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?**

   1099RoyalLLC

   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?

   1099RoyalLLC
   825 Northern Blvd
   First Floor
   Great Neck, New York 11021, USA

   Contact phone 2123024066
   Contact email myat@hakimiancapital.com

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

   Contact phone _____
   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? _____

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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: 1576

7. **How much is the claim?** $ 11984.36 . **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.

lease

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.** $ 11984.36

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).	$ 3800
☐ 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.

$ 11984.36

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 09/15/2026
MM / DD / YYYY

/s/Thomas Woodward
Signature

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

Name: Thomas Woodward
First name Middle name Last name

Title: Accountant

Company: 1099Royal LLC
Identify the corporate servicer as the company if the authorized agent is a servicer.

Address

Contact phone _____ Email _____

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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:
1099RoyalLLC
825 Northern Blvd
First Floor
Great Neck , New York, 11021
USA
Phone:
2123024066
Phone 2:
5168177005
Fax:
Email:
myat@hakimiancapital.com

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

Has Related Claim:
No
Related Claim Filed By:

Filing Party:
Creditor

Other Names Used with Debtor:

Amends Claim:
No
Acquired Claim:
No

Basis of Claim:
lease

Last 4 Digits:
Yes - 1576

Uniform Claim Identifier:

Total Amount of Claim:
11984.36

Includes Interest or Charges:
No

Has Priority Claim:
Yes

Priority Under:
11 U.S.C. §507(a)(7): 3800

Has Secured Claim:
No
Amount of 503(b)(9):
Yes: 11984.36
Based on Lease:
Yes, 11984.36
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:
Thomas Woodward on 15-Sep-2026 11:46:02 a.m. Pacific Time
Title:
Accountant
Company:
1099Royal LLC

VN: 347056BE4A3C121299B74C1CC8184602

Please return this part with your payment

1099 ROYAL LLC

825 Northern Blvd.,
Great Neck, NY 11021

Date	4/14/2026
Invoice #	**137**
Account #	
Due Date	**5/1/2026**

Bill To

West Marine Products Inc.
1 E Broward Blvd, Suite 200
Fort Lauderdale, FL 33301

Balance Due $23,219.69

CUT

CUT

Invoice

Date	4/14/2026
Account #	

Royal of America Management LLC

825 Northern Bld., 1st Fl.
Great Neck, NY 11021
Tel. 212-302-2500
Fax. 212-768-0601

Bill For:

West Marine Products Inc.
1 E Broward Blvd, Suite 200
Fort Lauderdale, FL 33301

Date	Description	Price	Amount
4/14/2026	May 2026 Rent	16,958.33	16,958.33
4/14/2026	Operation Expense	3,566.36	3,566.36
4/14/2026	Property Taxes	2,695.00	2,695.00

23,219.69 = MAY 2026 RENT
Less: (11,235.33) MAY 17-31, 2026 is being PAID
Amt Owed #11,984.36 MAY 1-MAY 16, 2026 UNPAID

Make checks payable to Royal of America LLC. There will be a $ 25.00 charge for all returned checks. 10% interest will be assessed on all unpaid balances after 30 days.

Total $23,219.69

Total Open Balance **$23,201.95**

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FIRST AMENDMENT OF LEASE

THIS FIRST AMENDMENT OF LEASE (hereinafter called "Amendment") is made and entered into August 6th, 2021 by and between **Royal of America Management, LLC** (hereinafter called "Landlord") and **West Marine Products, Inc.**, a Florida corporation, (hereinafter called "Tenant").

RECITALS

A. By lease agreement dated February 16, 2006, as amended by Option Exercise letter dated September 8, 2015, (hereinafter collectively "Lease"), Landlord leased to Tenant an approximately eleven thousand (11,000) square-foot premises located at 1089 Old Country Road Riverhead, NY 11901 (the "Demised Premises"). The Demised Premises is more particularly described in the Lease.

B. Landlord and Tenant now desire to further amend the Lease in certain respects.

AGREEMENT

For and in consideration of the recitals above made and the promises and agreements that follow, and other good and valuable consideration, the parties agree as follows:

1. **Renewal of Lease Term.** Landlord and Tenant do hereby agree to extend the Term of the Lease (the Term) for a period of five (5) years, commencing October 1, 2021, and continuing through September 30, 2026 (the "Renewal Term") based on a rate of $18.50 PSF or $16,958.33 monthly ($203,499.96 annually).

2. **HVAC Replacement.** The parties acknowledge that Tenant is currently responsible, at its cost, for the maintenance, repair and replacement of the HVAC system serving the Demised Premises. Tenant shall remain responsible, subject to the following: provided Tenant continues to maintain a maintenance contract, if Tenant's contractor certifies that any existing roof top units is no longer reasonably repairable and must be replaced, then Landlord shall reimburse Tenant for the cost of replacing the existing roof top unit(s) up to a total reimbursement amount of $20,000.00 in the aggregate (once Landlord has reimbursed $20,000.00 in the aggregate, no further reimbursement from Landlord shall be available to Tenant). Reimbursement shall occur within thirty days after Tenant has provided Landlord with a copy of the paid receipt for the replacement roof top unit(s).

3. **Tenant Allowance.** Landlord hereby agrees to grant Tenant a onetime Tenant Improvement Allowance (the "Allowance") in the amount of $20,000.00. Tenant shall be permitted to use the Allowance in its discretion towards any improvements to the interior of the Demised Premises and/or exterior signage of the Demised Premises. Upon completion of the improvements Tenant shall present an invoice to Landlord for reimbursement up to an amount not to exceed $20,000.00. Landlord shall have 30 days to submit payment to Tenant.

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4. **Tenant's Legal Notice Address.** Effective August 1, 2021 Tenant's Legal Notice per Lease Section 29 shall be amended to state the following address. All other terms and conditions of any and all Lease sections regarding notice address remain unchanged.

1 East Broward Blvd.

Suite 200

Fort Lauderdale, FL 33301

5. **Lender Consent.** Landlord hereby represents and warrants that no Lender Consent is required to enter into this agreement.

6. **Counterparts.** This Amendment may be executed in counterparts which when taken together will be considered to be one and the same instrument. When a party transmits this amendment signed by it to the other party by facsimile or email it will be considered to be binding in the same manner as if a counterpart manually signed by the transmitting party had been physically delivered to the other party.

7. **Defined Terms.** Unless otherwise defined in this Amendment, all capitalized terms and phrases used in this Amendment shall have the same meaning attributed to them in the Lease.

8. **Affirmation.** Except as modified by this Amendment, the Lease remains unchanged.

IN WITNESS WHEREOF, the parties have executed this Amendment.

LANDLORD:

Royal of America Management, LLC

By: _____

Print Name: Sammy Hakimian

Title: VP

TENANT:

West Marine Products, Inc.

DocuSigned by:

By: Ken Seipel

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Print Name: Ken Seipel

Title: CEO