

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

In re : Chapter 11
:
STICKY’S HOLDINGS LLC, et al.¹ : Case No. 24-10856 (JKS)
:
Reorganized Debtors. : (Jointly Administered)
:
: Re: D.I. 555 & 586

ORDER GRANTING MOTION OF ESRT 10 UNION SQUARE LLC: (I) TO COMPEL IMMEDIATE PAYMENT OF POST-CONFIRMATION RENT AND GRANT RELIEF FROM AUTOMATIC STAY/PLAN INJUNCTION TO PERMIT LANDLORD TO SETOFF SUCH AMOUNT AGAINST SECURITY DEPOSIT AND ASSERT CLAIM AGAINST ADMINISTRATIVE CLAIM RESERVE; (II) COMPEL IMMEDIATE REJECTION AND SURRENDER OF ASSUMED LEASE AND PERMIT CLEAN-UP OF PREMISES FREE OF ANY THIRD-PARTY LIABILITY; AND (III) FOR WAIVER THE STAY OF ENFORCEMENT OF ANY ORDER UNDER FED. R. BANKR. P. 4001(A)(3)

Upon the Motion dated April 21, 2025 (the “Motion”), by ESRT 10 Union Square LLC (the “Landlord”): (I) to Compel Immediate Payment of Post-Confirmation Rent and Grant Relief from the Automatic Stay/Plan Injunction to Permit Landlord to Setoff such Amount Against the Security Deposit and Assert Claim against Administrative Claim Reserve; (II) Compel Immediate Rejection and Surrender of Assumed Lease and Permit Clean-Up Free of Premises Free of any Third-Party Liability; and (III) for Waiver of the Stay of Enforcement of any Order under Fed. R. Bankr. P. 4001(a)(3) [; and the Reorganized Debtors having reviewed the Motion, and at the hearing conducted on April 29, 2025 Landlord and Reorganized Debtors’ counsel having discussed the relief sought by the Motion; the Court finding that (a) it has jurisdiction

¹ The Debtors in these cases, along with the last four digits of each Debtor’s federal tax identification number are as follows: Sticky’s Holdings LLC (3586); Sticky Fingers LLC (3212); Sticky Fingers II LLC (7125); Sticky Fingers III LLC (3914); Sticky Fingers IV LLC (9412); Sticky Fingers V LLC (1465); Sticky Fingers VI LLC (0578); Sticky’s BK I LLC (0423); Sticky’s NJ I LLC (5162); Sticky Fingers VII LLC (1491); Sticky’s NJ II LLC (6642); Sticky Fingers IX LLC (5036); Sticky’s NJ III LLC (7036); Sticky Fingers VIII LLC (0080); Sticky NJ IV LLC (6341); Sticky’s WC I LLC (0427); Sticky’s Franchise LLC (5232); Sticky’s PA GK I LLC (7496); Stickys Corporate LLC (5719); and Sticky’s IP LLC (4569). The Debtors’ mailing address is 21 Maiden Lane, New York, NY 10038 (collectively, the “Reorganized Debtors”)



over the matters raised in the Motion pursuant to 28 U.S.C. §§ 157 and 1334; (b) this is a core proceeding pursuant to 28 U.S.C. § 157(b)(2); and (c) based on the Reorganized Debtors' consent to the below relief; and sufficient cause appearing for the relief requested and granted herein. Therefore,

IT IS HEREBY ORDERED, ADJUDGED AND DECREED THAT:

1. The Motion is GRANTED as set forth herein.
2. The Lease is hereby rejected, and the Premises are hereby deemed surrendered to Landlord effective as of the date of this Order.
3. The Landlord shall file any claim for lease rejection damages (the "Lease Rejection Damages Claim"), by not later than thirty (30) days following the entry of this Order..
4. The automatic stay is modified and vacated to permit the Landlord: (a) to take and continue any actions under applicable non-bankruptcy law to obtain possession of the Premises and dispose of any fixtures, furniture, and equipment without liability to any third parties; and (b) to set-off the security deposit under the Lease against the Rejection Damages Claim.
5. The Landlord is granted an allowed administrative claim for unpaid post-petition rent in the amount of \$110,662.61.
6. The stay of enforcement of this Order under Federal Rule of Bankruptcy Procedure 4001(3) is waived.
7. This Court shall retain jurisdiction to hear and determine all matters arising from the implementation of this Order.

Dated: May 2nd, 2025
Wilmington, Delaware


J. KATE STICKLES
UNITED STATES BANKRUPTCY JUDGE