

ENTERED

February 11, 2025

Nathan Ochsner, Clerk

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE SOUTHERN DISTRICT OF TEXAS
HOUSTON DIVISION**

In re:

CONN'S, INC., *et al.*,¹

Debtors.

Chapter 11

Case No. 2433357 (ARP)

(Jointly Administered)

**ORDER
(I) AUTHORIZING REJECTION OF
UNEXPIRED LEASE OF NONRESIDENTIAL
REAL PROPERTY AND (II) GRANTING RELATED RELIEF**

Pursuant to and in accordance with the *Order (I) Approving Procedures for Future Rejection of Additional Executory Contracts and Unexpired Leases, and (III) Granting Related Relief* [Docket No. 369] (the “Rejection Procedures Order”);² and this Court having jurisdiction over this matter pursuant to 28 U.S.C. §§ 157(b)(2); and that this Court may enter a final order consistent with Article III of the United States Constitution; and this Court having found that venue of this proceeding and the Motion in this district is proper pursuant to 28 U.S.C. §§ 1408 and 1409; and this Court having found that this is a core proceeding pursuant to 28 U.S.C. § 157(b); and the Debtors having properly filed and served a “Notice of Rejection of Unexpired Leases” (the “Rejection Notice”) in accordance with the terms of the Rejection Procedures Order regarding the

¹ The Debtors in these chapter 11 cases, together with the last four digits of each Debtor’s federal tax identification number, are: Conn’s, Inc. (2840), Conn Appliances, Inc. (0706), CAI Holding, LLC (2675), Conn Lending, LLC (9857), Conn Credit I, LP (0545), Conn Credit Corporation, Inc. (9273), CAI Credit Insurance Agency, Inc. (5846), New RTO, LLC (6400), W.S. Badcock LLC (2010), W.S. Badcock Credit LLC (5990), and W.S. Badcock Credit I LLC (6422). The Debtors’ service address is 2445 Technology Forest Blvd., Suite 800, The Woodlands, TX 77381.

² Capitalized terms used but not otherwise defined herein shall have the respective meanings ascribed to such terms in the Rejection Procedures Order.



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rejection of Leases set forth on **Exhibit 1** hereto; and no timely objections having been filed to the rejection of the Leases; and this Court having found that due and adequate notice of the Rejection Procedures Order and the Rejection Notice has been given, and that no other or further notice need be provided; and this Court having determined that the rejections provided for herein are an appropriate exercise of the Debtors' business judgment; and after due deliberation and sufficient cause appearing therefor,

IT IS HEREBY ORDERED THAT:

1. The Lease set forth on **Exhibit 1** attached hereto are hereby rejected pursuant to section 365(a) of the Bankruptcy Code, effective as of the Rejection Date set forth for each Lease listed on **Exhibit 1**.

2. Nothing contained herein shall prejudice the rights of the Debtors to seek authorization for the use, sale, or transfer of any asset under Section 363 of the Bankruptcy Code.

3. Notwithstanding the relief granted in this Order and any actions taken pursuant to such relief, nothing in this Order shall be deemed: (a) an admission as to the validity of any pre-petition claim against a Debtor entity; (b) a waiver of the Debtors' right to dispute any pre-petition claim on any grounds; (c) a promise or requirement to pay any pre-petition claim; (d) an implication or admission that any particular claim is of a type specified or defined in this Order or the Motion; (e) other than as set forth in the Rejection Notice and on **Exhibit 1** attached to this Order, a request or authorization to assume, adopt, or reject any agreement, contract, or lease pursuant to section 365 of the Bankruptcy Code; (f) a waiver or limitation of the Debtors' rights or the rights of any other Person under the Bankruptcy Code or any other applicable law; or (g) a concession by the Debtors that any liens (contractual, common law, statutory, or otherwise)

satisfied pursuant to the Motion are valid, and the Debtors expressly reserve their rights to contest the extent, validity, or perfection or seek avoidance of all such liens.

4. The Debtors are not required to comply with any termination procedures set forth in the Leases identified on **Exhibit 1** attached hereto, or any documents related thereto, and are relieved of any and all payments or performance obligations due under the Leases identified on **Exhibit 1** attached hereto incurred after the Rejection Date.

5. The Debtors are authorized to take all actions necessary to effectuate the relief granted in this Order.

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

Signed: February 10, 2025

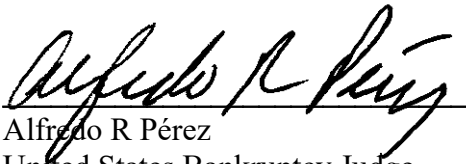

Alfredo R Pérez
United States Bankruptcy Judge

Exhibit 1**UNEXPIRED REAL PROPERTY LEASES**

Address of Subject Property	Landlord Name and Address	Tenant Name	Description of Abandoned Property	Effective Date of Rejection
2464 Mt. Zion Road, Jonesboro, GA 30236	Clayton 75 LC, Inc 3000 Turtle Creek Boulevard, Dallas, TX 75219	Conn Appliances, Inc.	Any remaining personal property, including inventory, furniture, fixtures, equipment, and/or other material at the Leased Premises as of the Rejection Date	January 6, 2025
2464 Mt. Zion Road, Jonesboro, GA 30236	Conn Appliances, Inc. 2445 Technology Forest Blvd., Building 4, Suite 800, The Woodlands, TX 77381	Devgiri Exports, LLC	Any remaining personal property, including inventory, furniture, fixtures, equipment, and/or other material at the Leased Premises as of the Rejection Date	January 6, 2025