

UNITED STATES BANKRUPTCY COURT  
SOUTHERN DISTRICT OF NEW YORK

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In re:

Chapter 7

BUTH-NA-BODHAIGE, INC.,

Case No.: 24-10392 (DSJ)

Debtor.  
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**AMENDED ORDER GRANTING CHAPTER 7 TRUSTEE’S THIRD  
OMNIBUS MOTION FOR AN ORDER (I) AUTHORIZING AND  
APPROVING REJECTION OF CERTAIN UNEXPIRED LEASES OF  
NONRESIDENTIAL REAL PROPERTY PURSUANT TO 11 U.S.C. §365  
AND BANKRUPTCY RULE 6006, (II) AUTHORIZING AND APPROVING  
STIPULATIONS FIXING CLAIMS ARISING FROM REJECTION OF CERTAIN  
LEASES PURSUANT TO BANKRUPTCY RULE 9019, AND (III) AUTHORIZING  
AND APPROVING ABANDONMENT OF PERSONAL PROPERTY  
PURSUANT TO 11 U.S.C. § 554 AND BANKRUPTCY RULE 6007**

Upon the motion (the “Motion”)<sup>1</sup> of Kenneth P. Silverman, Esq., the chapter 7 trustee (the “Trustee”) of the bankruptcy estate of Buth-Na-Bodhaige, Inc. (the “Debtor”), seeking the entry of an order (i) authorizing and approving the rejection of certain unexpired leases of nonresidential real property (collectively, the “Leases”) pursuant to section 365 of title 11, United States Code (the “Bankruptcy Code”) and Rule 6006 of the Federal Rules of Bankruptcy Procedure the (the “Bankruptcy Rules”), (ii) authorizing and approving stipulations (collectively, the “Stipulations”) fixing claims arising from the rejection of certain leases pursuant to section 502(b) of the Bankruptcy Code and Bankruptcy Rule 9019, (iii) authorizing and approving the abandonment of the Debtor’s personal property pursuant to section 554 of the Bankruptcy Code and Bankruptcy Rule 6007, and (iv) for such further relief as the Court deems proper; and upon the Declaration of Kenneth P. Silverman, Esq. filed in support of the Motion, annexed to the Motion as **Exhibit B**; ~~and upon the hearing on the Motion held before the Court on July 15, 2024 (the “Hearing”), the~~

<sup>1</sup> Capitalized terms used but not otherwise defined herein shall have the meanings ascribed to them in the Motion.



~~transcript of which is incorporated herein by reference;~~ and notice of the Motion, **notice of the hearing on the Motion, the Hearing,** and the relief sought in the Motion having been good and sufficient under the circumstances; **and upon the Certificate of No Objection filed on July 11, 2024, pursuant to Local Rule 9075-2;** and the Court having determined that the legal and factual bases set forth in the Motion establishing sufficient cause for the relief requested; now, therefore, **[DSJ 7/19/2024]**

**IT IS HEREBY ORDERED THAT:**

1. The Motion is granted.
2. The Stipulations, annexed to the Motion as **Exhibits C and D**, are hereby approved.
3. Fashion Place, LLC ("Fashion Place"), Saint Louis Galleria LLC ("Galleria"), Perimeter Mall, LLC ("Perimeter"), Norwalk Land Development LLC ("Norwalk"), GGP Ala Moana LLC ("GGP Hawaii"), GGP Staten Island Mall LLC ("GGP Staten Island"), Fashion Show Mall LLC ("Fashion Show"), Stonebriar Mall, LLC ("Stonebriar"), Park Meadows Mall, LLC ("Park Meadows"), Christiana Mall LLC ("Christiana"), and Baybrook Mall, LLC ("Baybrook") and, collectively with Fashion Place, Galleria, Perimeter, Norwalk, GGP Hawaii, GGP Staten Island, Fashion Show, Stonebriar, Park Meadows, and Christiana, "Brookfield") shall have an allowed general unsecured claim against the Debtor's estate in the amount of \$2,683,119.39.
4. Brookfield shall have an allowed administrative expense claim against the Debtor's estate in the amount of \$259,626.72.
5. Dimond Center Holdings, LLC ("Dimond"), Fashion Outlets of Chicago LLC ("Chicago"), Macerich Fresno Limited Partnership ("Fresno"), Brooklyn Kings Plaza LLC ("Kings Plaza"), and Macerich Queens Expansion, LLC ("Queens") shall have allowed general unsecured claims against the Debtor's estate as follows:

<b>PROPERTY</b>	<b>ALLOWED UNSECURED CLAIMS</b>
Dimond Center Holdings LLC Dimond Center – Space No. 103 City of Anchorage, Anchorage Municipality, Alaska	\$53,978.42
Fashion Outlets of Chicago, LLC Fashion Outlets of Chicago – Space No. 1089 City of Chicago, County of Cook, Illinois	\$18,980.40
Macerich Fresno Limited Partnership Fashion Fair – Space M09 City of Fresno, County of Fresno, California	\$140,211.22
Brooklyn Kings Plaza LLC Kings Plaza – Space 2230 City of Brooklyn, County of Kings, New York	\$323,015.04
Macerich Queens Expansion LLC Queens Center – Space No. 2040 City of Elmhurst, County of Queens, New York	\$41,157.95

6. Dimond Center Holdings, LLC (“Dimond”), Fashion Outlets of Chicago LLC (“Chicago”), Macerich Fresno Limited Partnership (“Fresno”), Brooklyn Kings Plaza LLC (“Kings Plaza”), and Macerich Queens Expansion, LLC (“Queens”) shall have allowed administrative expense claims against the Debtor’s estate as follows:

<b>PROPERTY</b>	<b>ALLOWED ADMINISTRATIVE CLAIMS</b>
Dimond Center Holdings LLC Dimond Center – Space No. 103 City of Anchorage, Anchorage Municipality, Alaska	\$5,942.29
Fashion Outlets of Chicago, LLC Fashion Outlets of Chicago – Space No. 1089 City of Chicago, County of Cook, Illinois	\$1,101.41

Macerich Fresno Limited Partnership Fashion Fair – Space M09 City of Fresno, County of Fresno, California	\$15,925.23
Brooklyn Kings Plaza LLC Kings Plaza – Space 2230 City of Brooklyn, County of Kings, New York	\$38,283.82
Macerich Queens Expansion LLC Queens Center – Space No. 2040 City of Elmhurst, County of Queens, New York	\$31,551.23

7. The Leases shall each be deemed rejected pursuant to Bankruptcy Code § 365(a) as of the dates set forth in the Stipulations.

8. The abandonment of the Debtor’s personal property remaining in the premises subject to Leases is hereby approved, as set forth in the Stipulations. The Trustee is authorized to take any and all actions reasonably necessary to perform or enforce any and all obligations contemplated by this Order.

9. This Court shall retain jurisdiction with respect to all matters arising from or related to the implementation of this Order.

Dated: New York, New York  
July 19, 2024

s/ David S. Jones  
HONORABLE DAVID S. JONES  
UNITED STATES BANKRUPTCY JUDGE