Segment	Mid-Performer
FY26 Sales	\$6,436,617
FY26 4-Wall EBITDA	\$1,115,891
Go-Forward EBITDA	\$1,172,027
FY26 GROCC %	13.12%
Go-Forward GROCC %	12.24%
Landlord Contact	Kristin Furniss
Landlord Email	Kristin.Furniss@NNN Reit.com
HILCO Dealmaker	Bryan Weiss

Deal Terms:

- The lease term shall be extended by ninety-five (95) months to expire on 12/31/34.
- Effective 1/1/26 - 12/31/26, annual Base Rent shall be \$600,000.00/year and shall then increase by CPI capped at 1.50% every 1/1 thereafter (previous increases were CPI capped at 3% annually).
- The tenant shall continue to pay Additional Rent per the existing lease.

%Rent:

- The tenant shall pay Percentage Rent of 5% on all sales above the breakpoint of \$7,200,000.00.
- The stated breakpoint shall increase 5% every 5 years, starting on 1/1/2031.

Options:

- The tenant shall have 3x5 year options at annual CPI increases capped at 1.50%.
- Option Period 1: Effective 1/1/35 - 12/31/40, annual Base Rent shall be \$686,033.99/year.
- Option Period 2: Effective 1/1/40 - 12/31/45, annual Base Rent shall be \$739,053.44/year.
- Option Period 3: Effective 1/1/45 - 12/31/50, annual Base Rent shall be \$796,170.45/year.
- The Option Notice Period shall be revised to twelve (12) months.

Outparcel Approval:

- The landlord shall have outparcel/ground lease rights per the below terms:
- Landlord will not obstruct access or materially obstruct view.
- Building height shall not exceed 28' height (including architectural features).
- Any outparcel/ground lease shall be only one building, single tenant, one story and self-parked.

Financial Reporting:

- The tenant shall provide quarterly reports on store sales and P&L reporting for all go-forward locations.
- All other lease terms remain unchanged.

CURRENT PERIOD

			Contractual Structure					Renegotiated Structure						
Time Period Beginning	Time Period End	Term (Months)	Base Rent PSF	Base Rent / Month	Base Rent / Annual	Gross Rent / Month	Gross Rent / Annual	Base Rent PSF	Base Rent / Month	Base Rent / Annual	Gross Rent / Month	Gross Rent / Annual	Savings / Month	Total Savings
1/1/2026	12/31/2026	12	\$5.96	\$54,677.99	\$656,135.91	\$70,352.76	\$844,233.08	\$5.45	\$50,000.00	\$600,000.00	\$65,674.76	\$788,097.17	\$4,678	\$56,136
1/1/2027	12/31/2027	12	\$6.14	\$56,318.33	\$675,819.99	\$71,993.10	\$863,917.16	\$5.53	\$50,750.00	\$609,000.00	\$66,424.76	\$797,097.17	\$5,568	\$66,820
1/1/2028	12/31/2028	12	\$6.32	\$58,007.88	\$696,094.59	\$73,682.65	\$884,191.76	\$5.61	\$51,511.25	\$618,135.00	\$67,186.01	\$806,232.17	\$6,497	\$77,960
1/1/2029	12/31/2029	12	\$6.51	\$59,748.12	\$716,977.43	\$75,422.88	\$905,074.60	\$5.70	\$52,283.92	\$627,407.03	\$67,958.68	\$815,504.20	\$7,464	\$89,570
1/1/2030	12/31/2030	12	\$6.71	\$61,540.56	\$738,486.75	\$77,215.33	\$926,583.92	\$5.78	\$53,068.18	\$636,818.13	\$68,742.94	\$824,915.30	\$8,472	\$101,669
1/1/2031	12/31/2031	12	\$6.91	\$63,386.78	\$760,641.36	\$79,061.54	\$948,738.53	\$5.87	\$53,864.20	\$646,370.40	\$69,538.96	\$834,467.57	\$9,523	\$114,271
1/1/2032	12/31/2032	12	\$7.11	\$65,288.38	\$783,460.60	\$80,963.15	\$971,557.77	\$5.96	\$54,672.16	\$656,065.96	\$70,346.93	\$844,163.13	\$10,616	\$127,395
1/1/2033	12/31/2033	12	\$7.33	\$67,247.03	\$806,964.41	\$82,921.80	\$995,061.58	\$6.05	\$55,492.25	\$665,906.95	\$71,167.01	\$854,004.12	\$11,755	\$141,057
1/1/2034	12/31/2034	12	\$7.55	\$69,264.45	\$831,173.35	\$84,939.21	\$1,019,270.52	\$6.14	\$56,324.63	\$675,895.55	\$71,999.39	\$863,992.72	\$12,940	\$155,278
108														
														\$930,155

Effective Date	1/1/2026
Contractual Expiration Date	1/31/2027
Renegotiated Expiration Date	12/31/2034
Total Months Contractual	13
Total Months Renegotiated	108
Total Months (+/-)	95

Landlord Capital	2025 Annual Rent Savings	2026 Annual Rent Savings	2027 Annual Rent Savings	2028 Annual Rent Savings	2029 Annual Rent Savings	2030+ Annual Rent Savings
\$0	\$0	\$56,136	\$66,820	\$77,960	\$89,570	\$639,669

Total Contractual Rent Owed	\$8,358,629
Total Renegotiated Rent Owed	\$7,428,474
2026 Gross Rent Reduction %	6.65%
DOWNSIZE OPTION (YES/NO)	No
TOTAL RENT REDUCTION SAVINGS	\$930,155
TOTAL PRE-PETITION WAIVER SAVINGS	\$0
TOTAL DEFERRED RENT	\$0
TOTAL LL CAPITAL CONTRIBUTION	\$0

Restructured Lease Savings Fee	\$19,610	3.25% during first 41 months after effective date, 3.0% thereafter, capped at 7 years
Term Extended Lease Fee	\$17,588	1/4 Months Gross Rent, triggered by a 36-month extension or longer
Term Shortened Lease Fee	\$0	1/3 Months Gross Rent
Downsize Option Lease Fee	\$0	1/2 Months Gross Rent
Rent Deferred Lease Fee	\$0	1.5% of any rent that is deferred
Total Hilco Fee	\$37,198	

TOTAL VALUE SECURED \$930,155

**HILCO DEAL SHEET**

Date Submitted	9/24/2025	Deal Terms: - The lease term shall be extended by ninety-five (95) months to expire on 12/31/34. - Effective 1/1/26 - 12/31/26, annual Base Rent shall be \$950,000.00/year and shall then increase by CPI capped at 1.50% every 1/1 thereafter (previous increases were CPI capped at 3% annually). - The tenant shall continue to pay Additional Rent per the existing lease. % Rent: - The tenant shall pay Percentage Rent of 5% on all sales above the breakpoint of \$9,000,000.00. - The stated breakpoint shall increase 5% every 5 years, starting on 1/1/2031. Options: - The tenant shall have 3x5 year options at annual CPI increases capped at 1.50%. - Option Period 1: Effective 1/1/35 - 12/31/40, annual Base Rent shall be \$1,086,220.48/year. - Option Period 2: Effective 1/1/40 - 12/31/45, annual Base Rent shall be \$1,170,167.94/year. - Option Period 3: Effective 1/1/45 - 12/31/50, annual Base Rent shall be \$1,260,603.21/year. - The Option Notice Period shall be revised to twelve (12) months. Outparcel Approval: - The landlord shall have outparcel/ground lease rights per the below terms: - Landlord will not obstruct access or materially obstruct view. - Building height shall not exceed 28' height (including architectural features). - Any outparcel/ground lease shall be only one building, single tenant, one story and self-parked. Financial Reporting: - The tenant shall provide quarterly reports on store sales and P&L reporting for all go-forward locations. - All other lease terms remain unchanged.
Store #	66	
Store Name	0066-HUMBLE	
Gross SQFT	111,560	
Segment	Mid-Performer	
FY26 Sales	\$8,378,526	
FY26 4-Wall EBITDA	\$1,328,263	
Go-Forward EBITDA	\$1,616,886	
FY26 GROCC %	17.35%	
Go-Forward GROCC %	13.90%	
Landlord Contact	Kristin Furniss	
Landlord Email	Kristin.Furniss@NNN Reit.com	
HILCO Dealmaker	Bryan Weiss	

CURRENT PERIOD

			Contractual Structure					Renegotiated Structure						
Time Period Beginning	Time Period End	Term (Months)	Base Rent PSF	Base Rent / Month	Base Rent / Annual	Gross Rent / Month	Gross Rent / Annual	Base Rent PSF	Base Rent / Month	Base Rent / Annual	Gross Rent / Month	Gross Rent / Annual	Savings / Month	Total Savings
1/1/2026	12/31/2026	12	\$11.10	\$103,218.65	\$1,238,623.78	\$121,131.38	\$1,453,576.59	\$8.52	\$79,166.67	\$950,000.00	\$97,079.40	\$1,164,952.81	\$24,052	\$288,624
1/1/2027	12/31/2027	12	\$11.44	\$106,315.21	\$1,275,782.49	\$124,227.94	\$1,490,735.30	\$8.64	\$80,354.17	\$964,250.00	\$98,266.90	\$1,179,202.81	\$25,961	\$311,532
1/1/2028	12/31/2028	12	\$11.78	\$109,504.66	\$1,314,055.97	\$127,417.40	\$1,529,008.78	\$8.77	\$81,559.48	\$978,713.75	\$99,472.21	\$1,193,666.56	\$27,945	\$335,342
1/1/2029	12/31/2029	12	\$12.13	\$112,789.80	\$1,353,477.65	\$130,702.54	\$1,568,430.46	\$8.90	\$82,782.87	\$993,394.46	\$100,695.61	\$1,208,347.27	\$30,007	\$360,083
1/1/2030	12/31/2030	12	\$12.50	\$116,173.50	\$1,394,081.98	\$134,086.23	\$1,609,034.79	\$9.04	\$84,024.61	\$1,008,295.37	\$101,937.35	\$1,223,248.18	\$32,149	\$385,787
1/1/2031	12/31/2031	12	\$12.87	\$119,658.70	\$1,435,904.44	\$137,571.44	\$1,650,857.25	\$9.17	\$85,284.98	\$1,023,419.80	\$103,197.72	\$1,238,372.61	\$34,374	\$412,485
1/1/2032	12/31/2032	12	\$13.26	\$123,248.46	\$1,478,981.57	\$141,161.20	\$1,693,934.38	\$9.31	\$86,564.26	\$1,038,771.10	\$104,476.99	\$1,253,723.91	\$36,684	\$440,210
1/1/2033	12/31/2033	12	\$13.65	\$126,945.92	\$1,523,351.02	\$144,858.65	\$1,738,303.83	\$9.45	\$87,862.72	\$1,054,352.67	\$105,775.46	\$1,269,305.48	\$39,083	\$468,998
1/1/2034	12/31/2034	12	\$14.06	\$130,754.30	\$1,569,051.55	\$148,667.03	\$1,784,004.36	\$9.59	\$89,180.66	\$1,070,167.96	\$107,093.40	\$1,285,120.77	\$41,574	\$498,884
														\$3,501,945
			108											

Effective Date	1/1/2026
Contractual Expiration Date	1/31/2027
Renegotiated Expiration Date	12/31/2034
Total Months Contractual	13
Total Months Renegotiated	108
Total Months (+/-)	95

Landlord Capital	2025 Annual Rent Savings	2026 Annual Rent Savings	2027 Annual Rent Savings	2028 Annual Rent Savings	2029 Annual Rent Savings	2030+ Annual Rent Savings
\$0	\$0	\$288,624	\$311,532	\$335,342	\$360,083	\$2,206,364

Total Contractual Rent Owed	\$14,517,886
Total Renegotiated Rent Owed	\$11,015,940
2026 Gross Rent Reduction %	19.86%
DOWNSIZE OPTION (YES/NO)	No
TOTAL RENT REDUCTION SAVINGS	\$3,501,945
TOTAL PRE-PETITION WAIVER SAVINGS	\$0
TOTAL DEFERRED RENT	\$0
TOTAL LL CAPITAL CONTRIBUTION	\$0

Restructured Lease Savings Fee	\$78,736	3.25% during first 41 months after effective date, 3.0% thereafter, capped at 7 years
Term Extended Lease Fee	\$30,283	
Term Shortened Lease Fee	\$0	
Downsize Option Lease Fee	\$0	
Rent Deferred Lease Fee	\$0	
Total Hilco Fee	\$109,019	1.5% of any rent that is deferred

TOTAL VALUE SECURED **\$3,501,945**

**HILCO DEAL SHEET**

Date Submitted	9/24/2025
Store #	69
Store Name	0069-NOBLESVILLE
Gross SQFT	116,975
Segment	Mid-Performer
FY26 Sales	\$7,228,937
FY26 4-Wall EBITDA	\$1,525,866
Go-Forward EBITDA	\$1,541,487
FY26 GROCC %	9.82%
Go-Forward GROCC %	9.60%
Landlord Contact	Kristin Furniss
Landlord Email	Kristin.Furniss@NNN Reit.com
HILCO Dealmaker	Bryan Weiss

Deal Terms:

- The lease term shall be extended by ninety-five (95) months to expire on 12/31/34.
- Effective 1/1/26 - 12/31/26, annual Base Rent shall be \$520,000.00/year and shall then increase by CPI capped at 1.50% every 1/1 thereafter (previous increases were CPI capped at 3% annually).
- The tenant shall continue to pay Additional Rent per the existing lease.

% Rent:

- The tenant shall pay Percentage Rent of 5% on all sales above the breakpoint of \$7,800,000.00.
- The stated breakpoint shall increase 5% every 5 years, starting on 1/1/2031.

Options:

- The tenant shall have 3x5 year options at annual CPI increases capped at 1.50%.
- Option Period 1: Effective 1/1/35 - 12/31/40, annual Base Rent shall be \$594,562.79/year.
- Option Period 2: Effective 1/1/40 - 12/31/45, annual Base Rent shall be \$640,512.98/year.
- Option Period 3: Effective 1/1/45 - 12/31/50, annual Base Rent shall be \$690,014.39/year.
- The Option Notice Period shall be revised to twelve (12) months.

Outparcel Approval:

- The landlord shall have outparcel/ground lease rights per the below terms:
- Landlord will not obstruct access or materially obstruct view.
- Building height shall not exceed 28' height (including architectural features).
- Any outparcel/ground lease shall be only one building, single tenant, one story and self-parked.

Financial Reporting:

- The tenant shall provide quarterly reports on store sales and P&L reporting for all go-forward locations.

- All other lease terms remain unchanged.

CURRENT PERIOD

			Contractual Structure					Renegotiated Structure					Savings /	
Time Period Beginning	Time Period End	Term (Months)	Base Rent PSF	Base Rent / Month	Base Rent / Annual	Gross Rent / Month	Gross Rent / Annual	Base Rent PSF	Base Rent / Month	Base Rent / Annual	Gross Rent / Month	Gross Rent / Annual	Month	Total Savings
1/1/2026	12/31/2026	12	\$4.58	\$44,635.10	\$535,621.22	\$59,130.31	\$709,563.71	\$4.45	\$43,333.33	\$520,000.00	\$57,828.54	\$693,942.49	\$1,302	\$15,621
1/1/2027	12/31/2027	12	\$4.72	\$45,974.15	\$551,689.85	\$60,469.36	\$725,632.34	\$4.51	\$43,983.33	\$527,800.00	\$58,478.54	\$701,742.49	\$1,991	\$23,890
1/1/2028	12/31/2028	12	\$4.86	\$47,353.38	\$568,240.55	\$61,848.59	\$742,183.04	\$4.58	\$44,643.08	\$535,717.00	\$59,138.29	\$709,659.49	\$2,710	\$32,524
1/1/2029	12/31/2029	12	\$5.00	\$48,773.98	\$585,287.77	\$63,269.19	\$759,230.26	\$4.65	\$45,312.73	\$543,752.76	\$59,807.94	\$717,695.25	\$3,461	\$41,535
1/1/2030	12/31/2030	12	\$5.15	\$50,237.20	\$602,846.40	\$64,732.41	\$776,788.89	\$4.72	\$45,992.42	\$551,909.05	\$60,487.63	\$725,851.54	\$4,245	\$50,937
1/1/2031	12/31/2031	12	\$5.31	\$51,744.32	\$620,931.79	\$66,239.52	\$794,874.28	\$4.79	\$46,682.31	\$560,187.68	\$61,177.51	\$734,130.17	\$5,062	\$60,744
1/1/2032	12/31/2032	12	\$5.47	\$53,296.65	\$639,559.75	\$67,791.85	\$813,502.24	\$4.86	\$47,382.54	\$568,590.50	\$61,877.75	\$742,532.99	\$5,914	\$70,969
1/1/2033	12/31/2033	12	\$5.63	\$54,895.54	\$658,746.54	\$69,390.75	\$832,689.03	\$4.93	\$48,093.28	\$577,119.35	\$62,588.49	\$751,061.84	\$6,802	\$81,627
1/1/2034	12/31/2034	12	\$5.80	\$56,542.41	\$678,508.93	\$71,037.62	\$852,451.42	\$5.01	\$48,814.68	\$585,776.15	\$63,309.89	\$759,718.64	\$7,728	\$92,733
													\$470,580	

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Effective Date	1/1/2026
Contractual Expiration Date	1/31/2027
Renegotiated Expiration Date	12/31/2034
Total Months Contractual	13
Total Months Renegotiated	108
Total Months (+/-)	95

Landlord Capital	2025 Annual Rent Savings	2026 Annual Rent Savings	2027 Annual Rent Savings	2028 Annual Rent Savings	2029 Annual Rent Savings	2030+ Annual Rent Savings
\$0	\$0	\$15,621	\$23,890	\$32,524	\$41,535	\$357,011

Total Contractual Rent Owed	\$7,006,915
Total Renegotiated Rent Owed	\$6,536,335
2026 Gross Rent Reduction %	2.20%
DOWNSIZE OPTION (YES/NO)	No
TOTAL RENT REDUCTION SAVINGS	\$470,580
TOTAL PRE-PETITION WAIVER SAVINGS	\$0
TOTAL DEFERRED RENT	\$0
TOTAL LL CAPITAL CONTRIBUTION	\$0

Restructured Lease Savings Fee	\$9,110	3.25% during first 41 months after effective date, 3.0% thereafter, capped at 7 years
Term Extended Lease Fee	\$14,783	1/4 Months Gross Rent, triggered by a 36-month extension or longer
Term Shortened Lease Fee	\$0	1/3 Months Gross Rent
Downsize Option Lease Fee	\$0	1/2 Months Gross Rent
Rent Deferred Lease Fee	\$0	1.5% of any rent that is deferred
Total Hilco Fee	\$23,893	

TOTAL VALUE SECURED \$470,580



HILCO DEAL SHEET

Date Submitted	8/11/2025
Store #	70
Store Name	0070-GREENWOOD
Gross SQFT	95,361
Segment	Lower Performer
FY26 Sales	\$4,762,157
FY26 4-Wall EBITDA	\$768,619
Go-Forward EBITDA	\$849,216
FY26 GROCC %	14.89%
Go-Forward GROCC %	13.19%
Landlord Contact	Dave Cheslyn
Landlord Email	DCheslyn@broadbentco.com
HILCO Dealmaker	Greg Sullivan

Deal Terms:

- The lease term shall remain unchanged, to expire on 10/31/31.
- All pre-petition rent and cure amount shall be waived, including full June rent and charges.
- Effective 11/1/25 - 10/31/28, Annual Base Rent shall be reduced to \$238,402.50/year, every 11/1 thereafter, it shall increase 5% every year.
- The Tenant shall continue to pay NNN's per the existing lease.
- The tenant shall retain their 1x3 year and 1x5 year options per the existing lease terms.
- Option Period 1: Effective 11/1/31 - 10/31/34, Annual Base Rent shall be \$366,516.48/year.
- Option Period 2: Effective 11/1/34 - 10/31/39, Annual Base Rent shall be \$421,875.72/year.
- All other lease terms remain unchanged.

*NOTE: LL stated the pre-petition waiver was equal to \$62,668.41.

CURRENT PERIOD

CURRENT PERIOD			Contractual Structure					Renegotiated Structure						
Time Period Beginning	Time Period End	Term (Months)	Base Rent PSF	Base Rent / Month	Base Rent / Annual	Gross Rent / Month	Gross Rent / Annual	Base Rent PSF	Base Rent / Month	Base Rent / Annual	Gross Rent / Month	Gross Rent / Annual	Savings / Month	Total Savings
11/1/2025	10/31/2028	36	\$3.35	\$26,583.33	\$318,999.96	\$59,076.30	\$708,915.55	\$2.50	\$19,866.88	\$238,402.50	\$52,359.84	\$628,318.09	\$6,716	\$241,792
11/1/2028	10/31/2029	12	\$3.35	\$26,583.33	\$318,999.96	\$59,076.30	\$708,915.55	\$2.63	\$20,860.22	\$250,322.63	\$53,353.18	\$640,238.22	\$5,723	\$68,677
11/1/2029	10/31/2030	12	\$3.67	\$29,190.87	\$350,290.44	\$61,683.84	\$740,206.03	\$2.76	\$21,903.23	\$262,838.76	\$54,396.20	\$652,754.35	\$7,288	\$87,452
11/1/2030	10/31/2031	12	\$3.67	\$29,190.87	\$350,290.44	\$61,683.84	\$740,206.03	\$2.89	\$22,998.39	\$275,980.69	\$55,491.36	\$665,896.28	\$6,192	\$74,310
													\$472,231	

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Effective Date	11/1/2025
Contractual Expiration Date	10/31/2031
Renegotiated Expiration Date	10/31/2031
Total Months Contractual	72
Total Months Renegotiated	72
Total Months (+/-)	0

Landlord Capital Contribution	2025 Annual Rent Savings	2026 Annual Rent Savings	2027 Annual Rent Savings	2028 Annual Rent Savings	2029 Annual Rent Savings	2030+ Annual Rent Savings
\$0	\$76,101	\$80,597	\$80,597	\$78,611	\$71,806	\$147,186

Total Contractual Rent Owed	\$4,316,074
Total Renegotiated Rent Owed	\$3,843,843
2026 Gross Rent Reduction %	11.37%
DOWNSIZE OPTION (YES/NO)	No
TOTAL RENT REDUCTION SAVINGS	\$472,231
TOTAL PRE-PETITION WAIVER SAVINGS	\$62,668
TOTAL DEFERRED RENT	\$0
TOTAL LL CAPITAL CONTRIBUTION	\$0

Restructured Lease Savings Fee	\$16,880	3.25% during first 41 months after effective date, 3.0% thereafter, capped at 7 years
Term Extended Lease Fee	\$0	1/4 Months Gross Rent, triggered by a 36-month extension or longer
Term Shortened Lease Fee	\$0	1/3 Months Gross Rent
Downsize Option Lease Fee	\$0	1/2 Months Gross Rent
Rent Deferred Lease Fee	\$0	1.5% of any rent that is deferred
Total Hilco Fee	\$16,880	

TOTAL VALUE SECURED **\$534,900**

**HILCO DEAL SHEET**

Date Submitted	7/22/2025
Store #	72
Store Name	0072-MESA
Gross SQFT	144,603
Renegotiated Gross SQFT	139,603
Segment	Lower Performer
FY26 Sales	\$6,806,050
FY26 4-Wall EBITDA	\$722,684
Go-Forward EBITDA	\$863,384
FY26 GROCC %	15.94%
Go-Forward GROCC %	13.87%
Landlord Contact	Jake Gallagher
Landlord Email	jake@alignmenttrc.com
HILCO Dealmaker	Todd Eyster

Deal Terms:

- Tenant shall return the 4,771 SF restaurant space to ownership.
- The lease term shall be shortened twenty (20) months to expire 1/31/28.
- All pre-petition claims are waived (inclusive of the June cure amount of \$74,588).
- Effective upon assumption of the lease - 1/31/28 Base rent shall be equal to 10% of sales with a floor of \$750,000.
- Tenant shall continue to pay additional rent per the existing lease.
- Tenant shall retain their existing 1x5-year Option to renew the lease following 1/31/28 at rates pursuant to the existing lease agreement.
- Effective 2/1/28 - 1/31/29, annual Base Rent shall be equal to \$964,120.00/year.
- Effective 2/1/29 - 1/31/30, annual Base Rent shall be equal to \$983,402.00/year.
- Effective 2/1/30 - 1/31/31, annual Base Rent shall be equal to \$1,003,070/year.
- Effective 2/1/31 - 1/31/32, annual Base Rent shall be equal to \$1,023,131/year.
- Effective 2/1/32 - 1/31/33, annual Base Rent shall be equal to \$1,043,594/year.
- All other lease terms shall remain the same.

NOTE: Assumption of the lease assumed to be 10/1/25.

CURRENT PERIOD

Time Period Beginning	Time Period End	Term (Months)	Contractual Structure					Renegotiated Structure					Savings / Month	Total Savings
			Base Rent PSF	Base Rent / Month	Base Rent / Annual	Gross Rent / Month	Gross Rent / Annual	Base Rent PSF	Base Rent / Month	Base Rent / Annual	Gross Rent / Month	Gross Rent / Annual		
10/1/2025	9/30/2026	12	\$6.16	\$74,225.00	\$890,700.00	\$90,410.97	\$1,084,931.60	\$5.37	\$62,500.00	\$750,000.00	\$78,685.97	\$944,231.60	\$11,725	\$140,700
10/1/2026	9/30/2027	12	\$6.28	\$75,709.00	\$908,508.00	\$91,894.97	\$1,102,739.60	\$5.37	\$62,500.00	\$750,000.00	\$78,685.97	\$944,231.60	\$13,209	\$158,508
10/1/2027	1/31/2028	4	\$6.41	\$77,223.00	\$926,676.00	\$93,408.97	\$1,120,907.60	\$5.37	\$62,500.00	\$750,000.00	\$78,685.97	\$944,231.60	\$14,723	\$58,892
2/1/2028	9/30/2028	8	\$6.41	\$77,223.00	\$926,676.00	\$93,408.97	\$1,120,907.60	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0	\$0
10/1/2028	9/30/2029	12	\$6.54	\$78,768.00	\$945,216.00	\$94,953.97	\$1,139,447.60	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0	\$0
														\$358,100

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Effective Date	10/1/2025
Contractual Expiration Date	9/30/2029
Renegotiated Expiration Date	1/31/2028
Total Months Contractual	48
Total Months Renegotiated	28
Total Months (+/-)	-20
Total Contractual Rent Owed	\$4,448,026
Total Renegotiated Rent Owed	\$2,203,207
FY26 Gross Rent Reduction	50.47%
DOWNSIZE OPTION (YES/NO)	No
TOTAL RENT REDUCTION SAVINGS	\$358,100
TOTAL PRE-PETITION WAIVER SAVINGS	\$74,588
TOTAL DEFERRED RENT	\$0
TOTAL LL CAPITAL CONTRIBUTION	\$0

TOTAL VALUE SECURED**\$432,688**

Restructured Lease Savings Fee	\$14,062
Term Extended Lease Fee	\$0
Term Shortened Lease Fee	\$30,137
Downsize Option Lease Fee	\$0
Rent Deferred Lease Fee	\$0
Total Hilco Fee	\$44,199

3.25% during first 41 months after effective date, 3.0% of savings thereafter, capped at 7 years
 1/4 Months Gross Rent, triggered by a 36-month extension or longer
 1/3 Months Gross Rent
 1/2 Months Gross Rent
 1.5% of any rent that is deferred



HILCO DEAL SHEET

Date Submitted	9/24/2025
Store #	84
Store Name	0084-COLORADO SPRINGS
Gross SQFT	121,204
Segment	Lower Performer
FY26 Sales	\$6,044,888
FY26 4-Wall EBITDA	\$830,607
Go-Forward EBITDA	\$921,897
FY26 GROCC %	14.28%
Go-Forward GROCC %	12.77%
Landlord Contact	Kristin Furniss
Landlord Email	Kristin.Furniss@NNNR.eit.com
HILCO Dealmaker	Bryan Weiss

Deal Terms:

- The lease term shall be extended by fifty-one (51) months to expire on 12/31/35.
- Effective 1/1/26 - 12/31/26, annual Base Rent shall be \$700,000.00/year and shall then increase by CPI capped at 1.50% every 1/1 thereafter (previous increases were 2% annually).
- The tenant shall continue to pay Additional Rent per the existing lease.

% Rent:

- The tenant shall pay Percentage Rent of 5% on all sales above the breakpoint of \$7,000,000.00.
- The stated breakpoint shall increase 5% every 5 years, starting on 1/1/2031.

Options:

- The tenant shall have 3x5 year options at annual CPI increases capped at 1.50%.
- Option Period 1: Effective 1/1/36 - 12/31/41, annual Base Rent shall be \$812,378.58/year.
- Option Period 2: Effective 1/1/41 - 12/31/46, annual Base Rent shall be \$875,162.45/year.
- Option Period 3: Effective 1/1/46 - 12/31/51, annual Base Rent shall be \$942,798.50/year.
- The Option Notice Period shall be revised to twelve (12) months.

Outparcel Approval:

- The landlord shall have outparcel/ground lease rights per the below terms:
- Landlord will not obstruct access or materially obstruct view.
- Building height shall not exceed 28' height (including architectural features).
- Any outparcel/ground lease shall be only one building, single tenant, one story and self-parked.

Financial Reporting:

- The tenant shall provide quarterly reports on store sales and P&L reporting for all go-forward locations.

Existing Master Lease:

- *NOTE: This location shall remain in a Master Lease with #24 O'Fallon.

- All other lease terms remain unchanged.

CURRENT PERIOD

Time Period Beginning	Time Period End	Term (Months)
1/1/2026	9/30/2026	9
10/1/2026	12/31/2026	3
1/1/2027	9/30/2027	9
10/1/2027	12/31/2027	3
1/1/2028	9/30/2028	9
10/1/2028	12/31/2028	3
1/1/2029	9/30/2029	9
10/1/2029	12/31/2029	3
1/1/2030	9/30/2030	9
10/1/2030	12/31/2030	3
1/1/2031	9/30/2031	9
10/1/2031	12/31/2031	3
1/1/2032	9/30/2032	9
10/1/2032	12/31/2032	3
1/1/2033	9/30/2033	9
10/1/2033	12/31/2033	3
1/1/2034	9/30/2034	9
10/1/2034	12/31/2034	3
1/1/2035	9/30/2035	9
10/1/2035	12/31/2035	3

120

Contractual Structure

Base Rent / Month	Base Rent / Annual	Gross Rent / Month	Gross Rent / Annual
\$6.53	\$791,290.80	\$71,929.94	\$863,159.30
\$6.68	\$809,376.48	\$73,437.08	\$881,244.98
\$6.68	\$809,376.48	\$73,437.08	\$881,244.98
\$6.83	\$827,823.96	\$74,974.37	\$899,692.46
\$6.83	\$827,823.96	\$74,974.37	\$899,692.46
\$6.99	\$846,640.56	\$76,542.42	\$918,509.06
\$6.99	\$846,640.56	\$76,542.42	\$918,509.06
\$7.14	\$865,833.36	\$78,141.82	\$937,701.86
\$7.14	\$865,833.36	\$78,141.82	\$937,701.86
\$7.31	\$885,410.04	\$79,773.21	\$957,278.54
\$7.31	\$885,410.04	\$79,773.21	\$957,278.54
\$7.45	\$903,118.24	\$81,248.90	\$974,986.74
\$7.45	\$903,118.24	\$81,248.90	\$974,986.74
\$7.60	\$921,180.61	\$82,754.09	\$993,049.11
\$7.60	\$921,180.61	\$82,754.09	\$993,049.11
\$7.75	\$939,604.22	\$84,289.39	\$1,011,472.72
\$7.75	\$939,604.22	\$84,289.39	\$1,011,472.72
\$7.91	\$958,396.30	\$85,855.40	\$1,030,264.80
\$7.91	\$958,396.30	\$85,855.40	\$1,030,264.80
\$8.07	\$977,564.23	\$87,452.73	\$1,049,432.73

Renegotiated Structure

Base Rent / Month	Base Rent / Annual	Gross Rent / Month	Gross Rent / Annual
\$5.78	\$700,000.00	\$64,322.38	\$771,868.50
\$5.78	\$700,000.00	\$64,322.38	\$771,868.50
\$5.86	\$710,500.00	\$65,197.38	\$782,368.50
\$5.86	\$710,500.00	\$65,197.38	\$782,368.50
\$5.95	\$721,157.50	\$66,085.50	\$793,026.00
\$5.95	\$721,157.50	\$66,085.50	\$793,026.00
\$6.04	\$731,974.86	\$66,986.95	\$803,843.36
\$6.04	\$731,974.86	\$66,986.95	\$803,843.36
\$6.13	\$742,954.49	\$67,901.92	\$814,822.99
\$6.13	\$742,954.49	\$67,901.92	\$814,822.99
\$6.22	\$754,098.80	\$68,830.61	\$825,967.30
\$6.22	\$754,098.80	\$68,830.61	\$825,967.30
\$6.32	\$765,410.28	\$69,773.23	\$837,278.78
\$6.32	\$765,410.28	\$69,773.23	\$837,278.78
\$6.41	\$776,891.44	\$70,729.99	\$848,759.94
\$6.41	\$776,891.44	\$70,729.99	\$848,759.94
\$6.51	\$788,544.81	\$71,701.11	\$860,413.31
\$6.51	\$788,544.81	\$71,701.11	\$860,413.31
\$6.60	\$800,372.98	\$72,686.79	\$872,241.48
\$6.60	\$800,372.98	\$72,686.79	\$872,241.48

Savings / Month	Total Savings
\$7,608	\$68,468
\$9,115	\$27,344
\$8,240	\$74,157
\$9,777	\$29,331
\$8,889	\$80,000
\$10,457	\$31,371
\$9,555	\$85,999
\$11,155	\$33,465
\$10,240	\$92,159
\$11,871	\$35,614
\$10,943	\$98,483
\$12,418	\$37,255
\$11,476	\$103,281
\$12,981	\$38,943
\$12,024	\$108,217
\$13,559	\$40,678
\$12,588	\$113,295
\$14,154	\$42,463
\$13,169	\$118,517
\$14,766	\$44,298

\$1,303,338

Effective Date	1/1/2026
Contractual Expiration Date	9/30/2031
Renegotiated Expiration Date	12/31/2035
Total Months Contractual	69
Total Months Renegotiated	120
Total Months (+/-)	51

Landlord Capital	2025 Annual Rent Savings	2026 Annual Rent Savings	2027 Annual Rent Savings	2028 Annual Rent Savings	2029 Annual Rent Savings	2030+ Annual Rent Savings
\$0	\$0	\$95,812	\$103,488	\$111,371	\$119,464	\$873,203

Total Contractual Rent Owed	\$9,513,928
Total Renegotiated Rent Owed	\$8,210,590
2026 Gross Rent Reduction %	10.58%
Downsize Option (YES/NO)	No
TOTAL RENT REDUCTION SAVINGS	\$1,303,338
TOTAL PRE-PETITION WAIVER SAVINGS	\$0
TOTAL DEFERRED RENT	\$0
TOTAL LL CAPITAL CONTRIBUTION	\$0

Restructured Lease Savings Fee	\$27,557	3.25% during first 41 months after effective date, 3.0% thereafter, capped at 7 years
Term Extended Lease Fee	\$17,982	1/4 Months Gross Rent, triggered by a 36-month extension or longer
Term Shortened Lease Fee	\$0	1/3 Months Gross Rent
Downsize Option Lease Fee	\$0	1/2 Months Gross Rent
Rent Deferred Lease Fee	\$0	1.5% of any rent that is deferred
Total Hilco Fee	\$45,539	

TOTAL VALUE SECURED \$1,303,338



HILCO DEAL SHEET

Date Submitted	9/24/2025
Store #	86
Store Name	0086-KISSIMMEE
Gross SQFT	124,153
Segment	Mid-Performer
FY26 Sales	\$7,376,993
FY26 4-Wall EBITDA	\$1,451,049
Go-Forward EBITDA	\$1,458,806
FY26 GROSS %	11.57%
Go-Forward GROSS %	11.46%
Landlord Contact	Kristin Furniss
Landlord Email	Kristin.Furniss@NNNR.eit.com
HILCO Dealmaker	Bryan Weiss

Deal Terms:

- The lease term shall be extended by fifty-one (51) months to expire on 12/31/35.
- Effective 1/1/26 - 12/31/26, annual Base Rent shall be \$700,000.00/year and shall then increase by CPI capped at 1.50% every 1/1 thereafter (previous increases were 2% annually).
- The tenant shall continue to pay Additional Rent per the existing lease.

% Rent:

- The tenant shall pay Percentage Rent of 5% on all sales above the breakpoint of \$8,000,000.00.
- The stated breakpoint shall increase 5% every 5 years, starting on 1/1/2031.

Options:

- The tenant shall have 3x5 year options at annual CPI increases capped at 1.50%.
- Option Period 1: Effective 1/1/36 - 12/31/41, annual Base Rent shall be \$812,378.58/year.
- Option Period 2: Effective 1/1/41 - 12/31/46, annual Base Rent shall be \$875,162.45/year.
- Option Period 3: Effective 1/1/46 - 12/31/51, annual Base Rent shall be \$942,798.50/year.
- The Option Notice Period shall be revised to twelve (12) months.

Outparcel Approval:

- The landlord shall have outparcel/ground lease rights per the below terms:
- Landlord will not obstruct access or materially obstruct view.
- Building height shall not exceed 28' height (including architectural features).
- Any outparcel/ground lease shall be only one building, single tenant, one story and self-parked.

Financial Reporting:

- The tenant shall provide quarterly reports on store sales and P&L reporting for all go-forward locations.

- All other lease terms remain unchanged.

CURRENT PERIOD

Time Period		Term (Months)	Contractual Structure					Renegotiated Structure					Savings / Month		Total Savings	
Beginning	Time Period End		Base Rent PSF	Base Rent / Month	Base Rent / Annual	Gross Rent / Month	Gross Rent / Annual	Base Rent PSF	Base Rent / Month	Base Rent / Annual	Gross Rent / Month	Gross Rent / Annual				
1/1/2026	9/30/2026	9	\$5.70	\$58,979.81	\$707,757.72	\$71,110.01	\$853,320.06	\$5.64	\$58,333.33	\$700,000.00	\$70,463.53	\$845,562.34	\$646	\$5,818		
10/1/2026	12/31/2026	3	\$5.81	\$60,159.41	\$721,912.92	\$72,289.61	\$867,475.26	\$5.64	\$58,333.33	\$700,000.00	\$70,463.53	\$845,562.34	\$1,826	\$5,478		
1/1/2027	9/30/2027	9	\$5.81	\$60,159.41	\$721,912.92	\$72,289.61	\$867,475.26	\$5.72	\$59,208.33	\$710,500.00	\$71,338.53	\$856,062.34	\$951	\$8,560		
10/1/2027	12/31/2027	3	\$5.93	\$61,362.59	\$736,351.08	\$73,492.79	\$881,913.42	\$5.72	\$59,208.33	\$710,500.00	\$71,338.53	\$856,062.34	\$2,154	\$6,463		
1/1/2028	9/30/2028	9	\$5.93	\$61,362.59	\$736,351.08	\$73,492.79	\$881,913.42	\$5.81	\$60,096.46	\$721,157.50	\$72,226.65	\$866,719.84	\$1,266	\$11,395		
10/1/2028	12/31/2028	3	\$6.05	\$62,589.85	\$751,078.20	\$74,720.05	\$896,640.54	\$5.81	\$60,096.46	\$721,157.50	\$72,226.65	\$866,719.84	\$2,493	\$7,480		
1/1/2029	9/30/2029	9	\$6.05	\$62,589.85	\$751,078.20	\$74,720.05	\$896,640.54	\$5.90	\$60,997.91	\$731,974.86	\$73,128.10	\$877,537.20	\$1,592	\$14,328		
10/1/2029	12/31/2029	3	\$6.17	\$63,841.64	\$766,099.68	\$75,971.84	\$911,662.02	\$5.90	\$60,997.91	\$731,974.86	\$73,128.10	\$877,537.20	\$2,844	\$8,531		
1/1/2030	9/30/2030	9	\$6.17	\$63,841.64	\$766,099.68	\$75,971.84	\$911,662.02	\$5.98	\$61,912.87	\$742,954.49	\$74,043.07	\$888,516.83	\$1,929	\$17,359		
10/1/2030	12/31/2030	3	\$6.29	\$65,118.48	\$781,421.76	\$77,248.68	\$926,984.10	\$5.98	\$61,912.87	\$742,954.49	\$74,043.07	\$888,516.83	\$3,206	\$9,617		
1/1/2031	9/30/2031	9	\$6.29	\$65,118.48	\$781,421.76	\$77,248.68	\$926,984.10	\$6.07	\$62,841.57	\$754,098.80	\$74,971.76	\$899,661.14	\$2,277	\$20,492		
10/1/2031	12/31/2031	3	\$6.42	\$66,420.85	\$797,050.20	\$78,551.04	\$942,612.54	\$6.07	\$62,841.57	\$754,098.80	\$74,971.76	\$899,661.14	\$3,579	\$10,738		
1/1/2032	9/30/2032	9	\$6.42	\$66,420.85	\$797,050.20	\$78,551.04	\$942,612.54	\$6.17	\$63,784.19	\$765,410.28	\$75,914.39	\$910,972.62	\$2,637	\$23,730		
10/1/2032	12/31/2032	3	\$6.55	\$67,749.27	\$812,991.20	\$79,879.46	\$958,553.54	\$6.17	\$63,784.19	\$765,410.28	\$75,914.39	\$910,972.62	\$3,965	\$11,895		
1/1/2033	9/30/2033	9	\$6.55	\$67,749.27	\$812,991.20	\$79,879.46	\$958,553.54	\$6.26	\$64,740.95	\$776,891.44	\$76,871.15	\$922,453.78	\$3,008	\$27,075		
10/1/2033	12/31/2033	3	\$6.68	\$69,104.25	\$829,251.02	\$81,234.45	\$974,813.36	\$6.26	\$64,740.95	\$776,891.44	\$76,871.15	\$922,453.78	\$4,363	\$13,090		
1/1/2034	9/30/2034	9	\$6.68	\$69,104.25	\$829,251.02	\$81,234.45	\$974,813.36	\$6.35	\$65,712.07	\$788,544.81	\$77,842.26	\$934,107.15	\$3,392	\$30,530		
10/1/2034	12/31/2034	3	\$6.81	\$70,486.34	\$845,836.04	\$82,616.53	\$991,398.38	\$6.35	\$65,712.07	\$788,544.81	\$77,842.26	\$934,107.15	\$4,774	\$14,323		
1/1/2035	9/30/2035	9	\$6.81	\$70,486.34	\$845,836.04	\$82,616.53	\$991,398.38	\$6.45	\$66,697.75	\$800,372.98	\$78,827.94	\$945,935.32	\$3,789	\$34,097		
10/1/2035	12/31/2035	3	\$6.95	\$71,896.06	\$862,752.76	\$84,026.26	\$1,008,315.10	\$6.45	\$66,697.75	\$800,372.98	\$78,827.94	\$945,935.32	\$5,198	\$15,595		
120												\$296,593				

Effective Date	1/1/2026
Contractual Expiration Date	9/30/2031
Renegotiated Expiration Date	12/31/2035
Total Months Contractual	69
Total Months Renegotiated	120
Total Months (+/-)	51

Total Contractual Rent Owed	\$9,244,122
Total Renegotiated Rent Owed	\$8,947,529
2026 Gross Rent Reduction %	0.91%
Downsize Option (YES/NO)	No
TOTAL RENT REDUCTION SAVINGS	\$296,593
TOTAL PRE-PETITION WAIVER SAVINGS	\$0
TOTAL DEFERRED RENT	\$0
TOTAL LL CAPITAL CONTRIBUTION	\$0

TOTAL VALUE SECURED

\$296,593

Landlord Capital	2025 Annual Rent Savings	2026 Annual Rent Savings	2027 Annual Rent Savings	2028 Annual Rent Savings	2029 Annual Rent Savings	2030+ Annual Rent Savings
\$0	\$0	\$11,297	\$15,022	\$18,875	\$22,859	\$228,540

Restructured Lease Savings Fee	\$5,359	3.25% during first 41 months after effective date, 3.0% thereafter, capped at 7 years
Term Extended Lease Fee	\$17,778	1/4 Months Gross Rent, triggered by a 36-month extension or longer
Term Shortened Lease Fee	\$0	1/3 Months Gross Rent
Downsize Option Lease Fee	\$0	1/2 Months Gross Rent
Rent Deferred Lease Fee	\$0	1.5% of any rent that is deferred
Total Hilco Fee	\$23,137	

**HILCO DEAL SHEET**

Date Submitted	8/11/2025
Store #	131
Store Name	0131-BURNSVILLE
Gross SQFT	114,006
Segment	High Risk Stores
FY26 Sales	\$5,372,447
FY26 4-Wall EBITDA	\$401,849
Go-Forward EBITDA	\$776,849
FY26 GROCC %	19.22%
Go-Forward GROCC %	12.24%
Landlord Contact	Arnold Schlesinger
Landlord Email	Aschlesinger@avgpartners.com
HILCO Dealmaker	Todd Eyler

Deal Terms:

- The lease shall be shortened twenty-nine (29) months to expire 10/31/28.
 - All pre-petition Base Rent shall be waived (inclusive of June Base Rent).
 - Effective upon assumption of the lease - 10/31/26, annual Base Rent shall be equal to \$425,000.00/year, with 3% annual increases to Base Rent every 11/1 thereafter through 10/31/28.
 - Tenant shall continue to pay Additional Rent per the existing lease.
 - Tenant shall retain their existing 3x5-year Options to renew the lease at rates pursuant to the existing lease.
 - Option Period 1: Effective 11/1/28 - 10/31/33, annual Base Rent shall be equal to \$860,000.04/year.
 - Option Period 2: Effective 11/1/33 - 10/31/38, annual Base Rent shall be equal to \$890,000.04/year.
 - Option Period 3: Effective 11/1/38 - 10/31/43, annual Base Rent shall be equal to \$925,599.96/year.
 - Upon exercising their first Option, tenant shall have the right to downsize the premise to 65,000 SQFT. Both parties shall pay for half of the demising costs. Specific notice timing and demising plans are TBD. In the event tenant does elect to downsize, the Base Rent PSF shall revert back to the previous lease rate.
 - All other lease terms remain unchanged.
- *NOTE: For the purpose of our analysis, assumption of the lease is assumed to be 11/1/25.

CURRENT PERIOD

			Contractual Structure					Renegotiated Structure						
Time Period Beginning	Time Period End	Term (Months)	Base Rent PSF	Base Rent / Month	Base Rent / Annual	Gross Rent / Month	Gross Rent / Annual	Base Rent PSF	Base Rent / Month	Base Rent / Annual	Gross Rent / Month	Gross Rent / Annual	Savings / Month	Total Savings
11/1/2025	3/31/2026	5	\$7.02	\$66,666.67	\$800,000.04	\$86,031.91	\$1,032,382.93	\$3.73	\$35,416.67	\$425,000.00	\$54,781.91	\$657,382.89	\$31,250	\$156,250
4/1/2026	10/31/2026	7	\$7.28	\$69,166.67	\$830,000.04	\$88,531.91	\$1,062,382.93	\$3.73	\$35,416.67	\$425,000.00	\$54,781.91	\$657,382.89	\$33,750	\$236,250
11/1/2026	10/31/2027	12	\$7.28	\$69,166.67	\$830,000.04	\$88,531.91	\$1,062,382.93	\$3.84	\$36,479.17	\$437,750.00	\$55,844.41	\$670,132.89	\$32,688	\$392,250
11/1/2027	10/31/2028	12	\$7.28	\$69,166.67	\$830,000.04	\$88,531.91	\$1,062,382.93	\$3.95	\$37,573.54	\$450,882.50	\$56,938.78	\$683,265.39	\$31,593	\$379,118
11/1/2028	3/31/2031	29	\$7.28	\$69,166.67	\$830,000.04	\$88,531.91	\$1,062,382.93	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0	\$0
65														
														\$1,163,868

Effective Date	11/1/2025
Contractual Expiration Date	3/31/2031
Renegotiated Expiration Date	10/31/2028
Total Months Contractual	65
Total Months Renegotiated	36
Total Months (+/-)	-29

Landlord Capital	2025 Annual Rent Savings	2026 Annual Rent Savings	2027 Annual Rent Savings	2028 Annual Rent Savings	2029 Annual Rent Savings	2030+ Annual Rent Savings
\$0	\$129,167	\$395,375	\$390,061	\$315,931	\$0	\$0

Total Contractual Rent Owed	\$5,742,074
Total Renegotiated Rent Owed	\$2,010,781
2026 Gross Rent Reduction %	36.32%
DOWNSIZE OPTION (YES/NO)	Yes
TOTAL RENT REDUCTION SAVINGS	\$1,163,868
TOTAL PRE-PETITION WAIVER SAVINGS	\$66,667
TOTAL DEFERRED RENT	\$0
TOTAL LL CAPITAL CONTRIBUTION	\$0

Restructured Lease Savings Fee	\$39,992	3.25% during first 41 months after effective date, 3.0% thereafter, capped at 7 years
Term Extended Lease Fee	\$0	1/4 Months Gross Rent, triggered by a 36-month extension or longer
Term Shortened Lease Fee	\$28,677	1/3 Months Gross Rent
Downsize Option Lease Fee	\$43,016	1/2 Months Gross Rent
Rent Deferred Lease Fee	\$0	1.5% of any rent that is deferred
Total Hilco Fee	\$111,685	

TOTAL VALUE SECURED **\$1,230,534**



HILCO DEAL SHEET

Date Submitted	7/28/2025
Store #	135
Store Name	0135-PLANO EAST
Gross SQFT	88,304
Segment	Lower Performer
FY26 Sales	\$4,886,045
FY26 4-Wall EBITDA	\$819,766
Go-Forward EBITDA	\$947,004
FY26 GROCC %	13.64%
Go-Forward GROCC %	11.03%
Landlord Contact	Adam Stehly
Landlord Email	adam.stehly@kohls.co
	m
HILCO Dealmaker	Bryan Weiss

Deal Terms:

- There shall be no change to the current lease term (expires 1/31/30).
- There shall be no waiver of past due rent, but the landlord shall waive any other cure amounts.
- Effective 8/1/25 - 1/31/28, Annual Base Rent shall be reduced to \$371,680.00/year.
- Effective 2/1/28 - 1/31/30, Annual Base Rent shall be \$402,264.00/year.
- The tenant shall continue to pay NNN's per the existing lease.
- The tenant shall have no options to renew the lease with the current landlord. The tenant must pursue a new lease with the over-landlord upon lease expiration.
- All other lease terms remain unchanged.

CURRENT PERIOD

Time Period Beginning	Time Period End	Term (Months)	Contractual Structure					Renegotiated Structure					Savings / Month	Total Savings
			Base Rent PSF	Base Rent / Month	Base Rent / Annual	Gross Rent / Month	Gross Rent / Annual	Base Rent PSF	Base Rent / Month	Base Rent / Annual	Gross Rent / Month	Gross Rent / Annual		
8/1/2025	1/31/2028	30	\$5.65	\$41,576.50	\$498,918.00	\$55,525.18	\$666,302.15	\$4.21	\$30,973.33	\$371,680.00	\$44,922.01	\$539,064.15	\$10,603	\$318,095
2/1/2028	1/31/2030	24	\$5.65	\$41,576.50	\$498,918.00	\$55,525.18	\$666,302.15	\$4.56	\$33,522.00	\$402,264.00	\$47,470.68	\$569,648.15	\$8,055	\$193,308
		54												\$511,403

Effective Date	8/1/2025
Contractual Expiration Date	1/31/2030
Renegotiated Expiration Date	1/31/2030
Total Months Contractual	54
Total Months Renegotiated	54
Total Months (+/-)	0

Landlord Capital Contribution	2025 Annual Rent Savings	2026 Annual Rent Savings	2027 Annual Rent Savings	2028 Annual Rent Savings	2029 Annual Rent Savings	2030+ Annual Rent Savings
\$0	\$53,016	\$127,238	\$127,238	\$99,203	\$96,654	\$8,055

Total Contractual Rent Owed	\$2,998,360
Total Renegotiated Rent Owed	\$2,486,957
2026 Gross Rent Reduction %	19.10%
DOWNSIZE OPTION (YES/NO)	No
TOTAL RENT REDUCTION SAVINGS	\$511,403
TOTAL PRE-PETITION WAIVER SAVINGS	\$0
TOTAL DEFERRED RENT	\$0
TOTAL LL CAPITAL CONTRIBUTION	\$0

Restructured Lease Savings Fee	\$16,359	3.25% during first 41 months after effective date, 3.0% thereafter, capped at 7 years
Term Extended Lease Fee	\$0	1/4 Months Gross Rent, triggered by a 36-month extension or longer
Term Shortened Lease Fee	\$0	1/3 Months Gross Rent
Downsize Option Lease Fee	\$0	1/2 Months Gross Rent
Rent Deferred Lease Fee	\$0	1.5% of any rent that is deferred
Total Hilco Fee	\$16,359	

TOTAL VALUE SECURED \$511,403



HILCO DEAL SHEET

Date Submitted	8/28/2025
Store #	138
Store Name	0138-SANDY
Gross SQFT	96,319
Segment	Mid-Performer
FY26 Sales	\$6,872,826
FY26 4-Wall EBITDA	\$1,194,232
Go-Forward EBITDA	\$1,289,232
FY26 GROCC %	15.16%
Go-Forward GROCC %	13.77%
Landlord Contact	Dave Layton
Landlord Email	dlayton@laytonconstruc tion.com
HILCO Dealmaker	Bryan Weiss

Deal Terms:

- The lease term shall be extended by sixty (60) months to expire on 7/13/31.
- There shall be no waiver of pre-petition rent or cure amounts.
- Effective 10/14/25 - 7/13/26, Annual Base Rent shall be \$675,000.00/year.
- Effective 7/14/26 - 7/13/27, Annual Base Rent shall be \$725,000.00/year.
- Effective 7/14/27 - 7/13/31, Annual Base Rent shall be \$847,000.00/year.
- The tenant shall continue to pay Additional Rent per the existing lease.
- This lease extension is in lieu of tenant's upcoming 5-year option. Tenant shall retain its last remaining 5-year option to be exercised prior to 10/13/30.
- Option Period 1: Effective 7/14/31 - 7/13/36, Annual Base Rent shall be \$931,700.00/year.
- All other lease terms remain unchanged.

CURRENT PERIOD

Time Period Beginning	Time Period End	Term (Months)	Contractual Structure					Renegotiated Structure					Savings / Month	Total Savings
			Base Rent PSF	Base Rent / Month	Base Rent / Annual	Gross Rent / Month	Gross Rent / Annual	Base Rent PSF	Base Rent / Month	Base Rent / Annual	Gross Rent / Month	Gross Rent / Annual		
10/14/2025	7/13/2026	9	\$7.99	\$64,166.67	\$770,000.04	\$86,810.10	\$1,041,721.20	\$7.01	\$56,250.00	\$675,000.00	\$78,893.43	\$946,721.16	\$7,917	\$71,250
7/14/2026	7/13/2027	12	\$8.79	\$70,583.33	\$846,999.96	\$93,226.76	\$1,118,721.12	\$7.53	\$60,416.67	\$725,000.00	\$83,060.10	\$996,721.16	\$10,167	\$122,000
7/14/2027	7/13/2031	48	\$8.79	\$70,583.33	\$846,999.96	\$93,226.76	\$1,118,721.12	\$8.79	\$70,583.33	\$847,000.00	\$93,226.76	\$1,118,721.16	\$0	\$0
														\$193,250

Effective Date	10/14/2025
Contractual Expiration Date	7/13/2026
Renegotiated Expiration Date	7/13/2031
Total Months Contractual	9
Total Months Renegotiated	69
Total Months (+/-)	60

Landlord Capital Contribution	2025 Annual Rent Savings	2026 Annual Rent Savings	2027 Annual Rent Savings	2028 Annual Rent Savings	2029 Annual Rent Savings	2030+ Annual Rent Savings
\$0	\$23,750	\$108,500	\$61,000	\$0	\$0	\$0

Total Contractual Rent Owed	\$6,374,897
Total Renegotiated Rent Owed	\$6,181,647
2026 Gross Rent Reduction %	9.12%
DOWNSIZE OPTION (YES/NO)	No
TOTAL RENT REDUCTION SAVINGS	\$193,250
TOTAL PRE-PETITION WAIVER SAVINGS	\$0
TOTAL DEFERRED RENT	\$0
TOTAL LL CAPITAL CONTRIBUTION	\$0

Restructured Lease Savings Fee	\$6,281	3.25% during first 41 months after effective date, 3.0% thereafter, capped at 7 years
Term Extended Lease Fee	WAIVED	1/4 Months Gross Rent, triggered by a 36-month extension or longer
Term Shortened Lease Fee	\$0	1/3 Months Gross Rent
Downsize Option Lease Fee	\$0	1/2 Months Gross Rent
Rent Deferred Lease Fee	\$0	1.5% of any rent that is deferred
Total Hilco Fee	\$6,281	

TOTAL VALUE SECURED **\$193,250**

**HILCO DEAL SHEET**

Date Submitted	8/26/2025
Store #	141
Store Name	0141-RAPID CITY
Gross SQFT	99,815
Segment	Lower Performer
FY26 Sales	\$3,715,630
FY26 4-Wall EBITDA	\$711,039
Go-Forward EBITDA	\$739,586
FY26 GROCC %	4.42%
Go-Forward GROCC %	3.65%
Landlord Contact	Racine Leahy
Landlord Email	rleahy@rockstep.com
HILCO Dealmaker	Adam Humerick

Deal Terms:

- There shall be no change to lease expiration.
- All pre-petition rent and cure amounts to be waived (inclusive of full June rent).
- Effective 7/1/25 - 4/30/27, the lease shall be converted to a Gross lease and Annual Gross rent shall be reduced to the greater of 3.65% of Gross sales or \$130,000.00/year.
- The tenant shall retain their 2x5 options per the existing lease. Upon exercising the first option the lease shall convert back to a Triple Net lease.
- Option Period 1: Effective 5/1/27 - 4/30/32, Annual Base rent shall be \$135,000.00/year.
- Option Period 2: Effective 5/1/32 - 4/30/37, Annual Base rent shall be \$145,000.00/year.
- The landlord shall have a one-time right of refusal for the first 5-year option, with a 90-day notice period from the tenant exercising the option.
- All other lease terms remain unchanged.

CURRENT PERIOD

Time Period Beginning	Time Period End	Term (Months)	Contractual Structure				Renegotiated Structure				Savings / Month	Total Savings
			Gross Rent PSF	Base Rent / Month	Base Rent / Annual	Gross Rent / Month	Gross Rent / Annual	Gross Rent PSF	Gross Rent / Month	Gross Rent / Annual		
7/1/2025	4/30/2027	22	\$1.64	\$10,416.67	\$125,000.04	\$13,680.60	\$164,167.16	\$1.36	\$11,301.71	\$135,620.48	\$2,379	\$52,336
		22										\$52,336

Effective Date	7/1/2025
Contractual Expiration Date	4/30/2027
Renegotiated Expiration Date	4/30/2027
Total Months Contractual	22
Total Months Renegotiated	22
Total Months (+/-)	0

Landlord Capital Contribution	2025 Annual Rent Savings	2026 Annual Rent Savings	2027 Annual Rent Savings	2028 Annual Rent Savings	2029 Annual Rent Savings	2030+ Annual Rent Savings
\$0	\$27,954	\$28,547	\$9,516	\$0	\$0	\$0

Total Contractual Rent Owed	\$300,973
Total Renegotiated Rent Owed	\$248,638
2026 Gross Rent Reduction %	17.39%
DOWNSIZE OPTION (YES/NO)	No
TOTAL RENT REDUCTION SAVINGS	\$52,336
TOTAL PRE-PETITION WAIVER SAVINGS	\$13,681
TOTAL DEFERRED RENT	\$0
TOTAL LL CAPITAL CONTRIBUTION	\$0

Restructured Lease Savings Fee	\$2,146	3.25% during first 41 months after effective date, 3.0% thereafter, capped at 7 years
Term Extended Lease Fee	\$0	1/4 Months Gross Rent, triggered by a 36-month extension or longer
Term Shortened Lease Fee	\$0	1/3 Months Gross Rent
Downsize Option Lease Fee	\$0	1/2 Months Gross Rent
Rent Deferred Lease Fee	\$0	1.5% of any rent that is deferred
Total Hilco Fee	\$2,146	

TOTAL VALUE SECURED **\$66,016**

**HILCO DEAL SHEET**

Date Submitted	8/5/2025
Store #	180
Store Name	0180-WAYNE
Gross SQFT	82,355
Segment	Mid-Performer
FY26 Sales	\$8,581,562
FY26 4-Wall EBITDA	\$1,655,795
Go-Forward EBITDA	\$1,802,114
FY26 GROCC %	15.69%
Go-Forward GROCC %	13.98%
Landlord Contact	Brian Meranto
Landlord Email	bmeranto@kimcorealty.com
HILCO Dealmaker	Todd Eyster

Deal Terms:

- The lease term shall remain unchanged.
- All pre-petition rent and cure amounts shall be waived, including June pre-petition rent.
- June Stub Rent shall be paid (\$43,846.00).
- Effective upon emergence - 11/30/28, the lease shall be converted to a Gross lease and Annual Gross Rent shall be equal to 10% of sales with a Gross Rent floor of \$1,200,000.00/year.
- The tenant shall retain all existing options per the existing lease. Upon exercising the first option the lease shall be converted back to a Triple Net Lease.
- Option Period 1: Effective 12/1/28 - 11/30/33, Annual Base Rent shall be \$985,779.00/year.
- Option Period 2: Effective 12/1/33 - 11/30/38, Annual Base Rent shall be \$1,067,894.04/year.
- Option Period 3: Effective 12/1/38 - 3/31/42, Annual Base Rent shall be \$1,150,086.00/year.
- All other lease terms remain unchanged.

*NOTE: For the purpose of our analysis, emergence is assumed to be 11/1/25.

CURRENT PERIOD

Time Period Beginning	Time Period End	Term (Months)	Contractual Structure				Renegotiated Structure				Savings / Month	Total Savings
			Gross Rent PSF	Base Rent / Month	Base Rent / Annual	Gross Rent / Month	Gross Rent / Annual	Gross Rent PSF	Gross Rent / Month	Gross Rent / Annual		
11/1/2025	11/30/2028	37	\$16.35	\$75,303.25	\$903,639.00	\$112,193.20	\$1,346,318.42	\$14.57	\$100,000.00	\$1,200,000.00	\$12,193	\$451,148
		37										\$451,148

Effective Date	11/1/2025
Contractual Expiration Date	11/30/2028
Renegotiated Expiration Date	11/30/2028
Total Months Contractual	37
Total Months Renegotiated	37
Total Months (+/-)	0

Landlord Capital Contribution	2025 Annual Rent Savings	2026 Annual Rent Savings	2027 Annual Rent Savings	2028 Annual Rent Savings	2029 Annual Rent Savings	2030+ Annual Rent Savings
\$0	\$68,232	\$146,318	\$146,318	\$134,125	\$0	\$0

Total Contractual Rent Owed	\$4,151,148
Total Renegotiated Rent Owed	\$3,700,000
2026 Gross Rent Reduction %	10.87%
DOWNSIZE OPTION (YES/NO)	No
TOTAL RENT REDUCTION SAVINGS	\$451,148
TOTAL PRE-PETITION WAIVER SAVINGS	\$43,846
TOTAL DEFERRED RENT	\$0
TOTAL LL CAPITAL CONTRIBUTION	\$0

Restructured Lease Savings Fee	\$16,087	3.25% during first 41 months after effective date, 3.0% thereafter, capped at 7 years
Term Extended Lease Fee	\$0	1/4 Months Gross Rent, triggered by a 36-month extension or longer
Term Shortened Lease Fee	\$0	1/3 Months Gross Rent
Downsize Option Lease Fee	\$0	1/2 Months Gross Rent
Rent Deferred Lease Fee	\$0	1.5% of any rent that is deferred
Total Hilco Fee	\$16,087	

TOTAL VALUE SECURED **\$494,994**

**HILCO DEAL SHEET**

Date Submitted	9/10/2025
Store #	198
Store Name	0198-EVANSVILLE
Gross SQFT	78,145
Segment	Lower Performer
FY26 Sales	\$4,714,992
FY26 4-Wall EBITDA	\$718,376
Go-Forward EBITDA	\$853,565
FY26 GROCC %	15.78%
Go-Forward GROCC %	12.91%
Landlord Contact	Joe Kaiser
Landlord Email	kitovmngmnt@gmail.com
HILCO Dealmaker	Todd Eyer

Deal Terms:

- The lease term shall be shortened twenty-four (24) months to expire 7/31/28.
- Any/all pre-petition Rent and June stub Rent shall be paid.
- Effective upon assumption of the lease - 7/31/28, annual Base Rent shall be equal to \$425,000.00/year.
- Tenant shall continue to pay Additional Rent per the existing lease.
- Tenant shall retain their existing 2x5-year Options following 7/31/28, at rates pursuant to the existing lease.
- Tenant shall receive one additional 5-year Option at a 10.0% increase in Base Rent over the existing final Option Base Rent.
- Option Period 1: Effective 8/1/28 - 7/31/33, annual Base Rent shall be equal to \$580,188.96/year.
- Option Period 2: Effective 8/1/33 - 7/31/38, annual Base Rent shall be equal to \$600,201.96/year.
- Option Period 3: Effective 8/1/38 - 7/31/43, annual Base Rent shall be equal to \$660,222.16/year.
- The option notice period shall be revised to 270 days.
- In good faith, Tenant will try and work towards a solution to give back up to 10,000 SQFT without losing any frontage area.
- In the event of a recapture, NNNs shall be reduced pro-rata by the square footage reduction, Base Rent shall remain the same.
- The no-build zone shall be removed (outlined in the attachment).
- All other lease terms remain unchanged.
- Note: For the purpose of our analysis, 11/1/25 is the assumed date of lease assumption.

CURRENT PERIOD

			Base Rent /		Base Rent /	Gross Rent /	Gross Rent /	Base Rent /		Base Rent /	Gross Rent /	Gross Rent /		
Time Period Beginning	Time Period End	Term (Months)	Base Rent PSF	Month	Annual	Month	Annual	Base Rent PSF	Month	Annual	Month	Annual	Savings / Month	Total Savings
11/1/2025	7/31/2028	33	\$7.17	\$46,682.42	\$560,189.04	\$62,008.17	\$744,098.06	\$5.44	\$35,416.67	\$425,000.00	\$50,742.42	\$608,909.02	\$11,266	\$371,770
8/1/2028	7/31/2030	24	\$7.17	\$46,682.42	\$560,189.04	\$62,008.17	\$744,098.06	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0	\$0
57														
														\$371,770

Effective Date	11/1/2025
Contractual Expiration Date	7/31/2030
Renegotiated Expiration Date	7/31/2028
Total Months Contractual	57
Total Months Renegotiated	33
Total Months (+/-)	-24

Landlord Capital Contribution	2025 Annual Rent Savings	2026 Annual Rent Savings	2027 Annual Rent Savings	2028 Annual Rent Savings	2029 Annual Rent Savings	2030+ Annual Rent Savings
\$0	\$22,532	\$135,189	\$135,189	\$78,860	\$0	\$0

Total Contractual Rent Owed	\$3,534,466
Total Renegotiated Rent Owed	\$1,674,500
2026 Gross Rent Reduction %	18.17%
DOWNSIZE OPTION (YES/NO)	No
TOTAL RENT REDUCTION SAVINGS	\$371,770
TOTAL PRE-PETITION WAIVER SAVINGS	\$0
TOTAL DEFERRED RENT	\$0
TOTAL LL CAPITAL CONTRIBUTION	\$0

Restructured Lease Savings Fee	\$12,083	3.25% during first 41 months after effective date, 3.0% thereafter, capped at 7 years
Term Extended Lease Fee	\$0	1/4 Months Gross Rent, triggered by a 36-month extension or longer
Term Shortened Lease Fee	\$20,669	1/3 Months Gross Rent
Downsize Option Lease Fee	\$0	1/2 Months Gross Rent
Rent Deferred Lease Fee	\$0	1.5% of any rent that is deferred
Total Hilco Fee	\$32,752	

TOTAL VALUE SECURED **\$371,770**

**HILCO DEAL SHEET**

Date Submitted	8/5/2025
Store #	214
Store Name	0214-CROFTON
Gross SQFT	95,152
Segment	Mid-Performer
FY26 Sales	\$7,657,132
FY26 4-Wall EBITDA	\$1,504,591
Go-Forward EBITDA	\$1,711,369
FY26 GROCC %	14.45%
Go-Forward GROCC %	11.75%
Landlord Contact	Ben Terry
Landlord Email	bterry@kimcorealty.com
HILCO Dealmaker	Todd Eyler

Deal Terms:

- The lease term shall be extended by twenty-four (24) months to expire on 10/31/30.
 - All pre-petition rent and cure amounts shall be waived, including June pre-petition rent.
 - June Stub Rent shall be paid (\$41,879.00).
 - Effective upon emergence - 10/31/30, the lease shall be converted to a Gross lease and Annual Gross Rent shall be 8% of sales with a Gross Rent floor of \$900,000.00/year.
 - The tenant shall retain their 2x5 year option per the existing lease. Upon exercising the first option, the lease shall convert back to a Triple Net Lease.
 - Option Period 1: Effective 11/1/30 - 10/31/35, Annual Base Rent shall be \$750,000.00/year.
 - Option Period 2: Effective 11/1/35 - 10/31/40, Annual Base rent shall be \$789,999.96/year.
 - All other lease terms shall remain unchanged.
- *NOTE: For the purpose of our analysis, emergence is assumed to be 11/1/25.

CURRENT PERIOD

Time Period Beginning	Time Period End	Term (Months)	Contractual Structure				Renegotiated Structure				Savings / Month	Total Savings
			Gross Rent PSF	Base Rent / Month	Base Rent / Annual	Gross Rent / Month	Gross Rent / Annual	Gross Rent PSF	Gross Rent / Month	Gross Rent / Annual		
11/1/2025	10/31/2028	36	\$7.46	\$59,166.67	\$710,000.04	\$92,231.48	\$1,106,777.77	\$9.46	\$75,000.00	\$900,000.00	\$17,231	\$620,333
11/1/2028	10/31/2030	24	\$7.88	\$62,500.00	\$750,000.00	\$95,564.81	\$1,146,777.73	\$9.46	\$75,000.00	\$900,000.00	\$20,565	\$493,555
		60										\$1,113,889

Effective Date	11/1/2025
Contractual Expiration Date	10/31/2028
Renegotiated Expiration Date	10/31/2030
Total Months Contractual	36
Total Months Renegotiated	60
Total Months (+/-)	24

Landlord Capital Contribution	2025 Annual Rent Savings	2026 Annual Rent Savings	2027 Annual Rent Savings	2028 Annual Rent Savings	2029 Annual Rent Savings	2030+ Annual Rent Savings
\$0	\$76,342	\$206,778	\$206,778	\$213,444	\$246,778	\$205,648

Total Contractual Rent Owed	\$5,613,889
Total Renegotiated Rent Owed	\$4,500,000
2026 Gross Rent Reduction %	18.68%
DOWNSIZE OPTION (YES/NO)	No
TOTAL RENT REDUCTION SAVINGS	\$1,113,889
TOTAL PRE-PETITION WAIVER SAVINGS	\$41,879
TOTAL DEFERRED RENT	\$0
TOTAL LL CAPITAL CONTRIBUTION	\$0

Restructured Lease Savings Fee	\$36,586	3.25% during first 41 months after effective date, 3.0% thereafter, capped at 7 years
Term Extended Lease Fee	\$0	1/4 Months Gross Rent, triggered by a 36-month extension or longer
Term Shortened Lease Fee	\$0	1/3 Months Gross Rent
Downsize Option Lease Fee	\$0	1/2 Months Gross Rent
Rent Deferred Lease Fee	\$0	1.5% of any rent that is deferred
Total Hilco Fee	\$36,586	

TOTAL VALUE SECURED **\$1,155,768**



HILCO DEAL SHEET

Date Submitted	9/24/2025	Deal Terms:	- The lease term shall be extended seven (7) days to expire on 5/31/38. - Effective 1/1/26 - 12/31/26, annual Base Rent shall be \$825,000.00/year and shall then increase by CPI capped at 1.50% every 1/1 thereafter (previous increases were CPI capped at 2% annually). - The tenant shall continue to pay Additional Rent per the existing lease.
Store #	220		% Rent: - The tenant shall pay Percentage Rent of 5% on all sales above the breakpoint of \$7,700,000.00. - The stated breakpoint shall increase 5% every 5 years, starting on 1/1/2031.
Store Name	McKinney, TX		Options: - The tenant shall have 3x5 year options at annual CPI increases capped at 1.50%. - Option Period 1: Effective 6/1/38 - 5/31/43, annual Base Rent shall be \$1,001,180.77/year. - Option Period 2: Effective 6/1/43 - 5/31/48, annual Base Rent shall be \$1,078,556.02/year. - Option Period 3: Effective 6/1/48 - 5/31/53, annual Base Rent shall be \$1,161,911.15/year. - The Option Notice Period shall be revised to twelve (12) months.
Gross SQFT	86,919		Recapture: - The landlord shall have the right to recapture 11,500 SQFT and/or 13,200 SQFT of "Excess Space" (see attached floor plan) at any time with 60 days prior written notice to tenant in "as-is" condition. - Landlord shall be responsible for all costs associated with any recapture. - In the event of a recapture of the 11,500 SQFT and/or the 13,200 SQFT of "Excess Space" the landlord shall reimburse tenant for its pro-rata share of property taxes and CAM of the "Excess Space".
Segment	Mid-Performer		Outparcel Approval: - The landlord shall have outparcel/ground lease rights per the below terms: - Landlord will not obstruct access or materially obstruct view. - Building height shall not exceed 28' height (including architectural features). - Any outparcel/ground lease shall be only one building, single tenant, one story and self-parked.
FY26 Sales	\$7,112,220		Financial Reporting: - The tenant shall provide quarterly reports on store sales and P&L reporting for all go-forward locations.
FY26 4-Wall EBITDA	\$1,515,950		- All other lease terms remain unchanged.
Go-Forward EBITDA	\$1,704,159		
FY26 GROSS %	18.09%		
Go-Forward GROSS %	15.45%		
Landlord Contact	Kristin Furniss		
Landlord Email	Kristin.Furniss@NNN Reit.com		
HILCO Dealmaker	Bryan Weiss		

CURRENT PERIOD

Time Period Beginning	Time Period End	Term (Months)	Contractual Structure					Renegotiated Structure					Savings / Month	Total Savings
			Base Rent PSF	Base Rent / Month	Base Rent / Annual	Gross Rent / Month	Gross Rent / Annual	Base Rent PSF	Base Rent / Month	Base Rent / Annual	Gross Rent / Month	Gross Rent / Annual		
1/1/2026	5/31/2026	5	\$11.66	\$84,434.10	\$1,013,209.20	\$107,231.29	\$1,286,775.47	\$9.49	\$68,750.00	\$825,000.00	\$91,547.19	\$1,098,566.27	\$15,684	\$78,421
6/1/2026	12/31/2026	7	\$11.89	\$86,122.78	\$1,033,473.38	\$108,919.97	\$1,307,039.65	\$9.49	\$68,750.00	\$825,000.00	\$91,547.19	\$1,098,566.27	\$17,373	\$121,609
1/1/2027	5/31/2027	5	\$11.89	\$86,122.78	\$1,033,473.38	\$108,919.97	\$1,307,039.65	\$9.63	\$69,781.25	\$837,375.00	\$92,578.44	\$1,110,941.27	\$16,342	\$81,708
6/1/2027	12/31/2027	7	\$12.13	\$87,845.24	\$1,054,142.85	\$110,642.43	\$1,327,709.12	\$9.63	\$69,781.25	\$837,375.00	\$92,578.44	\$1,110,941.27	\$18,064	\$126,448
1/1/2028	5/31/2028	5	\$12.13	\$87,845.24	\$1,054,142.85	\$110,642.43	\$1,327,709.12	\$9.78	\$70,827.97	\$849,935.63	\$93,625.16	\$1,123,501.90	\$17,017	\$85,086
6/1/2028	12/31/2028	7	\$12.37	\$89,602.14	\$1,075,225.71	\$112,399.33	\$1,348,791.98	\$9.78	\$70,827.97	\$849,935.63	\$93,625.16	\$1,123,501.90	\$18,774	\$131,419
1/1/2029	5/31/2029	5	\$12.37	\$89,602.14	\$1,075,225.71	\$112,399.33	\$1,348,791.98	\$9.93	\$71,890.39	\$862,684.66	\$94,687.58	\$1,136,250.93	\$17,712	\$88,559
6/1/2029	12/31/2029	7	\$12.62	\$91,394.19	\$1,096,730.22	\$114,191.37	\$1,370,296.49	\$9.93	\$71,890.39	\$862,684.66	\$94,687.58	\$1,136,250.93	\$19,504	\$136,527
1/1/2030	5/31/2030	5	\$12.62	\$91,394.19	\$1,096,730.22	\$114,191.37	\$1,370,296.49	\$10.07	\$72,968.74	\$875,624.93	\$95,765.93	\$1,149,191.20	\$18,425	\$92,127
6/1/2030	12/31/2030	7	\$12.87	\$93,222.07	\$1,118,664.83	\$116,019.26	\$1,392,231.10	\$10.07	\$72,968.74	\$875,624.93	\$95,765.93	\$1,149,191.20	\$20,253	\$141,773
1/1/2031	5/31/2031	5	\$12.87	\$93,222.07	\$1,118,664.83	\$116,019.26	\$1,392,231.10	\$10.23	\$74,063.28	\$888,759.30	\$96,860.46	\$1,162,325.57	\$19,159	\$95,794
6/1/2031	12/31/2031	7	\$13.13	\$95,086.51	\$1,141,038.12	\$117,883.70	\$1,414,604.39	\$10.23	\$74,063.28	\$888,759.30	\$96,860.46	\$1,162,325.57	\$21,023	\$147,163
1/1/2032	5/31/2032	5	\$13.13	\$95,086.51	\$1,141,038.12	\$117,883.70	\$1,414,604.39	\$10.38	\$75,174.22	\$902,090.69	\$97,971.41	\$1,175,656.96	\$19,912	\$99,561
6/1/2032	12/31/2032	7	\$13.39	\$96,988.24	\$1,163,858.89	\$119,785.43	\$1,437,425.16	\$10.38	\$75,174.22	\$902,090.69	\$97,971.41	\$1,175,656.96	\$21,814	\$152,698
1/1/2033	5/31/2033	5	\$13.39	\$96,988.24	\$1,163,858.89	\$119,785.43	\$1,437,425.16	\$10.53	\$76,301.84	\$915,622.05	\$99,099.03	\$1,189,188.32	\$20,686	\$103,432
6/1/2033	12/31/2033	7	\$13.66	\$98,928.01	\$1,187,136.06	\$121,725.19	\$1,460,702.33	\$10.53	\$76,301.84	\$915,622.05	\$99,099.03	\$1,189,188.32	\$22,626	\$158,383
1/1/2034	5/31/2034	5	\$13.66	\$98,928.01	\$1,187,136.06	\$121,725.19	\$1,460,702.33	\$10.69	\$77,446.37	\$929,356.38	\$100,243.55	\$1,202,922.65	\$21,482	\$107,408
6/1/2034	12/31/2034	7	\$13.93	\$100,906.57	\$1,210,878.79	\$123,703.75	\$1,484,445.06	\$10.69	\$77,446.37	\$929,356.38	\$100,243.55	\$1,202,922.65	\$23,460	\$164,221
1/1/2035	5/31/2035	5	\$13.93	\$100,906.57	\$1,210,878.79	\$123,703.75	\$1,484,445.06	\$10.85	\$78,608.06	\$943,296.73	\$101,405.25	\$1,216,863.00	\$22,299	\$111,493
6/1/2035	12/31/2035	7	\$14.21	\$102,924.70	\$1,235,096.36	\$125,721.89	\$1,508,662.63	\$10.85	\$78,608.06	\$943,296.73	\$101,405.25	\$1,216,863.00	\$24,317	\$170,216
1/1/2036	5/31/2036	5	\$14.21	\$102,924.70	\$1,235,096.36	\$125,721.89	\$1,508,662.63	\$11.02	\$79,787.18	\$957,446.18	\$102,584.37	\$1,231,012.45	\$23,138	\$115,688
6/1/2036	12/31/2036	7	\$14.49	\$104,983.19	\$1,259,798.29	\$127,780.38	\$1,533,364.56	\$11.02	\$79,787.18	\$957,446.18	\$102,584.37	\$1,231,012.45	\$25,196	\$176,372
1/1/2037	5/31/2037	5	\$14.49	\$104,983.19	\$1,259,798.29	\$127,780.38	\$1,533,364.56	\$11.18	\$80,983.99	\$971,807.87	\$103,781.18	\$1,245,374.14	\$23,999	\$119,996
6/1/2037	12/31/2037	7	\$14.78	\$107,082.85	\$1,284,994.25	\$129,880.04	\$1,558,560.52	\$11.18	\$80,983.99	\$971,807.87	\$103,781.18	\$1,245,374.14	\$26,099	\$182,692
1/1/2038	5/31/2038	5	\$14.78	\$107,082.85	\$1,284,994.25	\$129,880.04	\$1,558,560.52	\$11.35	\$82,198.75	\$986,384.99	\$104,995.94	\$1,259,951.26	\$24,884	\$124,421

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\$3,113,215

Effective Date	1/1/2026	Landlord Capital	2025 Annual Rent Savings	2026 Annual Rent Savings	2027 Annual Rent Savings	2028 Annual Rent Savings	2029 Annual Rent Savings	2030+ Annual Rent Savings
Contractual Expiration Date	5/24/2038	\$0	\$0	\$200,030	\$208,156	\$216,506	\$225,085	\$2,263,439
Renegotiated Expiration Date	5/31/2038							
Total Months Contractual	149							
Total Months Renegotiated	149							
Total Months (+/-)	0							
Total Contractual Rent Owed	\$17,679,989	<div>Restructured Lease Savings Fee</div> <div>Term Extended Lease Fee</div> <div>Term Shortened Lease Fee</div> <div>Downsize Option Lease Fee</div> <div>Rent Deferred Lease Fee</div> <div>Total Hilco Fee</div>						
Total Renegotiated Rent Owed	\$14,566,774							
2026 Gross Rent Reduction %	14.63%							
Downsize Option (YES/NO)	No							
TOTAL RENT REDUCTION SAVINGS	\$3,113,215							
TOTAL PRE-PETITION WAIVER SAVINGS	\$0							
TOTAL DEFERRED RENT	\$0							
TOTAL LI CAPITAL CONTRIBUTION	\$0							
TOTAL VALUE SECURED	\$3,113,215							



HILCO DEAL SHEET

Date Submitted	9/15/2025
Store #	236
Store Name	West Jordan, UT
Gross SQFT	99,444
Segment	Potential At Risk Stores
FY26 Sales	\$5,421,793
FY26 4-Wall EBITDA	\$440,895
Go-Forward EBITDA	\$540,264
FY26 GROCC %	20.76%
Go-Forward GROCC %	18.92%
Landlord Contact	John Sawyer
Landlord Email	jsawyer@forzacommerc.ial.com
HILCO Dealmaker	Adam Humerick

Deal Terms:

- There shall be no change to lease expiration.
- There shall be no waiver of pre-petition rent or cure amounts.
- Effective 11/1/25 - 4/25/29, Annual Base Rent shall be equal to \$645,898.00/year.
- The Tenant shall continue to pay Additional Rent per the existing lease.
- The Tenant shall retain its 3x5 year options per the existing lease.
- Option Period 1: Effective 4/26/29 - 4/25/34, Annual Base Rent shall be \$794,952.00/year.
- Option Period 2: Effective 4/26/34 - 4/25/39, Annual Base Rent shall be \$844,636.56/year.
- Option Period 3: Effective 4/26/39 - 4/25/44, Annual Base Rent shall be \$894,321.00/year.
- All other lease terms remain unchanged.

CURRENT PERIOD

			Base Rent /		Base Rent /	Gross Rent /	Gross Rent /	Base Rent /		Base Rent /	Gross Rent /	Gross Rent /		
Time Period Beginning	Time Period End	Term (Months)	Base Rent PSF	Month	Annual	Month	Annual	Base Rent PSF	Month	Annual	Month	Annual	Savings / Month	Total Savings
11/1/2025	4/25/2029	42	\$7.49	\$62,105.63	\$745,267.56	\$93,775.18	\$1,125,302.15	\$6.50	\$53,824.83	\$645,898.00	\$85,494.38	\$1,025,932.59	\$8,281	\$347,793
		42												\$347,793

Effective Date	11/1/2025
Contractual Expiration Date	4/25/2029
Renegotiated Expiration Date	4/25/2029
Total Months Contractual	42
Total Months Renegotiated	42
Total Months (+/-)	0

Landlord Capital Contribution	2025 Annual Rent Savings	2026 Annual Rent Savings	2027 Annual Rent Savings	2028 Annual Rent Savings	2029 Annual Rent Savings	2030+ Annual Rent Savings
\$0	\$16,562	\$99,370	\$99,370	\$99,370	\$33,123	\$0

Total Contractual Rent Owed	\$3,938,558
Total Renegotiated Rent Owed	\$3,590,764
2026 Gross Rent Reduction %	8.83%
DOWNSIZE OPTION (YES/NO)	No
TOTAL RENT REDUCTION SAVINGS	\$347,793
TOTAL PRE-PETITION WAIVER SAVINGS	\$0
TOTAL DEFERRED RENT	\$0
TOTAL LL CAPITAL CONTRIBUTION	\$0

Restructured Lease Savings Fee	\$11,283	3.25% during first 41 months after effective date, 3.0% thereafter, capped at 7 years
Term Extended Lease Fee	\$0	1/4 Months Gross Rent, triggered by a 36-month extension or longer
Term Shortened Lease Fee	\$0	1/3 Months Gross Rent
Downsize Option Lease Fee	\$0	1/2 Months Gross Rent
Rent Deferred Lease Fee	\$0	1.5% of any rent that is deferred
Total Hilco Fee	\$11,283	

TOTAL VALUE SECURED **\$347,793**

**HILCO DEAL SHEET**

Date Submitted	8/5/2025
Store #	237
Store Name	Temecula, CA
Gross SQFT	85,047
Segment	Lower Performer
FY26 Sales	\$6,934,187
FY26 4-Wall EBITDA	\$733,579
Go-Forward EBITDA	\$1,070,075
FY26 GROCC %	20.00%
Go-Forward GROCC %	15.14%
Landlord Contact	Ben Terry
Landlord Email	bterry@kimcorealty.com
HILCO Dealmaker	Todd Eyler

Deal Terms:

- The lease term shall remain unchanged.
- All pre-petition rent and cure amounts shall be waived, including June pre-petition rent.
- June Stub Rent shall be paid (\$51,737.00).
- Effective upon emergence - 10/31/31, The lease shall be converted to a Gross lease and Annual Gross Rent shall be 10% of sales with a Gross Rent floor of \$1,050,000.00/year.
- The tenant shall retain its 2x5 year options per the existing lease. Upon exercising the first option the lease shall convert back to a Triple Net Lease.
- Option Period 1: Effective 11/1/31 - 10/31/36, Annual Base Rent shall be \$1,229,515.20/year.
- Option Period 2: Effective 11/1/36 - 10/31/41, Annual Base Rent shall be \$1,352,466.72/year.
- Landlord is requesting waivers and/or approvals for the following:
 - Tenant will provide a one-time waiver for the Landlord to sign a lease with Goldfish swimming school
 - Tenant will provide consent not to be unreasonably withheld for the Landlord to sign a lease with a retailer for the purpose of selling mattresses, premises not to exceed ____ SF
 - Tenant will provide consent not to be unreasonably withheld for the Landlord to sign a lease with a retailer for the purpose of automotive parts, premises not to exceed ____ SF (does not allow for automotive servicing)
 - Tenant will provide consent not to be unreasonably withheld for the Landlord to sign a lease with a retailer for the purpose of selling second-hand goods (electronics ?), premises not to exceed ____ SF
- All other lease terms remain unchanged.
- *NOTE: For the purpose of our analysis, emergence is assumed to be 11/1/25.

CURRENT PERIOD

			Contractual Structure					Renegotiated Structure				
Time Period Beginning	Time Period End	Term (Months)	Gross Rent PSF	Base Rent / Month	Base Rent / Annual	Gross Rent / Month	Gross Rent / Annual	Gross Rent PSF	Gross Rent / Month	Gross Rent / Annual	Savings / Month	Total Savings
11/1/2025	10/31/2026	12	\$11.95	\$84,677.35	\$1,016,128.20	\$115,541.27	\$1,386,495.24	\$12.35	\$87,500.00	\$1,050,000.00	\$28,041	\$336,495
11/1/2026	10/31/2031	60	\$13.14	\$93,145.09	\$1,117,741.08	\$124,009.01	\$1,488,108.12	\$12.35	\$87,500.00	\$1,050,000.00	\$36,509	\$2,190,541
												\$2,527,036

Effective Date	11/1/2025
Contractual Expiration Date	10/31/2031
Renegotiated Expiration Date	10/31/2031
Total Months Contractual	72
Total Months Renegotiated	72
Total Months (+/-)	0

Landlord Capital Contribution	2025 Annual Rent Savings	2026 Annual Rent Savings	2027 Annual Rent Savings	2028 Annual Rent Savings	2029 Annual Rent Savings	2030+ Annual Rent Savings
\$0	\$107,820	\$353,431	\$438,108	\$438,108	\$438,108	\$803,198

Total Contractual Rent Owed	\$8,827,036
Total Renegotiated Rent Owed	\$6,300,000
2026 Gross Rent Reduction %	24.27%
DOWNSIZE OPTION (YES/NO)	No
TOTAL RENT REDUCTION SAVINGS	\$2,527,036
TOTAL PRE-PETITION WAIVER SAVINGS	\$51,737
TOTAL DEFERRED RENT	\$0
TOTAL LL CAPITAL CONTRIBUTION	\$0

Restructured Lease Savings Fee	\$80,981	3.25% during first 41 months after effective date, 3.0% thereafter, capped at 7 years
Term Extended Lease Fee	\$0	1/4 Months Gross Rent, triggered by a 36-month extension or longer
Term Shortened Lease Fee	\$0	1/3 Months Gross Rent
Downsize Option Lease Fee	\$0	1/2 Months Gross Rent
Rent Deferred Lease Fee	\$0	1.5% of any rent that is deferred
Total Hilco Fee	\$80,981	

TOTAL VALUE SECURED **\$2,578,773**

**HILCO DEAL SHEET**

Date Submitted	9/9/2025
Store #	248
Store Name	Clearwater, FL
Gross SQFT	81,003
Segment	Potential At Risk Stores
FY26 Sales	\$5,572,988
FY26 4-Wall EBITDA	\$582,236
Go-Forward EBITDA	\$854,231
FY26 GROCC %	20.13%
Go-Forward GROCC %	15.25%
Landlord Contact	Ray Edwards
Landlord Email	Redwards@kimcorealty.com
HILCO Dealmaker	Todd Eyster

Deal Terms:

- The lease term shall remain unchanged (expires 9/30/29).
- All pre-petition rent and claims shall be waived including June pre-petition rent.
- June Stub Rent shall be paid (\$44,240).
- Tenant shall continue to pay rent per the existing lease through 12/31/25.
- Effective 1/1/26 - 9/30/29, the lease shall be converted to a Gross Lease and annual Gross Rent shall be equal to the greater of 10.0% of sales or \$850,000.00/year. (Inclusive of CAM, Tax and Insurance).
- Tenant shall retain their existing 2x5-year Options following 9/30/29 at rates per the existing lease. Upon exercising the first option, the lease shall convert back to a Triple Net Lease.
- Option Period 1: Effective 10/1/29 - 9/30/34, annual Base Rent shall be equal to \$740,571.36/year
- Option Period 2: Effective 10/1/34 - 9/30/39, annual Base Rent shall be equal to \$792,712.80/year.
- Exhibit B, Site Plan, is hereby deleted in its entirety and replaced with Exhibit B attached hereto and incorporated herein for reference. Tenant's No Build Area is modified as set forth on Exhibit B. In addition, and notwithstanding anything contained in the Lease to the contrary, upon Tenant's execution of this Amendment, Tenant hereby consents to Landlord's construction of a restaurant in the "Proposed Outparcel Area" identified on Exhibit B.
- All other lease terms remain unchanged.

CURRENT PERIOD

Time Period Beginning	Time Period End	Term (Months)	Base Rent /		Gross Rent /		Gross Rent /		Gross Rent /		Savings / Month	Total Savings
			Gross Rent PSF	Month	Base Rent / Annual	Month	Annual	Gross Rent PSF	Month	Annual		
9/1/2025	12/31/2025	4	\$13.85	\$57,708.63	\$692,503.56	\$93,499.60	\$1,121,995.17	\$13.85	\$93,499.60	\$1,121,995.17	\$0	\$0
1/1/2026	9/30/2029	45	\$13.85	\$57,708.63	\$692,503.56	\$93,499.60	\$1,121,995.17	\$10.49	\$70,833.33	\$850,000.00	\$22,666	\$1,019,982
49											\$1,019,982	

Effective Date	9/1/2025
Contractual Expiration Date	9/30/2029
Renegotiated Expiration Date	9/30/2029
Total Months Contractual	49
Total Months Renegotiated	49
Total Months (+/-)	0

Landlord Capital Contribution	2025 Annual Rent Savings	2026 Annual Rent Savings	2027 Annual Rent Savings	2028 Annual Rent Savings	2029 Annual Rent Savings	2030+ Annual Rent Savings
\$0	\$44,240	\$271,995	\$271,995	\$271,995	\$203,996	\$0

Total Contractual Rent Owed	\$4,581,480
Total Renegotiated Rent Owed	\$3,561,498
2026 Gross Rent Reduction %	24.24%
DOWNSIZE OPTION (YES/NO)	No
TOTAL RENT REDUCTION SAVINGS	\$1,019,982
TOTAL PRE-PETITION WAIVER SAVINGS	\$44,240
TOTAL DEFERRED RENT	\$0
TOTAL LL CAPITAL CONTRIBUTION	\$0

Restructured Lease Savings Fee	\$32,923	3.25% during first 41 months after effective date, 3.0% thereafter, capped at 7 years
Term Extended Lease Fee	\$0	1/4 Months Gross Rent, triggered by a 36-month extension or longer
Term Shortened Lease Fee	\$0	1/3 Months Gross Rent
Downsize Option Lease Fee	\$0	1/2 Months Gross Rent
Rent Deferred Lease Fee	\$0	1.5% of any rent that is deferred
Total Hilco Fee	\$32,923	

TOTAL VALUE SECURED
\$1,064,222



HILCO DEAL SHEET

Date Submitted	9/2/2025
Store #	249
Store Name	North Canton, OH
Gross SQFT	88,748
Segment	High Performer
FY26 Sales	\$7,925,177
FY26 4-Wall EBITDA	\$2,051,227
Go-Forward EBITDA	\$2,051,227
FY26 GROCC %	12.22%
Go-Forward GROCC %	12.22%
Landlord Contact	Steven J. Siegel
Landlord Email	ssiegel@sjspartners.com
HILCO Dealmaker	Tom Davidson

Deal Terms:

- The lease term shall be extended sixty (60) months to expire on 7/31/34.
- Effective 9/1/25 - 7/31/29, annual Base Rent shall remain at the existing contract rate of \$790,376.04/year.
- Effective 8/1/29 - 7/31/34, annual Base Rent shall be \$29,894.84/year.
- The tenant shall continue to pay Additional Rent per the existing lease.
- The tenant shall retain their 3x5 year options per the existing lease terms.
- Option Period 1: Effective 8/1/34 - 7/31/39, annual Base Rent shall be \$912,884.33/year.
- Option Period 2: Effective 8/1/39 - 7/31/44, annual Base Rent shall be \$1,004,172.76/year.
- Option Period 3: Effective 8/1/44 - 7/31/49, annual Base Rent shall be \$1,104,590.03/year.
- The tenant shall report annual Gross sales, including 2024 sales.
- All other lease terms remain unchanged.

CURRENT PERIOD

			Contractual Structure				Renegotiated Structure					
Time Period Beginning	Time Period End	Term (Months)	Base Rent PSF	Base Rent / Month	Gross Rent / Month	Gross Rent / Annual	Base Rent PSF	Base Rent / Month	Gross Rent / Month	Gross Rent / Annual	Savings / Month	Total Savings
9/1/2025	7/31/2029	47	\$8.91	\$65,864.67	\$790,376.04	\$968,568.81	\$8.91	\$65,864.67	\$790,376.04	\$968,568.81	\$0	\$0
8/1/2029	7/31/2034	60	\$9.62	\$71,114.40	\$853,372.80	\$1,031,565.57	\$9.35	\$69,157.90	\$829,894.84	\$1,008,087.61	\$1,956	\$117,390
												\$117,390

Effective Date	9/1/2025
Contractual Expiration Date	7/31/2029
Renegotiated Expiration Date	7/31/2034
Total Months Contractual	47
Total Months Renegotiated	107
Total Months (+/-)	60

Landlord Capital Contribution	2025 Annual Rent Savings	2026 Annual Rent Savings	2027 Annual Rent Savings	2028 Annual Rent Savings	2029 Annual Rent Savings	2030+ Annual Rent Savings
\$0	\$0	\$0	\$0	\$0	\$9,782	\$107,607

Total Contractual Rent Owed	\$8,951,389
Total Renegotiated Rent Owed	\$8,833,999
2026 Gross Rent Reduction %	0.00%
DOWNSIZE OPTION (YES/NO)	No
TOTAL RENT REDUCTION SAVINGS	\$117,390
TOTAL PRE-PETITION WAIVER SAVINGS	\$0
TOTAL DEFERRED RENT	\$0
TOTAL LL CAPITAL CONTRIBUTION	\$0

Restructured Lease Savings Fee	\$2,172	3.25% during first 41 months after effective date, 3.0% thereafter, capped at 7 years
Term Extended Lease Fee	\$20,179	1/4 Months Gross Rent, triggered by a 36-month extension or longer
Term Shortened Lease Fee	\$0	1/3 Months Gross Rent
Downsize Option Lease Fee	\$0	1/2 Months Gross Rent
Rent Deferred Lease Fee	\$0	1.5% of any rent that is deferred
Total Hilco Fee	\$22,351	

TOTAL VALUE SECURED **\$117,390**



HILCO DEAL SHEET

Date Submitted	8/26/2025
Store #	259
Store Name	Willow Grove, PA
Gross SQFT	88,054
Segment	High Risk Stores
FY26 Sales	\$5,912,755
FY26 4-Wall EBITDA	\$274,533
Go-Forward EBITDA	\$783,605
FY26 GROCC %	28.87%
Go-Forward GROCC %	20.26%
Landlord Contact	Andrew Greene
Landlord Email	agreene@ttmltd.com
HILCO Dealmaker	Bryan Weiss

Deal Terms:

- The lease shall be shortened by sixteen (16) months to expire 3/31/28.
- Tenant shall repay pre-petition rent and cure amounts (if any) to landlord in equal installments over the 3 months following the assumption date.
- Effective 10/1/25 - 3/31/28, annual Base Rent shall be equal to \$1,004,608.00/year.
- A percentage rent clause shall be added to the lease for the remainder of the initial term and options. Tenant shall pay 7.0% on gross sales in excess of \$6.2 million in any annual period (3/1/ - 2/28). Tenant shall report gross sales on a monthly basis.
- Tenant shall retain their existing 2x5-year Options to renew the lease following 3/31/28.
- Option Period 1: Effective 4/1/28 - 3/31/33, annual Base Rent shall be equal to \$1,608,285.00/year.
- Option Period 2: Effective 4/1/33 - 3/31/38, annual Base Rent shall be equal to \$1,702,890.00/year.
- Tenant notice period to extend the term shall increase from 270 days to 365 days.
- All other lease terms remain unchanged.
- These terms are personal to At Home and remain subject to a fully-executed lease amendment and lender consent.

CURRENT PERIOD

Time Period Beginning	Time Period End	Term (Months)	Contractual Structure					Renegotiated Structure					Savings / Month	Total Savings
			Base Rent PSF	Base Rent / Month	Base Rent / Annual	Gross Rent / Month	Gross Rent / Annual	Base Rent PSF	Base Rent / Month	Base Rent / Annual	Gross Rent / Month	Gross Rent / Annual		
10/1/2025	3/31/2028	30	\$17.19	\$126,140.00	\$1,513,680.00	\$142,242.31	\$1,706,907.70	\$11.41	\$83,717.33	\$1,004,608.00	\$99,819.64	\$1,197,835.70	\$42,423	\$1,272,680
4/1/2028	7/31/2029	16	\$17.19	\$126,140.00	\$1,513,680.00	\$142,242.31	\$1,706,907.70	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0	\$0
														\$1,272,680

Effective Date	10/1/2025
Contractual Expiration Date	7/31/2029
Renegotiated Expiration Date	3/31/2028
Total Months Contractual	46
Total Months Renegotiated	30
Total Months (+/-)	-16

Landlord Capital Contribution	2025 Annual Rent Savings	2026 Annual Rent Savings	2027 Annual Rent Savings	2028 Annual Rent Savings	2029 Annual Rent Savings	2030+ Annual Rent Savings
\$0	\$127,268	\$509,072	\$509,072	\$127,268	\$0	\$0

Total Contractual Rent Owed	\$4,267,269
Total Renegotiated Rent Owed	\$2,994,589
2026 Gross Rent Reduction %	29.82%
DOWNSIZE OPTION (YES/NO)	No
TOTAL RENT REDUCTION SAVINGS	\$1,272,680
TOTAL PRE-PETITION WAIVER SAVINGS	\$0
TOTAL DEFERRED RENT	\$0
TOTAL LL CAPITAL CONTRIBUTION	\$0

Restructured Lease Savings Fee	\$41,362	3.25% during first 41 months after effective date, 3.0% thereafter, capped at 7 years
Term Extended Lease Fee	\$0	1/4 Months Gross Rent, triggered by a 36-month extension or longer
Term Shortened Lease Fee	\$47,414	1/3 Months Gross Rent
Downsize Option Lease Fee	\$0	1/2 Months Gross Rent
Rent Deferred Lease Fee	\$0	1.5% of any rent that is deferred
Total Hilco Fee	\$88,776	

TOTAL VALUE SECURED **\$1,272,680**



HILCO DEAL SHEET

Date Submitted	9/22/2025
Store #	279
Store Name	Oklahoma City North, OK
Gross SQFT	117,552
Segment	Mid-Performer
FY26 Sales	\$8,610,050
FY26 4-Wall EBITDA	\$1,221,495
Go-Forward EBITDA	\$1,489,906
FY26 GROCC %	22.54%
Go-Forward GROCC %	19.42%
Landlord Contact	Jeff Norman
Landlord Email	jeff.norman@jahco.net
HILCO Dealmaker	Todd Eyer

Deal Terms:

- The lease term shall be extended by sixty (60) months to expire on 3/31/36.
- There shall be no waiver of pre-petition claims.
- Effective upon emergence - 3/31/31, Annual Base Rent shall be \$10.75 PSF or \$1,263,684.00/year.
- Effective 4/1/31 - 3/31/36, Annual Base Rent shall be \$13.00 PSF or \$1,528,176.00/year.
- The Tenant shall continue to pay Additional Rent per the existing lease.
- The Tenant shall have 2x5 year options at renegotiated increases of 10% from the previous periods Base Rent.
- Option Period 1: Effective 4/1/36 - 3/31/41, Annual Base Rent shall be \$1,680,993.60/year (\$14.30 PSF).
- Option Period 2: Effective 4/1/41 - 3/31/46, Annual Base Rent shall be \$1,849,092.96/year (\$15.73 PSF).
- The Tenant shall report sales annually.
- All other lease terms remain unchanged.

*NOTE: For the purpose of analysis that date of assumption is assumed to be 11/1/25.

CURRENT PERIOD

Time Period Beginning	Time Period End	Term (Months)	Contractual Structure					Renegotiated Structure					Savings / Month	Total Savings
			Base Rent PSF	Base Rent / Month	Base Rent / Annual	Gross Rent / Month	Gross Rent / Annual	Base Rent PSF	Base Rent / Month	Base Rent / Annual	Gross Rent / Month	Gross Rent / Annual		
11/1/2025	3/31/2026	5	\$13.03	\$127,674.53	\$1,532,094.36	\$161,715.84	\$1,940,590.12	\$10.75	\$105,307.00	\$1,263,684.00	\$139,348.31	\$1,672,179.76	\$22,368	\$111,838
4/1/2026	3/31/2031	60	\$12.08	\$118,335.68	\$1,420,028.16	\$152,376.99	\$1,828,523.92	\$10.75	\$105,307.00	\$1,263,684.00	\$139,348.31	\$1,672,179.76	\$13,029	\$781,721
4/1/2031	3/31/2036	60	\$12.68	\$124,213.28	\$1,490,559.36	\$158,254.59	\$1,899,055.12	\$13.00	\$127,348.00	\$1,528,176.00	\$161,389.31	\$1,936,671.76	-\$3,135	-\$188,083
														\$705,475

125

Effective Date	11/1/2025
Contractual Expiration Date	3/31/2031
Renegotiated Expiration Date	3/31/2036
Total Months Contractual	65
Total Months Renegotiated	125
Total Months (+/-)	60

Landlord Capital Contribution	2025 Annual Rent Savings	2026 Annual Rent Savings	2027 Annual Rent Savings	2028 Annual Rent Savings	2029 Annual Rent Savings	2030+ Annual Rent Savings
\$0	\$44,735	\$184,361	\$156,344	\$156,344	\$156,344	\$7,347

Total Contractual Rent Owed	\$19,446,474
Total Renegotiated Rent Owed	\$18,740,999
2026 Gross Rent Reduction %	13.83%
DOWNSIZE OPTION (YES/NO)	No
TOTAL RENT REDUCTION SAVINGS	\$705,475
TOTAL PRE-PETITION WAIVER SAVINGS	\$0
TOTAL DEFERRED RENT	\$0
TOTAL LL CAPITAL CONTRIBUTION	\$0

Restructured Lease Savings Fee	\$28,259	3.25% during first 41 months after effective date, 3.0% thereafter, capped at 7 years
Term Extended Lease Fee	WAIVED	1/4 Months Gross Rent, triggered by a 36-month extension or longer
Term Shortened Lease Fee	\$0	1/3 Months Gross Rent
Downsize Option Lease Fee	\$0	1/2 Months Gross Rent
Rent Deferred Lease Fee	\$0	1.5% of any rent that is deferred
Total Hilco Fee	\$28,259	

TOTAL VALUE SECURED **\$705,475**



HILCO DEAL SHEET

Date Submitted	10/6/2025
Store #	288
Store Name	Albuquerque NW, NM
Gross SQFT	79,418
Segment	Mid-Performer
FY26 Sales	\$5,256,302
FY26 4-Wall EBITDA	\$954,065
Go-Forward EBITDA	\$1,052,615
FY26 GROCC %	14.70%
Go-Forward GROCC %	12.82%
Landlord Contact	John Safi
Landlord Email	john@safcocapital.com
HILCO Dealmaker	Tom Davidson

Deal Terms:

- There shall be no change to the current lease term.
- All pre-petition rent and cure amounts shall be waived.
- Effective 11/1/25 - 6/30/27, annual Base Rent shall be \$480,000.00/year.
- Effective 7/1/27 - 12/31/29, annual Base Rent shall be \$540,000.00/year.
- Effective 1/1/30 - 6/30/32, annual Base Rent shall be \$600,000.00/year.
- The tenant shall continue to pay Additional Rent per the existing lease.
- The Tenant shall have one (1) additional 5-year option at a 10% increase in addition to their existing 2x5 year options for a total of 3x5 year options.
- Option Period 1: Effective 7/1/32 - 6/30/37, annual Base Rent shall be \$700,044.96/year.
- Option Period 2: Effective 7/1/37 - 6/30/42, annual Base Rent shall be \$770,049.96/year.
- Option Period 3: Effective 7/1/42 - 6/30/47, annual Base Rent shall be \$847,054.96/year.
- The Landlord shall maintain their obligations per the lease to replace the HVAC as obligated once an HVAC contractor determines the unit is not working properly (to be discussed).
- All other lease terms remain unchanged.

CURRENT PERIOD

CURRENT PERIOD			Contractual Structure						Renegotiated Structure							
Time Period Beginning	Time Period End	Term (Months)	Base Rent PSF	Base Rent / Month	Base Rent / Annual	Gross Rent / Month	Gross Rent / Annual	Base Rent PSF	Base Rent / Month	Base Rent / Annual	Gross Rent / Month	Gross Rent / Annual	Savings / Month	Total Savings		
11/1/2025	6/30/2027	20	\$7.28	\$48,212.50	\$578,550.00	\$64,383.70	\$772,604.37	\$6.04	\$40,000.00	\$480,000.00	\$56,171.20	\$674,054.37	\$8,213	\$164,250		
7/1/2027	12/31/2029	30	\$8.01	\$53,033.75	\$636,405.00	\$69,204.95	\$830,459.37	\$6.80	\$45,000.00	\$540,000.00	\$61,171.20	\$734,054.37	\$8,034	\$241,013		
1/1/2030	6/30/2032	30	\$8.01	\$53,033.75	\$636,405.00	\$69,204.95	\$830,459.37	\$7.55	\$50,000.00	\$600,000.00	\$66,171.20	\$794,054.37	\$3,034	\$91,013		
80													\$496,275			

Effective Date	11/1/2025
Contractual Expiration Date	6/30/2032
Renegotiated Expiration Date	6/30/2032
Total Months Contractual	80
Total Months Renegotiated	80
Total Months (+/-)	0

Landlord Capital Contribution	2025 Annual Rent Savings	2026 Annual Rent Savings	2027 Annual Rent Savings	2028 Annual Rent Savings	2029 Annual Rent Savings	2030+ Annual Rent Savings
\$0	\$80,809	\$98,550	\$97,478	\$96,405	\$96,405	\$91,013

Total Contractual Rent Owed	\$5,439,971
Total Renegotiated Rent Owed	\$4,943,696
2026 Gross Rent Reduction %	12.76%
DOWNSIZE OPTION (YES/NO)	No
TOTAL RENT REDUCTION SAVINGS	\$496,275
TOTAL PRE-PETITION WAIVER SAVINGS	\$64,384
TOTAL DEFERRED RENT	\$0
TOTAL LL CAPITAL CONTRIBUTION	\$0

Restructured Lease Savings Fee	\$19,677	3.25% during first 41 months after effective date, 3.0% thereafter, capped at 7 years
Term Extended Lease Fee	\$0	1/4 Months Gross Rent, triggered by a 36-month extension or longer
Term Shortened Lease Fee	\$0	1/3 Months Gross Rent
Downsize Option Lease Fee	\$0	1/2 Months Gross Rent
Rent Deferred Lease Fee	\$0	1.5% of any rent that is deferred
Total Hilco Fee	\$19,677	

TOTAL VALUE SECURED **\$560,659**



HILCO DEAL SHEET

Date Submitted	8/5/2025
Store #	328
Store Name	E. Northport, NY
Gross SQFT	81,261
Segment	High Risk Stores
FY26 Sales	\$6,083,740
FY26 4-Wall EBITDA	\$392,174
Go-Forward EBITDA	\$742,174
FY26 GROCC %	28.00%
Go-Forward GROCC %	22.25%
Landlord Contact	Lance Billingsley
Landlord Email	lbillingsley@federalrealt y.com
HILCO Dealmaker	Bryan Weiss

Deal Terms:

- The lease term shall be shortened by fifty-three (53) months, to expire on 3/31/28.
- There shall be no waiver of any pre-petition rent or cures.
- There shall be no waiver of the tenant's real estate tax reconciliation credit.
- Effective 8/1/25 - 3/31/28, Annual Base rent shall be reduced by \$350,000.00/year, resulting in the following rent schedule.
 - Effective 8/1/25 - 8/31/27, Annual Base Rent shall be equal to \$764,131.96/year.
 - Effective 9/1/27 - 3/31/28, Annual Base Rent shall be equal to \$897,827.92/year.
- The Tenant shall continue to pay NNN's per the existing lease.
- Effective 4/1/26 - 3/31/28, the tenant shall pay additional percentage rent of 5% of Gross Sales above \$6,700,000.00/year.
- The tenant shall retain two (2) of its three (3) remaining 5-year options to renew per the existing lease terms.
 - Option Period 1: Effective 4/1/28 - 3/31/33, Annual Base Rent shall be equal to \$1,405,040.04/year.
 - Option Period 2: Effective 4/1/33 - 3/31/38, Annual Base Rent shall be equal to \$1,582,237.92/year.
- All other lease terms remain unchanged.

CURRENT PERIOD

		Contractual Structure					Renegotiated Structure							
Time Period Beginning	Time Period End	Term (Months)	Base Rent PSF	Base Rent / Month	Base Rent / Annual	Gross Rent / Month	Gross Rent / Annual	Base Rent PSF	Base Rent / Month	Base Rent / Annual	Gross Rent / Month	Gross Rent / Annual	Savings / Month	Total Savings
8/1/2025	8/31/2027	25	\$13.71	\$92,844.33	\$1,114,131.96	\$141,967.27	\$1,703,607.24	\$9.40	\$63,677.66	\$764,131.96	\$112,800.60	\$1,353,607.24	\$29,167	\$729,167
9/1/2027	3/31/2028	7	\$15.36	\$103,985.66	\$1,247,827.92	\$153,108.60	\$1,837,303.20	\$11.05	\$74,818.99	\$897,827.92	\$123,941.93	\$1,487,303.20	\$29,167	\$204,167
4/1/2028	8/31/2032	53	\$15.36	\$103,985.66	\$1,247,827.92	\$153,108.60	\$1,837,303.20	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0	\$0
85													\$933,333	

Effective Date	8/1/2025
Contractual Expiration Date	8/31/2032
Renegotiated Expiration Date	3/31/2028
Total Months Contractual	85
Total Months Renegotiated	32
Total Months (+/-)	-53

Landlord Capital Contribution	2025 Annual Rent Savings	2026 Annual Rent Savings	2027 Annual Rent Savings	2028 Annual Rent Savings	2029 Annual Rent Savings	2030+ Annual Rent Savings
\$0	\$145,833	\$350,000	\$350,000	\$87,500	\$0	\$0

Total Contractual Rent Owed	\$12,735,698
Total Renegotiated Rent Owed	\$3,687,609
2026 Gross Rent Reduction %	20.54%
DOWNSIZE OPTION (YES/NO)	No
TOTAL RENT REDUCTION SAVINGS	\$933,333
TOTAL PRE-PETITION WAIVER SAVINGS	\$0
TOTAL DEFERRED RENT	\$0
TOTAL LL CAPITAL CONTRIBUTION	\$0

TOTAL VALUE SECURED **\$933,333**

Restructured Lease Savings Fee	\$30,333	3.25% during first 41 months after effective date, 3.0% thereafter, capped at 7 years
Term Extended Lease Fee	\$0	1/4 Months Gross Rent, triggered by a 36-month extension or longer
Term Shortened Lease Fee	\$47,322	1/3 Months Gross Rent
Downsize Option Lease Fee	\$0	1/2 Months Gross Rent
Rent Deferred Lease Fee	\$0	1.5% of any rent that is deferred
Total Hilco Fee	\$77,655	



HILCO DEAL SHEET

Date Submitted	8/5/2025
Store #	328
Store Name	E. Northport, NY
Gross SQFT	81,261
Segment	High Risk Stores
FY26 Sales	\$6,083,740
FY26 4-Wall EBITDA	\$392,174
Go-Forward EBITDA	\$742,174
FY26 GROCC %	28.00%
Go-Forward GROCC %	22.25%
Landlord Contact	Lance Billingsley
Landlord Email	lbillingsley@federalrealty.com
HILCO Dealmaker	Bryan Weiss

Deal Terms:

- The lease term shall be shortened by fifty-three (53) months, to expire on 3/31/28.
- There shall be no waiver of any pre-petition rent or cures.
- There shall be no waiver of the tenant's real estate tax reconciliation credit.
- Effective 8/1/25 - 3/31/28, Annual Base rent shall be reduced by \$350,000.00/year, resulting in the following rent schedule.
- Effective 8/1/25 - 8/31/27, Annual Base Rent shall be equal to \$764,131.96/year.
- Effective 9/1/27 - 3/31/28, Annual Base Rent shall be equal to \$897,827.92/year.
- The Tenant shall continue to pay NNN's per the existing lease.
- Effective 4/1/26 - 3/31/28, the tenant shall pay additional percentage rent of 5% of Gross Sales above \$6,700,000.00/year.
- The tenant shall retain two (2) of its three (3) remaining 5-year options to renew per the existing lease terms.
- Option Period 1: Effective 4/1/28 - 3/31/33, Annual Base Rent shall be equal to \$1,405,040.04/year.
- Option Period 2: Effective 4/1/33 - 3/31/38, Annual Base Rent shall be equal to \$1,582,237.92/year.
- All other lease terms remain unchanged.

CURRENT PERIOD

Time Period Beginning	Time Period End	Term (Months)	Contractual Structure					Renegotiated Structure					Savings / Month	Total Savings
			Base Rent PSF	Base Rent / Month	Base Rent / Annual	Gross Rent / Month	Gross Rent / Annual	Base Rent PSF	Base Rent / Month	Base Rent / Annual	Gross Rent / Month	Gross Rent / Annual		
8/1/2025	8/31/2027	25	\$13.71	\$92,844.33	\$1,114,131.96	\$141,967.27	\$1,703,607.24	\$9.40	\$63,677.66	\$764,131.96	\$112,800.60	\$1,353,607.24	\$29,167	\$729,167
9/1/2027	3/31/2028	7	\$15.36	\$103,985.66	\$1,247,827.92	\$153,108.60	\$1,837,303.20	\$11.05	\$74,818.99	\$897,827.92	\$123,941.93	\$1,487,303.20	\$29,167	\$204,167
4/1/2028	8/31/2032	53	\$15.36	\$103,985.66	\$1,247,827.92	\$153,108.60	\$1,837,303.20	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0	\$0
														\$933,333

Effective Date	8/1/2025
Contractual Expiration Date	8/31/2032
Renegotiated Expiration Date	3/31/2028
Total Months Contractual	85
Total Months Renegotiated	32
Total Months (+/-)	-53

Landlord Capital Contribution	2025 Annual Rent Savings	2026 Annual Rent Savings	2027 Annual Rent Savings	2028 Annual Rent Savings	2029 Annual Rent Savings	2030+ Annual Rent Savings
\$0	\$145,833	\$350,000	\$350,000	\$87,500	\$0	\$0

Total Contractual Rent Owed	\$12,735,698
Total Renegotiated Rent Owed	\$3,687,609
2026 Gross Rent Reduction %	20.54%
DOWNSIZE OPTION (YES/NO)	No
TOTAL RENT REDUCTION SAVINGS	\$933,333
TOTAL PRE-PETITION WAIVER SAVINGS	\$0
TOTAL DEFERRED RENT	\$0
TOTAL LL CAPITAL CONTRIBUTION	\$0

Restructured Lease Savings Fee	\$30,333	3.25% during first 41 months after effective date, 3.0% thereafter, capped at 7 years
Term Extended Lease Fee	\$0	1/4 Months Gross Rent, triggered by a 36-month extension or longer
Term Shortened Lease Fee	\$47,322	1/3 Months Gross Rent
Downsize Option Lease Fee	\$0	1/2 Months Gross Rent
Rent Deferred Lease Fee	\$0	1.5% of any rent that is deferred
Total Hilco Fee	\$77,656	

TOTAL VALUE SECURED **\$933,333**



HILCO DEAL SHEET

Date Submitted	7/8/2025
Store #	297
Store Name	Glenarden, MD
Gross SQFT	95,022
Segment	High Risk Stores
FY26 Sales	\$5,477,063
FY26 4-Wall EBITDA	\$288,104
Go-Forward EBITDA	\$828,452
FY26 GROCC %	23.76%
Go-Forward GROCC %	13.89%
Landlord Contact	Scott Auster
Landlord Email	sauster@uedge.com
HILCO Dealmaker	Tom Davidson

Deal Terms:

- The term shall be shortened fifty-one (51) months to expire 3/31/27.
- The landlord shall waive all pre-petition claims less the June stub rent portion.
- The landlord provided the total pre-petition claim amount inclusive of June stub rent as \$274,000.00 with June stub rent being equal to \$50,774 (\$223,226.00 waived).
- Effective 8/1/25 - 3/31/27, Annual Base Rent shall be reduced to \$400,000.00/year.
- The tenant shall retain the existing 3x5 year options at their existing rates.
- Option Period 1: Effective 4/1/27 - 3/31/32, Annual Base Rent shall be equal to \$1,036,734.24/year.
- Option Period 2: Effective 4/1/32 - 3/31/37, Annual Base Rent shall be equal to \$1,088,571.00/year.
- Option Period 3: Effective 4/1/37 - 3/31/42, Annual Base Rent shall be equal to \$1,142,999.52/year.
- All other lease terms remain unchanged.

CURRENT PERIOD

Time Period Beginning	Time Period End	Term (Months)	Contractual Structure					Renegotiated Structure					Savings / Month	Total Savings
			Base Rent PSF	Base Rent / Month	Base Rent / Annual	Gross Rent / Month	Gross Rent / Annual	Base Rent PSF	Base Rent / Month	Base Rent / Annual	Gross Rent / Month	Gross Rent / Annual		
8/1/2025	6/30/2026	11	\$9.90	\$78,362.38	\$940,348.56	\$108,446.42	\$1,301,357.06	\$4.21	\$33,333.33	\$400,000.00	\$63,417.38	\$761,008.50	\$45,029	\$495,320
7/1/2026	3/31/2027	9	\$10.39	\$82,280.49	\$987,365.88	\$112,364.53	\$1,348,374.38	\$4.21	\$33,333.33	\$400,000.00	\$63,417.38	\$761,008.50	\$48,947	\$440,524
20													\$935,844	

Effective Date	8/1/2025
Contractual Expiration Date	6/30/2031
Renegotiated Expiration Date	3/31/2027
Total Months Contractual	71
Total Months Renegotiated	20
Total Months (+/-)	-51

Landlord Capital Contribution	2025 Annual Rent Savings	2026 Annual Rent Savings	2027 Annual Rent Savings	2028 Annual Rent Savings	2029 Annual Rent Savings	2030+ Annual Rent Savings
\$0	\$448,371	\$563,857	\$146,841	\$0	\$0	\$0

Total Contractual Rent Owed	\$2,204,191
Total Renegotiated Rent Owed	\$1,268,348
2026 Gross Rent Reduction %	41.52%
DOWNSIZE OPTION (YES/NO)	No
TOTAL RENT REDUCTION SAVINGS	\$935,844
TOTAL PRE-PETITION WAIVER SAVINGS	\$223,226
TOTAL DEFERRED RENT	\$0
TOTAL LL CAPITAL CONTRIBUTION	\$0

Restructured Lease Savings Fee	\$37,670	3.25% during first 41 months after effective date, 3.0% thereafter, capped at 7 years
Term Extended Lease Fee	\$0	1/4 Months Gross Rent, triggered by a 36-month extension or longer
Term Shortened Lease Fee	\$36,149	1/3 Months Gross Rent
Downsize Option Lease Fee	\$0	1/2 Months Gross Rent
Rent Deferred Lease Fee	\$0	1.5% of any rent that is deferred
Total Hilco Fee	\$73,819	

TOTAL VALUE SECURED **\$1,159,070**