



the Motion has been filed; and after due deliberation thereon; and sufficient cause appearing therefor, it is hereby

**ORDERED, ADJUDGED, AND DECREED that:**

1. The Motion is GRANTED as set forth in this Order.
2. Each of the Lease Amendments is approved and all of its terms and conditions shall be valid and binding against the Debtor and each relevant Landlord.
3. The Debtor is authorized to assume the Leases, each as amended by the relevant Lease Amendment, with such assumption effective as of the date of this Order.
4. Within 30 days after the date hereof, the Debtors is authorized and directed to pay \$6,710.79 to Tyler Mall Limited Partnership ("Tyler") as a cure payment for defaults under the relevant Lease, except to the extent such payment has already been made.
5. Pending the final resolution of the cure amount for the lease between the Debtor and Glendale I Mall Associates, LLC ("Glendale"), the Debtor is authorized to pay up to \$19,612.55 to Glendale as a cure payment for defaults under the relevant Lease between the Debtor and Glendale.
6. The foregoing amounts shall be the only cure amounts to be paid by the Debtor with regard to the assumption of the Leases.
7. Nothing herein shall prejudice the rights of any party with respect to claims asserted by North Star Mall, LLC against the Debtor.
8. Notwithstanding anything to the contrary in this order, the Debtor remains responsible for the benefit or the burden of all (i) 2009 and 2010 year-end adjustments, including common area maintenance charges, insurance, and similar charges, whether accrued before or

after the effective date of the assumption, and (ii) indemnification obligations, if any, under the Leases regardless of whether they accrued before or after the effective date of the assumption.

9. This Court shall retain jurisdiction with respect to any and all matters relating to or arising from the interpretation or implementation of this Order.

Dated: Wilmington, Delaware

March 8, 2010

  
HONORABLE BRENDAN J. SHANNON  
UNITED STATES BANKRUPTCY JUDGE