

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

In re:

PUMPKIN PATCH LLC,<sup>1</sup>

Debtor.

)  
) Chapter 11

)  
) Case No. 09-12200 (BLS)

)  
)  
) **Re: D.I. 252**

**ORDER AUTHORIZING DEBTOR TO FILE UNDER SEAL  
EXHIBIT B TO DEBTOR'S MOTION FOR ORDER PURSUANT TO  
11 U.S.C. §§ 105(a), 363(b) AND 365(a) AND FED. R. BANKR. P.  
6006 (A) AUTHORIZING AND APPROVING AMENDMENT  
OF UNEXPIRED LEASE OF NONRESIDENTIAL REAL PROPERTY  
BETWEEN DEBTOR AND DULLES TOWN CENTER MALL, L.L.C.  
AND (B) AUTHORIZING ASSUMPTION OF LEASE, AS AMENDED**

Upon consideration of the motion (the "Motion to Seal")<sup>2</sup> of the Debtor seeking entry of an order pursuant to section 107(b) of the Bankruptcy Code, Bankruptcy Rule 9018 and Local Rule 9018-1(b) authorizing the Debtors to file under seal authorizing the Debtors to file, under seal, certain Lease Amendment and that certain Summary of benefits thereof, which together appear as Exhibit B to the Debtor's Lease Amendment Motion; and it appearing that the Court has jurisdiction to consider the Motion to Seal pursuant to 28 U.S.C. § 157(b)(2); and the Court having determined that the relief requested in the Motion to Seal is in the best interests of the Debtors, their estates and creditors; and it appearing that due and adequate notice and disclosure of the Motion to Seal has been given; and after due deliberation and sufficient cause appearing therefor; it is hereby

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<sup>1</sup> The last four digits of Pumpkin Patch LLC's federal tax identification number are 4007. The mailing address for Pumpkin Patch LLC is 951 Mariners Island Boulevard, Suite 650, San Mateo, CA 94404.

<sup>2</sup> Capitalized terms used but not defined herein shall have the meanings ascribed to such terms in the Motion to Seal.

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

1. The Motion to Seal is granted.
2. The Lease Amendment and the Summary are confidential and the Debtor is hereby authorized to file the Lease Amendment and the Summary under seal pursuant to section 107(b) of the Bankruptcy Code, Bankruptcy Rule 9018, and Local Rule 9018-1(b).
3. The Lease Amendment and the Summary shall remain under seal, confidential and shall not be made available to anyone, except to the Office of the United States Trustee, or upon further order of this Court.
4. Any party receiving the Lease Amendment and the Summary, including, the Office of the United States Trustee, shall keep confidential the Lease Amendment and the Summary
5. This Court shall retain jurisdiction over any and all matters arising from or related to the implementation or interpretation of this Order.

Dated: Wilmington, Delaware

*April 5*, 2010



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HONORABLE BRENDAN L. SHANNON  
UNITED STATES BANKRUPTCY JUDGE