

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

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In re: : Chapter 11
: :
THE CONTAINER STORE GROUP, INC., *et al.*, : Case No. 24-90627 (ARP)
: :
Reorganized Debtors.¹ : (Jointly Administered)
: :
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**NOTICE OF FILING OF CORRECTED EXHIBIT B TO THE
FIRST AND FINAL FEE APPLICATION OF A&G REALTY PARTNERS, LLC,
REAL ESTATE CONSULTANT AND ADVISOR TO THE DEBTORS FOR THE FEE
PERIOD FROM DECEMBER 22, 2024 THROUGH JANUARY 24, 2025
[Relates to Docket No. 224]**

On February 17, 2025, A&G² filed its *First and Final Fee Application of A&G Realty Partners, LLC, Real Estate Consultant and Advisor to the Debtors for the Fee Period from December 22, 2024 through January 24, 2025* [Docket No. 224] (the “Final Fee Application”), which included as Exhibit B certain fee details (the “Fees Back-Up”) for the services A&G performed in the Fee Period.

Because certain rows from the Fees Back-Up were inadvertently excluded from the original Exhibit B, A&G hereby files the attached, corrected Exhibit B, which replaces the original Exhibit B and is fully incorporated by reference into the Final Fee Application.

¹ The Reorganized Debtors in these cases, together with the last four digits of each Reorganized Debtor’s taxpayer identification number, are: The Container Store Group, Inc. (5401); The Container Store, Inc. (6981); C Studio Manufacturing Inc. (4763); C Studio Manufacturing LLC (5770); and TCS Gift Card Services, LLC (7975). The Reorganized Debtors’ mailing address is 500 Freeport Parkway, Coppell, TX 75019.

² Capitalized terms used but not otherwise defined herein shall have the meanings ascribed to them in the Final Fee Application.



Melville, New York
February 18, 2025

/s/ Andy Graiser

A&G REALTY PARTNERS, LLC

Andy Graiser, Co-President

445 Broadhollow Rd, Suite 410

Melville, NY 11747

andy@agrep.com

*Real Estate Advisor and Consultant for the
Debtors and Debtors in Possession*

CERTIFICATE OF SERVICE

I certify that on February 18, 2025, a true and correct copy of the foregoing Application was served by the Electronic Case Filing System for the United States Bankruptcy Court for the Southern District of Texas on those parties registered to receive electronic notices.

/s/ Timothy A. ("Tad") Davidson II

Timothy A. ("Tad") Davidson II

Exhibit B

Back-Up for Fees

| 58 | 48,111,188.75 | 55,610,408.77 | 4,892,955.09 | 3,27,694.75 | 185,000.00 | 109,127,247.37 | 3,020,685.02 | 16,500.00 | 19,050.52 | 3,056,235.54 | 3,056,235.54 | | |
|--------------|----------------|----------------------------|------------------------|------------------------|-----------------------|-------------------------|--------------------|----------------------------------|----------------------|--------------------------------------|--|------------|------------|
| Store Number | Legal Status | Total Gross Rent Reduction | Term Reduction Savings | Rent Abatement Savings | Rent Deferral Savings | LL Capital Contribution | TOTAL DEAL SAVINGS | Monetary Lease Modification @ 3% | Non-Monetary @ \$750 | Early Termination Right @ 1/2mo Base | Fee Comments | TOTAL FEE | Invoice 1 |
| 19116 | Fully Executed | 539,035.00 | 5,488,350.00 | - | - | - | 6,027,385.00 | 180,821.55 | - | - | Occupancy Savings | 180,821.55 | 180,821.55 |
| 19121 | Fully Executed | 297,153.44 | 3,327,019.00 | 26,482.43 | - | - | 3,650,654.87 | 109,519.65 | 750.00 | - | Occupancy Savings, Option Added | 110,269.65 | 110,269.65 |
| 19110 | Fully Executed | - | - | 137,329.50 | - | - | 137,329.50 | 4,119.89 | - | - | Occupancy Savings | 4,119.89 | 4,119.89 |
| 19109 | Fully Executed | 720,846.64 | 1,033,591.60 | - | - | - | 1,754,438.24 | 52,633.15 | - | - | Occupancy Savings | 52,633.15 | 52,633.15 |
| 19113 | Fully Executed | 534,584.22 | 5,728,051.26 | - | - | - | 6,262,635.48 | 187,879.06 | - | - | Occupancy Savings | 187,879.06 | 187,879.06 |
| 19117 | Fully Executed | - | - | 80,129.37 | - | - | 80,129.37 | 2,403.88 | - | - | Occupancy Savings | 2,403.88 | 2,403.88 |
| 19120 | Fully Executed | 118,695.06 | 6,930,437.36 | - | - | - | 7,049,132.42 | 211,473.97 | - | - | Occupancy Savings | 211,473.97 | 211,473.97 |
| 19114 | Fully Executed | 160,999.92 | 4,342,403.48 | - | - | - | 4,503,403.40 | 135,102.10 | - | - | Occupancy Savings | 135,102.10 | 135,102.10 |
| 19112 | Fully Executed | 30,516.00 | - | 68,661.00 | - | - | 99,177.00 | 2,975.31 | - | - | Occupancy Savings | 2,975.31 | 2,975.31 |
| 19107 | Fully Executed | 345,318.46 | 2,155,029.40 | - | - | - | 2,500,347.86 | 75,010.44 | - | - | Occupancy Savings | 75,010.44 | 75,010.44 |
| 19102 | Fully Executed | 929,147.50 | 4,654,312.50 | - | - | - | 5,583,460.00 | 167,503.80 | - | - | Occupancy Savings | 167,503.80 | 167,503.80 |
| 19099 | Fully Executed | 658,628.23 | - | 40,000.00 | - | - | 698,628.23 | 20,958.85 | 750.00 | - | Occupancy Savings, Term Extension | 21,708.85 | 21,708.85 |
| 19097 | Fully Executed | (138,987.00) | - | - | - | 185,000.00 | 46,013.00 | 1,380.39 | 750.00 | - | Occupancy Savings, Term Extension | 2,130.39 | 2,130.39 |
| 19092 | Fully Executed | - | - | 73,333.33 | - | - | 73,333.33 | 2,200.00 | - | - | Occupancy Savings | 2,200.00 | 2,200.00 |
| 19090 | Fully Executed | 250,261.92 | - | - | 107,254.75 | - | 357,516.67 | 10,725.50 | - | - | Occupancy Savings | 10,725.50 | 10,725.50 |
| 19077 | Fully Executed | 245,833.33 | 1,005,256.00 | - | - | - | 1,251,089.33 | 37,532.68 | - | - | Occupancy Savings | 37,532.68 | 37,532.68 |
| 19067 | Fully Executed | 484,968.00 | - | - | 220,440.00 | - | 705,408.00 | 21,162.24 | 750.00 | - | Occupancy Savings, Term Extension | 21,912.24 | 21,912.24 |
| 19049 | Fully Executed | 638,249.87 | - | - | - | - | 638,249.87 | 19,147.50 | 750.00 | - | Occupancy Savings, Term Extension | 19,897.50 | 19,897.50 |
| 19046 | Fully Executed | - | - | 246,234.99 | - | - | 246,234.99 | 7,387.05 | - | - | Occupancy Savings | 7,387.05 | 7,387.05 |
| 19027 | Fully Executed | - | - | - | - | - | - | - | - | - | No Fee | - | - |
| 19026 | Fully Executed | 241,624.67 | - | 131,051.50 | - | - | 372,676.17 | 11,180.29 | 750.00 | - | Occupancy Savings, Option Added | 11,930.29 | 11,930.29 |
| 19018 | Fully Executed | 116,795.57 | - | 126,220.00 | - | - | 243,015.57 | 7,290.47 | 750.00 | - | Occupancy Savings, Term Extension | 8,040.47 | 8,040.47 |
| 19094 | Fully Executed | 236,372.82 | - | - | - | - | 236,372.82 | 7,091.18 | 750.00 | - | Occupancy Savings, Term Extension | 7,841.18 | 7,841.18 |
| 19093 | Fully Executed | - | - | 92,652.66 | - | - | 92,652.66 | 2,779.58 | - | - | Occupancy Savings | 2,779.58 | 2,779.58 |
| 19091 | Fully Executed | - | 1,862,432.00 | 165,000.00 | - | - | 2,027,432.00 | 60,822.96 | - | - | Occupancy Savings | 60,822.96 | 60,822.96 |
| 19086 | Fully Executed | 206,052.02 | - | 80,051.74 | - | - | 286,103.76 | 8,583.11 | 750.00 | - | Occupancy Savings, Term Extension | 9,333.11 | 9,333.11 |
| 19085 | Fully Executed | 239,583.64 | 2,842,000.00 | - | - | - | 3,081,583.64 | 92,447.51 | - | - | Occupancy Savings | 92,447.51 | 92,447.51 |
| 19084 | Fully Executed | 117,500.00 | - | - | - | - | 117,500.00 | 3,525.00 | 750.00 | - | Occupancy Savings, Term Extension | 4,275.00 | 4,275.00 |
| 19083 | Fully Executed | 25,392.00 | - | 122,728.00 | - | - | 148,120.00 | 4,443.60 | 750.00 | - | Occupancy Savings, Term Extension | 5,193.60 | 5,193.60 |
| 19082 | Fully Executed | 349,097.53 | - | 70,500.00 | - | - | 419,597.53 | 12,587.93 | 750.00 | - | Occupancy Savings, Term Extension | 13,337.93 | 13,337.93 |
| 19081 | Fully Executed | 657,105.29 | 2,672,669.96 | 104,207.00 | - | - | 3,433,982.25 | 103,019.47 | - | - | Occupancy Savings | 103,019.47 | 103,019.47 |
| 19075 | Fully Executed | - | - | 100,000.00 | - | - | 100,000.00 | 3,000.00 | - | - | Occupancy Savings | 3,000.00 | 3,000.00 |
| 19074 | Fully Executed | 808,023.73 | - | - | - | - | 808,023.73 | 24,240.71 | 750.00 | - | Occupancy Savings, Term Extension | 24,990.71 | 24,990.71 |
| 19068 | Fully Executed | 1,110,085.90 | - | 90,000.00 | - | - | 1,200,085.90 | 36,002.58 | - | - | Occupancy Savings | 36,002.58 | 36,002.58 |
| 19066 | Fully Executed | 578,125.00 | - | - | - | - | 578,125.00 | 17,343.75 | - | - | Occupancy Savings | 17,343.75 | 17,343.75 |
| 19063 | Fully Executed | 1,505,778.89 | - | 200,000.00 | - | - | 1,705,778.89 | 51,173.37 | 750.00 | - | Occupancy Savings, Term Extension | 51,923.37 | 51,923.37 |
| 19061 | Fully Executed | - | - | 121,033.00 | - | - | 121,033.00 | 3,630.99 | - | - | Occupancy Savings | 3,630.99 | 3,630.99 |
| 19060 | Fully Executed | 435,998.32 | - | - | - | - | 435,998.32 | 13,079.95 | - | - | Occupancy Savings | 13,079.95 | 13,079.95 |
| 19055 | Fully Executed | 166,178.44 | - | - | - | - | 166,178.44 | 4,985.35 | 750.00 | - | Occupancy Savings Term Extension | 5,735.35 | 5,735.35 |
| 19054 | Fully Executed | 172,678.38 | - | 207,214.05 | - | - | 379,892.43 | 11,396.77 | - | - | Occupancy Savings | 11,396.77 | 11,396.77 |
| 19053 | Fully Executed | 222,726.35 | - | - | - | - | 222,726.35 | 6,681.79 | - | - | Occupancy Savings | 6,681.79 | 6,681.79 |
| 19052 | Fully Executed | 246,802.79 | - | - | - | - | 246,802.79 | 7,404.08 | - | - | Occupancy Savings | 7,404.08 | 7,404.08 |
| 19051 | Fully Executed | - | - | - | - | - | - | - | 750.00 | - | Added Options | 750.00 | 750.00 |
| 19044 | Fully Executed | - | - | 105,891.83 | - | - | 105,891.83 | 3,176.76 | - | - | Occupancy Savings | 3,176.76 | 3,176.76 |
| 19043 | Fully Executed | 882,871.00 | - | - | - | - | 882,871.00 | 26,486.13 | 750.00 | - | Occupancy Savings, Term Extension | 27,236.13 | 27,236.13 |
| 19041 | Fully Executed | 2,128,608.17 | 5,145,376.41 | 253,869.00 | - | - | 7,527,853.58 | 225,835.61 | 750.00 | - | Occupancy Savings, Added Option | 226,585.61 | 226,585.61 |
| 19037 | Fully Executed | 1,178,117.58 | - | 200,000.00 | - | - | 1,378,117.58 | 41,343.53 | 750.00 | - | Occupancy Savings, Added Option | 42,093.53 | 42,093.53 |
| 19035 | Fully Executed | 27,456,517.04 | - | 1,598,236.50 | - | - | 29,054,753.54 | 871,642.61 | 750.00 | - | Occupancy Savings, Added Option | 872,392.61 | 872,392.61 |
| 19032 | Fully Executed | 1,759,103.26 | - | 261,142.00 | - | - | 2,020,245.26 | 60,607.36 | 750.00 | - | Occupancy Savings, Added Option | 61,357.36 | 61,357.36 |
| 19031 | Fully Executed | 519,721.84 | - | - | - | - | 519,721.84 | 15,591.66 | - | - | Occupancy Savings | 15,591.66 | 15,591.66 |
| 19025 | Fully Executed | 355,290.67 | - | 57,151.56 | - | - | 412,442.23 | 12,373.27 | 750.00 | 19,050.52 | Occupancy Savings, Added Option, Termination Right | 32,173.79 | 32,173.79 |
| 19022 | Fully Executed | - | - | - | - | - | - | - | - | - | No Fee | - | - |
| 19019 | Fully Executed | 387,966.58 | - | - | - | - | 387,966.58 | 11,639.00 | - | - | Occupancy Savings | 11,639.00 | 11,639.00 |
| 19013 | Fully Executed | - | - | 133,835.63 | - | - | 133,835.63 | 4,015.07 | - | - | Occupancy Savings | 4,015.07 | 4,015.07 |
| 19007 | Fully Executed | 59,713.50 | - | - | - | - | 59,713.50 | 1,791.41 | - | - | Occupancy Savings | 1,791.41 | 1,791.41 |
| 19006 | Fully Executed | 66,808.16 | - | - | - | - | 66,808.16 | 2,004.24 | - | - | Occupancy Savings | 2,004.24 | 2,004.24 |
| 19701 | Fully Executed | 51,032.00 | - | - | - | - | 51,032.00 | 1,530.96 | - | - | Occupancy Savings | 1,530.96 | 1,530.96 |
| 19100 | Fully Executed | 14,267.00 | 8,423,479.80 | - | - | - | 8,437,746.80 | - | - | - | No Fee | - | - |