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?**

B10 Mountain A WA LLC

Name of the current creditor (the person or entity to be paid for this claim)

Other names the creditor used with the debtor Olympia West Shopping Center

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)
See summary page	Perform Properties c/o William McDonald 11250 El Camino Real, Suite 200 San Diego, CA 92130
Contact phone 3024724720	Contact phone 858-798-1426
Contact email skaufman@skaufmanlaw.com	Contact email See summary page

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? _____

2610801261029000000000011

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?** $ 228,333.10 . **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.

See summary page

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.** $3,178.90

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

☑ No

☐ Yes. Identify the property: _____

26108012610290000000000011

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 10/29/2026
MM / DD / YYYY

/s/William McDonald
Signature

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

Name: William McDonald
First name | Middle name | Last name

Title: Senior Counsel

Company: Perform Properties
Identify the corporate servicer as the company if the authorized agent is a servicer.

Address: 11250 El Camino Real, Suite 200, San Diego, CA, 92130

Contact phone: 858-798-1426 Email: wmcdonald@performproperties.com

26108012610290000000000011

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:
B10 Mountain A WA LLC
c/o Perform Properties
Susan E. Kaufman, Esquire
Law Office of Susan E. Kaufman, LLC
919 N. Market Street
Wilmington, DE, 19801
United States
Phone:
3024724720
Phone 2:
Fax:
Email:
skaufman@skaufmanlaw.com

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

Has Related Claim:
No
Related Claim Filed By:

Filing Party:
Creditor

Disbursement/Notice Parties:
Perform Properties
c/o William McDonald
11250 El Camino Real, Suite 200

San Diego, CA, 92130
Phone:
858-798-1426
Phone 2:
Fax:
E-mail:
wmcdonald@performproperties.com
DISBURSEMENT ADDRESS

Other Names Used with Debtor:
Olympia West Shopping Center

Amends Claim:
No
Acquired Claim:
No

Basis of Claim:
Rejection damages and charges under lease for real property located at Olympia West Shopping Center

Last 4 Digits:
No

Uniform Claim Identifier:

Total Amount of Claim:
228,333.10

Includes Interest or Charges:
No

Has Priority Claim:
No

Priority Under:

Has Secured Claim:
No
Amount of 503(b)(9):
No
Based on Lease:
Yes, 3,178.90
Subject to Right of Setoff:
No

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

VN: 9EF290941340C3A5405DA1B2A68C722E

Submitted By:

William McDonald on 29-Oct-2026 1:36:50 p.m. Pacific Time

Title:

Senior Counsel

Company:

Perform Properties

Optional Signature Address:

11250 El Camino Real, Suite 200

San Diego, CA, 92130

Telephone Number:

858-798-1426

Email:

wmcdonald@performproperties.com

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

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

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

B10 Mountain A WA LLC (c/o Perform Properties)
Name of the current creditor (the person or entity to be paid for this claim)

Other names the creditor used with the debtor: Olympia West Shopping Center

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?

Susan E. Kaufman
Name
919 N. Market Street, Suite 460
Number Street
Wilmington DE 19801
City State ZIP Code
United States
Country
Contact phone (302) 472-7420
Contact email skaufman@skaufmanlaw.com

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

Perform Properties c/o William McDonald
Name
11250 El Camino Real, Suite 200
Number Street
San Diego CA 92130
City State ZIP Code
United States
Country
Contact phone (858) 798-1426
Contact email wmcdonald@performproperties.com

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?**

$ 228,333.10 . **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.

Rejection damages and charges under lease for real property located at Olympia West Shopping Center in Olympia, WA.

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 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.** $3,178.90

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.

Amount entitled to priority

- [x] No
- [ ] Yes. *Check all that apply:*
  - [ ] 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)?**

- [x] 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:

- [x] 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 10 / 29 / 2026
MM / DD / YYYY

Signature

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

Name: William (First name) | (Middle name) | McDonald (Last name)

Title: Senior Counsel

Company: Perform Properties c/o William McDonald
Identify the corporate servicer as the company if the authorized agent is a servicer.

Address: 11250 (Number) El Camino Real, Suite 200 (Street)
San Diego (City) CA (State) 92130 (ZIP Code) USA (Country)

Contact phone: (858) 798-1426 Email: wmcdonald@performproperties.com

PERFORM PROPERTIES
Landlord: B10 Mountain A WA LLC
Store No.: 1288
Mall/Property Name: Olympia West Shopping Center / 1530 Black Lake Blvd SW, Suite C
Location: Olympia, WA
Debtor: West Marine Products, Inc.
Case Number: 26-10801
Petition Date: 5/17/2026
Rejection Date: 9/30/2026
Rejection Document: Rejected Pursuant to Plan Supplement (DN 486)
Lease Expiration Date: 4/30/2028

Category	Amount
Prepetition	$ 3,178.90
Rejection Damages	$ 215,154.20
Attorneys' Fees	$ 10,000.00
TOTAL:	**$ 228,333.10**

*Landlord reserves all rights under the lease, including, but not limited to, the rights of setoff and recoupment, if any. Lease documents are available upon request to counsel.

Prepetition

Date	Description	Amount Owed	Amount Paid / Credit	Total Due
6/1/2026	CAM Reconciliations	$ 3,178.90		$ 3,178.90
	TOTAL			**$ 3,178.90**

Rejection Damages

Date	Category	Monthly Expense (or Starting Rate for Categories Subject to Increase)	One Year Amount	Total Due
One Year	Base Rent*	$ 11,204.94	$ 136,140.03	$ 136,140.03
One Year	CAM, Actual**	$ 4,749.19	$ 57,940.13	$ 57,940.13
One Year	Common Area Estimate	$ 151.19	$ 1,814.28	$ 1,814.28
One Year	Sign Income	$ 220.00	$ 2,640.00	$ 2,640.00
One Year	Property Tax***	$ 1,367.88	$ 16,619.76	$ 16,619.76
	TOTAL			**$ 215,154.20**

Other Charges

Date	Description	Amount Owed	Amount Paid / Credit	Total Due
9/1/2026	Attorney Fees	$ 10,000.00		$ 10,000.00
	TOTAL			**$ 10,000.00**

* Category is subject to annual fixed increases pursuant to the lease
**Category is subject to a 4% annual increase pursuant to the lease
***Category is subject to a 3% annual increase over course of lease term

Section 502(b)(6)(A) caps termination damages at the rent reserved for the greater of: one year; or 15% of the remaining lease term, not exceeding three years. Because 15% of the remaining lease term (15% of 19 months = 2.85 months) is less than one year, the cap uses the one-year calculation.