Fill in this information to identify the case:

Debtor West Marine Products, Inc.

United States Bankruptcy Court for the: _____ District of Delaware (State)

Case number 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. 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 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. That date is on the notice of bankruptcy (Form 309) **that you received.**

Part 1: Identify the Claim

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

ARG MANAGEMENT/NORTH HILLS, 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?	**Where should payments to the creditor be sent?** (if different)
ARG MANAGEMENT/NORTH HILLS, LLC P.O. BOX 6188 ANDERSON, SC 29623, USA	
Contact phone 8648444288	Contact phone _____
Contact email tuckersinc@yahoo.com	Contact email _____

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? _____

26108012606091019560000980

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?** $ 13841.97 . **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.

Rent and water bills

9. **Is all or part of the claim secured?**

☑ No

☐ Yes. The claim is secured by a lien on property.

Nature or property:

☐ Real estate: If the claim is secured by the debtor's principle 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 amount 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

10. **Is this claim based on a lease?**

☐ No

☑ Yes. **Amount necessary to cure any default as of the date of the petition.** $ 9194.36

11. **Is this claim subject to a right of setoff?**

☑ No

☐ Yes. Identify the property: _____

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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 06/25/2026
MM / DD / YYYY

/s/Hamid Mohsseni
Signature

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

Name: Hamid Mohsseni
First name | Middle name | Last name

Title: Owner

Company: ARG Management North Hills LLC
Identify the corporate servicer as the company if the authorized agent is a servicer.

Address

Contact phone _____ Email _____

26108012606091019560000980

Verita (KCC) ePOC Electronic Claim Filing Summary

For phone assistance: Domestic (866) 967-1786 | International (310) 751-2686

Debtor:
26-10801 - West Marine Products, Inc.
District:
District of Delaware

Creditor:
ARG MANAGEMENT/NORTH HILLS, LLC
P.O. BOX 6188
ANDERSON, SC, 29623
USA
Phone:
8648444288
Phone 2:
8649580461
Fax:
Email:
tuckersinc@yahoo.com

Has Supporting Documentation:
Yes, supporting documentation successfully uploaded
Related Document Statement:

Has Related Claim:
No
Related Claim Filed By:

Filing Party:

Other Names Used with Debtor:

Amends Claim:
No
Acquired Claim:
No

Basis of Claim:
Rent and water bills

Last 4 Digits:
No

Uniform Claim Identifier:

Total Amount of Claim:
13841.97

Includes Interest or Charges:
Yes

Has Priority Claim:
No

Priority Under:

Has Secured Claim:
No
Amount of 503(b)(9):
No
Based on Lease:
Yes, 9194.36
Subject to Right of Setoff:
No

Nature of Secured Amount:
Value of Property:
Annual Interest Rate:
Arrearage Amount:
Basis for Perfection:
Amount Unsecured:

Submitted By:
Hamid Mohsseni on 25-Jun-2026 9:52:21 a.m. Pacific Time
Title:
Owner
Company:
ARG Management North Hills LLC

VN: 1CCFAB8E83CA6E0F8FD70AFB506F6887

FIFTH AMENDMENT OF LEASE

THIS FIFTH AMENDMENT OF LEASE (hereinafter "Amendment") is made this 3rd day of December 2025, by and between **ARG MANAGEMENT / NORTH HILL, LLC**, a South Carolina Domestic Limited Liability Company, (hereafter the "Landlord") and **WEST MARINE PRODUCTS, INC.,** (hereafter the "Tenant").

WHEREAS, by lease agreement dated December 26, 1997, as amended by lease commencement letter dated March 30, 1998 and the First Amendment of Lease dated January 29, 2008 (named "Third Amendment of Lease" in error) and the Second Amendment of Lease dated January 14, 2011, and Third Amendment of Lease dated December 8, 2015 (hereinafter collectively "Lease"), Landlord leased to Tenant an approximately three thousand, nine hundred (3,900) square-foot premises located at 3501 Clemson Blvd., Suite 110, Anderson, SC 29621-1328 (the "Demised Premises"). The Demised Premises is more particularly described in the Lease.

WHEREAS, Landlord and Tenant wish to extend the terms of the Lease subject to the following modifications;

NOW THEREFORE, in consideration of the premises and for other good and valuable consideration, the parties hereto agree as follows:

1. Term. That the term of the Lease between Landlord and Tenant shall be extended for a period of Six (6) Month Extension commencing April 1, 2026, and ending September 30, 2026, (the "Extension Term").

2. Rent. The minimum base rental for the Extension Term shall be a flat $12.00 PSF ($3,896.75 per month).

3. HVAC Maintenance & Repairs. During the Extension Term, the Tenant shall be responsible for any maintenance on the existing HVAC unit not exceeding $2,000.00. The Landlord shall be responsible for repairs to the HVAC unit that exceed $2,000.00 and maintain responsibility for replacement if warranted.

4. Broker Commissions. Landlord and Tenant represent and warrant that no broker was involved with or is due a brokerage commission in conjunction with the extension of the term of the Lease pursuant to this Amendment.

5. Security Deposit. The original Lease did not require the Tenant to provide a Security Deposit ($0) and is not being modified in conjunction with this Amendment.

6. Miscellaneous. In the event of any conflict between the terms and conditions of this Amendment and the Lease, this Amendment shall control. The recitals set forth at the beginning of this Amendment are intended to be a material part of this Amendment and are hereby incorporated into this Paragraph by this reference.

7. Counterparts. This Amendment may be executed in any number of counterparts, each of which shall be deemed an original and all of which together constitute a fully executed agreement even though all signatories do not appear on the same document. The parties agree that an electronic signature or a pdf version of a signed counterpart shall be as effective and have the same force and effect as the original thereof.

8. Full Force and Effect. Except as expressly modified by this Amendment, the Lease remains unmodified and in full force and effect.

9. Authority. Each party represents and warrants to the other party that the individual signing this Amendment on behalf of such party has the full authority to execute this Amendment on behalf of the party on whose behalf he or she so signs, that he or she is acting within the scope of such authority, and that this Amendment is binding upon such party.

IN WITNESS WHEREOF, the parties have caused this Lease Extension Agreement to be executed on the date first above written.

TENANT:

WEST MARINE PRODUCTS, INC.

By: CM
Mark Howerton (Dec 3, 2025 15:04:02 EST)

Name: Mark Howerton

Title: Chief HR and SC Officer

LANDLORD:

ARG MANAGEMENT / NORTH HILL, LLC

By: Kd Smohsseni

Name: Kd S. Mohsseni

Title: V. President

Rent

6/1	4546.75	
7/1	4546.75	13,640.25
8/1	4546.75	

Water

5/17	50.43	
6/17	50.43	201.72
7/17	50.43	
8/17	50.43	

13,841.97