Fill in this information to identify the case:

Debtor 1 Ascend Elements, Inc.

Debtor 2 (Spouse, if filing) Ascend Elements US, LLC

United States Bankruptcy Court for the: Souther District of Texas

Case number 26-90440 (CML)(Jointly Administered)

Official Form 410

Proof of Claim

04/25

Read the instructions before filling out this form. This form is for making a claim for payment in a bankruptcy case. Do not use this form to make a request for payment of an administrative expense. Make such a request according to 11 U.S.C. § 503.

Filers must leave out or redact information that is entitled to privacy on this form or on any attached documents. Attach redacted copies of any documents that support the claim, such as promissory notes, purchase orders, invoices, itemized statements of running accounts, contracts, judgments, mortgages, and security agreements. **Do not send original documents;** they may be destroyed after scanning. If the documents are not available, explain in an attachment.

A person who files a fraudulent claim could be fined up to $500,000, imprisoned for up to 5 years, or both. 18 U.S.C. §§ 152, 157, and 3571.

Fill in all the information about the claim as of the date the case was filed. That date is on the notice of bankruptcy (Form 309) **that you received.**

Part 1: Identify the Claim

1. **Who is the current creditor?**

ADG Flanders Westborough LLC, a MA LLC
Name of the current creditor (the person or entity to be paid for this claim)

Other names the creditor used with the debtor _____

2. **Has this claim been acquired from someone else?**

☑ No
☐ Yes. From whom? _____

3. **Where should notices and payments to the creditor be sent?**
Federal Rule of Bankruptcy Procedure (FRBP) 2002(g)

Where should notices to the creditor be sent?

attn: Eli Levine
Name

23 Kenilworth Street
Number Street

Andover MA 01810
City State ZIP Code

Contact phone 617-379-2717

Contact email elevine@andoverdevgroup.com

Where should payments to the creditor be sent? (if different)

Name

Number Street

City State ZIP Code

Contact phone _____

Contact email _____

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Uniform claim identifier (if you use one):

4. **Does this claim amend one already filed?**

☑ No
☐ Yes. Claim number on court claims registry (if known) _____ Filed on _____ MM / DD / YYYY

5. **Do you know if anyone else has filed a proof of claim for this claim?**

☑ No
☐ Yes. Who made the earlier filing? _____



Part 2: Give Information About the Claim as of the Date the Case Was Filed

6. **Do you have any number you use to identify the debtor?**
   - ☑ No
   - ☐ Yes. Last 4 digits of the debtor's account or any number you use to identify the debtor: ____ ____ ____ ____

7. **How much is the claim?** $ $460,111.06 . **Does this amount include interest or other charges?**
   - ☐ No
   - ☑ Yes. Attach statement itemizing interest, fees, expenses, or other charges required by Bankruptcy Rule 3001(c)(2)(A).

8. **What is the basis of the claim?**
   Examples: Goods sold, money loaned, lease, services performed, personal injury or wrongful death, or credit card.
   Attach redacted copies of any documents supporting the claim required by Bankruptcy Rule 3001(c).
   Limit disclosing information that is entitled to privacy, such as health care information.
   claim resulting from rejected executory contract (commercial lease)

9. **Is all or part of the claim secured?**
   - ☑ No
   - ☐ Yes. The claim is secured by a lien on property.

   Nature of property:
   - ☐ Real estate. If the claim is secured by the debtor's principal residence, file a *Mortgage Proof of Claim Attachment* (Official Form 410-A) with this *Proof of Claim.*
   - ☐ Motor vehicle
   - ☐ Other. Describe: _____

   Basis for perfection: _____
   Attach redacted copies of documents, if any, that show evidence of perfection of a security interest (for example, a mortgage, lien, certificate of title, financing statement, or other document that shows the lien has been filed or recorded.)

   Value of property: $_____
   Amount of the claim that is secured: $_____
   Amount of the claim that is unsecured: $_____ (The sum of the secured and unsecured amounts should match the amount in line 7.)

   Amount necessary to cure any default as of the date of the petition: $_____

   Annual Interest Rate (when case was filed)_____%
   - ☐ Fixed
   - ☐ Variable

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10. **Is this claim based on a lease?**
    - ☐ No
    - ☑ Yes. **Amount necessary to cure any default as of the date of the petition.** $ 100,275.43

11. **Is this claim subject to a right of setoff?**
    - ☑ No
    - ☐ Yes. Identify the property: _____

12. **Is all or part of the claim entitled to priority under 11 U.S.C. § 507(a)?**

A claim may be partly priority and partly nonpriority. For example, in some categories, the law limits the amount entitled to priority.

☐ No

☑ Yes. *Check one:*

	Amount entitled to priority
☐ Domestic support obligations (including alimony and child support) under 11 U.S.C. § 507(a)(1)(A) or (a)(1)(B).	$
☐ Up to $3,800* of deposits toward purchase, lease, or rental of property or services for personal, family, or household use. 11 U.S.C. § 507(a)(7).	$
☐ Wages, salaries, or commissions (up to $17,150*) earned within 180 days before the bankruptcy petition is filed or the debtor's business ends, whichever is earlier. 11 U.S.C. § 507(a)(4).	$
☐ Taxes or penalties owed to governmental units. 11 U.S.C. § 507(a)(8).	$
☐ Contributions to an employee benefit plan. 11 U.S.C. § 507(a)(5).	$
☑ Other. Specify subsection of 11 U.S.C. § 507(a)(2) that applies.	$ **

* Amounts are subject to adjustment on 4/01/28 and every 3 years after that for cases begun on or after the date of adjustment.

** this amount is not yet determined dependent upon the effective rejection date of this Lease.

Part 3: Sign Below

The person completing this proof of claim must sign and date it. FRBP 9011(b).

If you file this claim electronically, FRBP 5005(a)(3) authorizes courts to establish local rules specifying what a signature is.

A person who files a fraudulent claim could be fined up to $500,000, imprisoned for up to 5 years, or both. 18 U.S.C. §§ 152, 157, and 3571.

Check the appropriate box:

☐ I am the creditor.

☑ I am the creditor's attorney or authorized agent.

☐ I am the trustee, or the debtor, or their authorized agent. Bankruptcy Rule 3004.

☐ I am a guarantor, surety, endorser, or other codebtor. Bankruptcy Rule 3005.

I understand that an authorized signature on this *Proof of Claim* serves as an acknowledgment that when calculating the amount of the claim, the creditor gave the debtor credit for any payments received toward the debt.

I have examined the information in this *Proof of Claim* and have a reasonable belief that the information is true and correct.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on date 07/17/2026
MM / DD / YYYY

Signature

Print the name of the person who is completing and signing this claim:

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Name: Thomas W. Tavenner, Jr, Esq.
First name | Middle name | Last name

Title: Attorney

Company: Dalton & Finegold, LLP
Identify the corporate servicer as the company if the authorized agent is a servicer.

Address: 34 Essex Street
Number Street

Andover MA 01810
City State ZIP Code

Contact phone: (978) 296-7700 Email: ttavenner@dfllp.com

Ascent Elements, Inc. et al. - ADG Flanders Road Westborough LLC - Proof of claim summary - pre-petition claim - Statement under Paragraph 7 and Bankruptcy Rule 3001(c)(2)(A).

Unpaid Base Rent, Additional Rent and other charges due under the Lease through April 9, 2026

Invoice	Due Date	Amount
2385	10/31/2024	$6,367.41
2387	12/31/2024	$52,537.75
2964	2/28/2026	13,247.12
2968	3/31/2026	12,346.84
2881	4/1/2026	4,472.33
2961	4/1/2026	2,828.56
2998	4/30/2026	8,475.42
		$100,275.43

Total Amount of Base Rent, Additional Rent and Utilities for remainder of the Lease Term

Base Rent:	May 2026 – Sept. 2026 (5 months @ $22,712.87)	$	113,564.35
	Oct. 2026 – Sept. 2027 (12 months @ $23,394.26)	$	280,731.12
	Oct. 2027 – Sept. 2028 (12 months @ $24,096.09)	$	289,153.08
	Oct. 2028 – Sept. 2029 (12 months @ $24,818.97)	$	297,827.64
Additional Rent:	May 2026 - December 2026	$	70,970.08
	January 2027 - December 2027	$	109,648.77
	January 2028 - December 2028	$	112,938.23
	January 2029 - September 2029	$	87,244.78
Utilities:	May 2026 - December 2026	$	96,000.00
	January 2027 - December 2027	$	148,320.00
	January 2028 - December 2028	$	152,769.60
	January 2029 - September 2029	$	118,014.52
	Total:	**$**	**1,877,182.17**

Claims Analysis under 11 USC 506(b)(6)

12 Months Base Rent:	$	207,141.39
12 Months Additional Rent:	$	107,519.67
12 Months Utilities:	$	145,450.00
Total:	**$**	**460,111.06**
15% of remaining Rent:	**$**	**281,577.33**