

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

In re:	)	Chapter 11
	)	
PUMPKIN PATCH LLC, <sup>1</sup>	)	Case No. 09-12200 (BLS)
	)	
Debtor.	)	<b>Re: D.I. 57</b>
	)	
	)	

**ORDER UNDER 11 U.S.C. §§ 105(a) AND 365(a) AND FED. R. BANKR. P.  
6006 AUTHORIZING REJECTION OF UNEXPIRED LEASES OF  
NONRESIDENTIAL REAL PROPERTY**

Upon the motion (the "Motion")<sup>2</sup> of the Debtor for entry of an order, under Bankruptcy Code sections 105(a) and 365(a) and Bankruptcy Rule 6006, authorizing the Debtor to reject unexpired leases of nonresidential real property, including any amendments, modifications, guaranties, subleases, or other agreements related thereto (the "Leases") for the locations listed on Exhibit A to the Motion (the "Premises"), as of the respective date listed on Exhibit A hereto (the "Rejection Date"); and upon the Declarations and due and sufficient notice of the Motion having been given under the particular circumstances; and it appearing that no other or further notice need be provided; and it appearing that the relief requested by the Motion is in the best interests of the Debtor's estate, its creditors, and other parties in

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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 not otherwise defined herein shall have the meanings ascribed to such terms in the Motion.

interest; and after due deliberation thereon; and sufficient cause appearing therefor, it is hereby

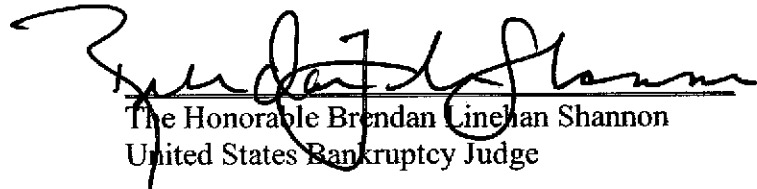
**ORDERED, ADJUDGED, AND DECREED that:**

1. The Motion is GRANTED as set forth in this Order.
2. The Leases are hereby rejected effective as the later of (i) each respective Rejection Date or (ii) the date that the Debtor turns over the Premises to the respective Landlord under the terms of each respective Lease, unless previously terminated by agreement. The date that the rejection of any Lease is effective shall be the "Effective Date of Rejection." The respective Landlord for each rejected Lease is entitled to immediate possession of the Premises as of the Effective Date of Rejection.
3. The Debtor will remove all retail shelving and related items from any of the Premises subjected to a lease rejection as reflected upon Exhibit "A" annexed to the Motion, solely at the Debtor's expense. Any personalty remaining on the Premises as of the Effective Date of Rejection shall be deemed abandoned by the Debtor under 11 U.S.C. § 554 free of any liens, claims, and interests. Any Landlord may dispose of such abandoned property without any liability to the Debtor or any third parties.
4. This Order is without prejudice to the rights of any Landlord to seek an administrative claim for rent and related charges for the period subsequent to the Rejection Date.

5. Any and all claims by Landlords against the Debtor relating to the Lease must be asserted against the Debtor by the later of (i) the general proof of claim bar date in this case or (ii) <sup>30 days after</sup> the effective date of rejection of such Lease.

6. 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  
July 24, 2009

  
The Honorable Brendan Linehan Shannon  
United States Bankruptcy Judge

**Exhibit A**  
**Leases and Rejection Dates**

Physical Address of Leased Premises      Names of Landlord      Name of Landlord Entity under the Lease      Landlord Address      Commencement date of Lease      Expiration Date of Term of Lease

**Leases to be Rejected as of August 31, 2009**

Store Name	Physical Address of Leased Premises	Names of Landlord	Name of Landlord Entity under the Lease	Landlord Address	Commencement date of Lease	Expiration Date of Term of Lease
Stoneridge	Stoneridge Shopping Centre (Mills) 1444 Stoneridge Mall, #E 109, Pleasanton, CA 94568	Simon Property Group Inc.	Stoneridge Properties LLC	PO Box 404559, Atlanta, GA 30384-4559	1-Jul-06	31-Jan-17
Cherry Creek	Shop 133 (lower level), Cherry Creek Shopping Centre, 3000 E. First Ave., Denver, CO 80206	Taubman Centres Inc.	Chickamas Mall LLC	2185 Papsphere Circle, Chicago, IL 60674	15-Aug-07	31-Jan-18
Flat Iron Crossing	Flat Iron Crossing, Suite 2032, One West Flatiron Crossing Drive, Broomfield, CO 80021	Macerich Inc.	Flatiron Property Holding LLC	PO Box 29392, Phoenix, AZ 85038-9392	3-Sep-07	31-Jan-18
North Star	North Star Mall, Store 1430, 7400 San Pedro Avenue, San Antonio, TX 78216	General Growth Properties Inc.	North Star Mall LLC	PO Box 64794, Baltimore, MD 21264-4794	29-Feb-08	13-May-18
Tacoma Mall	Tacoma Mall, 4802 S. Steele St. #343, Tacoma, WA 98409	Simon Property Group Inc.	Tacoma Mall Partnership	Certificate Dept. Arthur J. Gallagher Management Services, PO Box 3849, Youngstown, OH 44513-3849	15-Aug-06	14-Aug-16
Arrowhead	Arrowhead Town Centre, 7700 W. Arrowhead Town Centre, Ste 1115, Glendale, AZ 85028	Macerich Inc.	New River Associate	Arrowhead Town Centre, PO Box 52638, Phoenix, AZ 85072-2638	20-Aug-07	15-Oct-17
Chandler	Chandler Fashion Centre, 3111 W. Chandler Blvd #1012, Chandler, AZ 85226	Macerich Inc.	TWC Chandler	PO Box 53290, Phoenix, AZ 85072-3290	21-May-07	22-May-17
Houston Galleria	Houston Galleria, Ste 5170A, 5135 West Alabama St., Houston, TX 77056	Simon Property Group Inc.	SA Galleria IV, LP	1481 Papsphere Circle, Chicago, IL 60674	1-Mar-08	31-Jan-18
Paradise Valley	Paradise Valley Mall, 4550 E. Cactus Road, Ste #8, Phoenix, AZ 85032	Macerich Inc.	Macerich	PO Box 12010, MR. Hamel, CA 92546-8010	5-Jun-07	26-Jul-17
San Tan	Pumpkin Patch LLC, Space 118, 2174 Williams Field Road, San Tan Village	Macerich Inc.	Westcor San Tan Village LLC	PO Box 52634, Phoenix, AZ 85072-2634	29-Aug-07	24-Oct-17
Willow Bend	Willow Bend Mall, 6121 West Park Blvd #D108, Plano, TX 75093	Taubman Centres Inc.	Willow Bend Shopping Centre Ltd Partnership	Plano, TX 75093, 972-202-7115 Main	25-Jun-07	31-Jan-08
Willowbrook	Willowbrook Mall, 1400 Willowbrook Mall, Houston, TX 77070	General Growth Properties Inc.	GSP Willowbrook LP	207 Papsphere Circa, Chicago, IL 60674-0020	18-Feb-07	5-Apr-17
Galleria Dallas	Galleria Dallas, Space 2725, 13360 Dallas Parkway, Texas	General Growth Properties Inc	Galleria Dallas	PO Box 849111, Dallas, Texas 75284-9111	1-May-08	31-Oct-17
Pumpkin Patch LLC Office	San Mateo Baycenter 1, 951 Mainers Island Boulevard, San Mateo, California 94403	Equity Office Inc	CA San Mateo Baycenter Ltd Partnership	Equity Office, 2655 Campus Drive, Suite 100, San Mateo, California 94403	1-Nov-08	31-Oct-11
CityNorth	CityNorth Shopping Center, Deer Valley Drive and 55th Street, Desert Ridge, Phoenix, AZ	Urban Planes	Phoenix Highground, LLC	900 N. Michigan Avenue, Chicago, Illinois 60611	12-Apr-07	30-Apr-17