Your claim can be filed electronically on Verita's website at https://www.veritaglobal.net/westmarine.
ID: 27067198 PIN: q9hZdnka

United States Bankruptcy Court for the District of Delaware

Indicate Debtor against which you assert a claim by checking the appropriate box below. (Check only one Debtor per claim form.)

- ☐ West Marine, Inc. (Case No. 26-10794)
- ☐ Marine One Holdco, LLC (Case No. 26-10795)
- ☐ Marine One Parent, Inc. (Case No. 26-10796)
- ☐ Rising Tide Holdings Inc. (Case No. 26-10797)
- ☐ Rising Tide Parent Inc. (Case No. 26-10798)
- ☐ Seascapes, Inc. (Case No. 26-10799)
- ☐ W Marine Management Company, Inc. (Case No. 26-10800)
- ☐ West Marine Products, Inc. (Case No. 26-10801)

Modified 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. Other than a claim under 11 U.S.C. § 503(b)(9), this form should not be used to make a claim for an administrative expense arising after the commencement of the case.

Filers must leave out or redact information that is entitled to privacy on this form or on any attached documents. Attach redacted copies or 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.

Part 1: Identify the Claim

NameID: 16573251

1. Who is the current creditor?

249 ROUTE 37E TOMS RIVER, 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?

249 ROUTE 37E TOMS RIVER, LLC
C/O KAY REALTY SERVICES
12 CHRISTOPHER WAY STE 200
EATONTOWN, NJ 07724-3331

12 Christopher Way,Suite 200
Address

Contact phone 908 447 0899
Contact email kayrealty@outlook.com

Uniform claim identifier (if you use one): _____

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

SAME
Name

Number Street

City State ZIP Code

Country

Contact phone _____
Contact email _____

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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? _____

2610794260609104100000024

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?**
   - [x] 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?**
   $ 609,614.65 . **Does this amount include interest or other charges?**
   - [ ] No
   - [x] 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.
   REMAINING LEASE OBLIGATIONS, COMMISSIONS, REMOVAL OF FIXTURES

9. **Is all or part of the claim secured?**
   - [ ] No
   - [x] Yes. The claim is secured by a lien on property. (COLLATERAL ASSIGNMENT OF LEASE

   Nature of property:
   - [x] 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: LEASE IS COLATERAL FOR MORTGAGE FROM LENDER
   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: $ 9,000.00
   Amount of the claim that is secured: $ 609,614
   Amount of the claim that is unsecured: $ 8,390,386 (The sum of the secured and unsecured amount should match the amount in line 7.)

   Amount necessary to cure any default as of the date of the petition: $ 609,614.65

   Annual Interest Rate (when case was filed) 6.5 %
   - [ ] Fixed
   - [x] Variable

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10. **Is this claim based on a lease?**
    - [ ] No
    - [x] Yes. **Amount necessary to cure any default as of the date of the petition.** $ 2,531.12

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

26107942606091041000000024

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 all that apply:*

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)(__) 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.

13. **Is all or part of the claim entitled to administrative priority pursuant to 11 U.S.C. § 503(b)(9)?**

☑ No

☐ Yes. Indicate the amount of your claim arising from the value of any goods received by the debtor within 20 days before the date of commencement of the above case, in which the goods have been sold to the Debtor in the ordinary course of such Debtor's business. Attach documentation supporting such claim.

$_____

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 acknowledgement 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 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 JULY 1, 2026
MM / DD / YYYY

Signature

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

Name: William (First name) Louis (Middle name) Klein (Last name)

Title: President

Company: Kay Realty Services (TAX ID # 113279725)
Identify the corporate servicer as the company if the authorized agent is a servicer.

Address: 12 Christopher Way, STE. 200
Number Street

Eatontown (City) NJ (State) 07724 (ZIP Code) USA (Country)

Contact phone 908-447-0899 Email Kayrealty@outlook.com

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CALCULATION PROOF OF CLAIM

west marine vs 249 t 37 E Toms river llc

case 26-10794-kbo

DATE OF BANKRUPTCY	STARTING BALANCE	OWED RENT	PV OF RENT discounted @ ,06	OWED TAXES	OWED CAM	TOTAL CAM & TAXES	INFLATION VALUE 102%	PV OF TAXES & CAM discounted @ ,06	CALCULATED VALUE OF CLAIM
MAY 21 2026	0	0							
JUNE 1 2026		O							
JULY 1 2026		$ 10,124.00	NA	$ 2,324.07	$ 2,673.00	$ 4,997.07	NA		
AUG 1 2026		$ 10,124.00	NA	2324.07	$ 2,673.00	$ 4,997.07	NA		
SEPT 1 2026		$ 10,124.00	NA	2324.07	$ 2,673.00	$ 4,997.07	NA		
OCTOBER 1 2026		$ 10,124.00	NA	2324.07	$ 2,673.00	$ 4,997.07	NA		
NOVEMBER 1 2026		$ 10,124.00	NA	2324.07	$ 2,673.00	$ 4,997.07	NA		
DEC1 2026		$ 10,124.00	NA	2324.07	$ 2,673.00	$ 4,997.07	NA		
TOTAL 2026	$ 60,744.00	$ 60,744.00	NA	$ 11,944.42	$16,038.00	$ 29,982.42	NA		
2027		$ 125,148.00	**$118,064.15**	$ 2,370.55	$ 2,417.96			**$ 4,788.51**	
2028		$ 125,148.00	**$111,381.27**	$ 2,417.96	$ 2,466.32			**$ 4,884.28**	
2029		$ 125,148.00	**$105,076.67**	$ 2,466.32	$ 2,515.65			**$ 4,981.97**	
2030 (11M0)		$ 118,195.00	**$ 93,621.51**	$ 2,515.65	$ 2,352.13			**$ 4,867.78**	
subtotal base rent		$ 554,383.00	**$428,143.61**					**$**	
TOTAL BASE RENT			**$488,887.61**		**TOTAL CAM & TAXES**			**$ 49,504.97**	**$ 538,392.58**
Commissions on replacement tenant									**$ 24,444.38**
FEES	50	hours	$300	per hour					**$ 15,000.00**
Interest on lost Rent	$488,887.61	6.5%							**$ 31,777.69**
TOTAL CLAIM									**$ 609,614.65**

PV discounted at 6%

Statement

249 Route 37E Toms River, LLC
c/o Kay Realty Services
12 Christopher Way Ste. 200
Eatontown, NJ 07724

Date
5/21/2026

To:
West Marine leaseadmin@westmarine.com

Amount Due	Amount Enc.
$2,531.12	

Date	Transaction	Amount	Balance
11/19/2025	INV #855. Due 12/01/2025. Orig. Amount $15,122.49.	2,531.12	2,531.12

NOTE:
DUE FROM EXTENSION OF CREDIT
REPAYMENT PURSUANT AMENDMENT #6
OF LEASE

CURRENT	1-30 DAYS PAST DUE	31-60 DAYS PAST DUE	61-90 DAYS PAST DUE	OVER 90 DAYS PAST DUE	Amount Due
0.00	0.00	0.00	0.00	2,531.12	$2,531.12