

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE DISTRICT OF DELAWARE**

In re:

CHRISTMAS TREE SHOPS, LLC, *et al.*,¹

Debtors.

Chapter 11

Case No. 23-10576 (TMH)

Jointly Administered

**NOTICE OF OCCURRENCE OF DIP TERMINATION EVENT AND OBJECTION
DEADLINE WITH RESPECT TO DEBTORS' AUTHORIZATION TO CONDUCT
LIQUIDATION SALES AT ALL OF THE DEBTORS' STORES**

PLEASE TAKE NOTICE THAT on May 5, 2023 (the "Petition Date"), the Debtors each commenced a case by filing a petition for relief under chapter 11 of the Bankruptcy Code (collectively, the "Chapter 11 Cases").

PLEASE TAKE FURTHER NOTICE THAT on June 5, 2023, the United States Bankruptcy Court for the District of Delaware (the "Court") entered the *Final Order Pursuant to 11 U.S.C. §§ 105, 361, 362, 363, 364, 503 and 507 (I) Authorizing the Debtors to Obtain Senior Secured Superpriority Postpetition Financing; (II) Granting (A) Liens and Superpriority Administrative Expense Claims and (B) Adequate Protection to Certain Prepetition Lenders; (III) Authorizing Use of Cash Collateral; (IV) Modifying the Automatic Stay; and (V) Granting Related Relief* (Docket No. 229) (the "Final DIP Order"). A copy of the Final DIP Order was previously served on you and can be viewed at:

<https://www.kccllc.net/christmastreeshops/document/2310576230605000000000017>.

¹ The Debtors in these chapter 11 cases and the last four digits of each Debtor's U.S. tax identification number are as follows: Christmas Tree Shops, LLC (1207), Handil, LLC (1150), Handil Holdings, LLC (2891), Salkovitz Family Trust 2, LLC (8773), and Nantucket Distributing Co., LLC (1640). The notice address for the Debtors is 64 Leona Drive, Middleboro, Massachusetts 02346.



PLEASE TAKE FURTHER NOTICE THAT on May 31, 2023, the Court entered the *Final Order (I) Authorizing, on a Final Basis, the Debtors to Assume the Store Closing Agreement, (II) Authorizing and Approving Closing Sales Free and Clear of All Liens, Claims, and Encumbrances, and (III) Granting Related Relief* (Docket No. 201) (the “Final Store Closing Order”). A copy of the Final Store Closing Order was previously served on you and can be viewed at: <https://www.kccllc.net/christmastreeshops/document/2310576230531000000000036>.

PLEASE TAKE FURTHER NOTICE THAT one or more DIP Termination Events (as defined in the Final DIP Order) have occurred under the Final DIP Order.²

PLEASE TAKE FURTHER NOTICE THAT in accordance with the terms of the Final Store Closing Order, the Debtors are going to conduct going out of business sales at the additional stores set forth on **Exhibit A** hereto (the “Additional Stores”), with such sales to commence on or after July 6, 2023.

PLEASE TAKE FURTHER NOTICE THAT landlords with respect to the Additional Stores and any party-in-interest may object to the Debtors conducting going out of business sales at any of the Additional Stores and the application of the Final Store Closing Order to such Additional Store(s) by filing a response in writing with the Court, and serving such response on undersigned counsel, on or before **July 6, 2023, at 4:00 p.m. (Eastern Time)** (the “Total Liquidation Objection Deadline”).

PLEASE TAKE FURTHER NOTICE THAT if no objections are filed with respect to the application of the Final Store Closing Order to an Additional Store on or before the Total Liquidation Objection Deadline, the Debtors are authorized, pursuant to sections 105(a), and 363(b) and (f) of the Bankruptcy Code, the Final DIP Order and the Final Store Closing Order to

² Capitalized terms not otherwise defined herein shall have the meanings ascribed to such terms in the Final DIP Order or the Final Store Closing Order.

proceed with conducting the Closing Sales at the Additional Store in accordance with the foregoing orders, the Sale Guidelines, and the Store Closing Agreement without further notice and a hearing.

PLEASE TAKE FURTHER NOTICE THAT if any objections are filed with respect to the application of the Final Store Closing Order to an Additional Store, and such objections are not resolved, the objections and the application of the Final Store Closing Order to the subject Additional Store will be considered by the Court on **July 7, 2023 at 10:00 a.m. (Eastern Time)**. Any objections as to particular Additional Stores will not affect the Debtors' and Consultant's right to begin Closing Sales at non-objected Additional Stores.

Dated: June 29, 2023
Wilmington Delaware

**TROUTMAN PEPPER HAMILTON
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Attorneys for Debtors and Debtors in
Possession

Exhibit A

Additional Stores

Store #	Store Name	Street	City	State	Zip	Counter Party
7002	Hyannis	655 Route 132	Hyannis	MA	02601	Route 132 Real Estate Trust
7004	W. Dennis	425 Main Street	West Dennis	MA	02670	CTS West Dennis Route Twenty-Eight Real Estate, LLC
7006	Pembroke	296 Old Oak Street	Pembroke	MA	02359	D and C Real Estate Trust
7007	Orleans	Routes 6A and 28	Orleans	MA	02653	South Orleans Road Real Estate Trust
7009	Newport	99 East Main Road	Middletown	RI	02842	Aquidneck Group, LLC
7010	Shrewsbury	1000 Boston Turnpike	Shrewsbury	MA	01545	Shrewsbury Village Limited Partnership
7011	Warwick	Route 2, 300 Quaker Lane	Warwick	RI	02886	AMCAP COWESETT II LLC
7012	Avon	15 Stockwell Drive	Avon	MA	02322	Burlington Self Storage of Cape Cod, LLC
7013	Lynnfield	28-34 Broadway, Rt. 1 South	Lynnfield	MA	01940	Lynnfield Plaza Realty Trust
7014	Manchester	120 Hale Road	Manchester	CT	06040	DELAWARE HALE ROAD PLAZA LLC
7015	Salem	92 Cluff Crossing Road Route 28	Salem	NH	03079	ROCKINGHAM 620 LLC
7016	Holyoke	50 Holyoke Street PO Box 10177	Holyoke	MA	01040	Holyoke Crossing LLC
7017	Orange	220 Indian River Road	Orange	CT	06477	ORANGE PLAZA LLC
7018	N. Attleboro	1505 South Washington Street	North Attleboro	MA	02760	DELAWARE CHRISTMAS TREE SHOPS PLAZA LLC
7019	Albany	1425 Central Avenue	Albany	NY	12205	KRE COLONIE OWNER LLC
7020	S. Portland	490 Payne Road	Scarborough	ME	04074	BFE Ventures LLC
7021	Danbury	15 Backus Ave.	Danbury	CT	06810	URSTADT BIDDLE PROPERTIES INC
7022	Natick	1298 Worcester Street	Natick	MA	01760	H.C. ATLANTIC DEVELOPMENT
7023	Nashua	41 Gusabel Ave.	Nashua	NH	03063	VICKERRY REALTY CO. TRUST
7025	Syracuse	132 Northern Lights Plaza	North Syracuse	NY	13212	NORWILL ASSOCIATES LTD
7026	Williston	100 Cypress Street	Williston	VT	05495	BSREP II CYPRESS MT LLC
7027	N. Dartmouth	65 Faunce Corner Road	North Dartmouth	MA	02747	Soundwater Dartmouth LLC
7028	Somerville	177 Middlesex Ave.	Somerville	MA	02145	FR ASSEMBLY SQ - PROP #180-1008
7029	Paramus	300 Ikea Drive	Paramus	NJ	07652	Bed Bath & Beyond
7030	Staten Island	85 Bricktown Way	Staten Island	NY	10309	Bed Bath & Beyond
7031	Cherry Hill	2130 Route 70 West	Cherry Hill	NJ	08002	Cherry Hill Retail Partners LLC
7032	Freehold	100 Trotters Way	Freehold	NJ	07728	Daniel G Kamin Freehold LLC
7033	Hartsdale	393 North Central Ave.	Hartsdale	NY	10530	BRIXMORE SPE 6 LLC
7034	Augusta	42 Whitten Road	Augusta	ME	04330	SEP Augusta, LLC
7035	Henrietta	790 Jefferson Rd. Rte 252	Rochester	NY	14623	BENDERSON PROPERTIES INC
7036	Montage Mtn.	4001 Shoppes Blvd.	Moosic	PA	18507	USPG PORTFOLIO FIVE LLC
7037	Brick	479 Rt. 70 East	Brick	NJ	08723	JSM AT BRICK LLC
7038	Brandywine	5450 Brandywine Parkway	Brandywine	DE	19803	Acadia Brandywine Holdings, LLC
7039	York	2935 Concord Road	York	PA	17402	YORK TOWN CENTER HOLDING LP
7040	Johnson City	420 Harry L Drive	Johnson City	NY	13790	JCTC HOLDINGS LLC
7041	Poughkeepsie	1895 South Hill Road Rte 9	Poughkeepsie	NY	12601	South Hills Owner LLC
7042	Foxboro	340 Patriots Place	Foxboro	MA	02035	NPP Development
7043	Waterford	824 Hartford Turnpike	Waterford	CT	06385	Bed Bath & Beyond
7044	N. Conway	1584 White Mt. Highway	North Conway	NH	03860	North Conway Plaza LLC

7045	Deer Park	1150 The Arches Circle	Deer Park	NY	11729	TANGER OUTLETS DEER PARK LLC
7046	Portsmouth	100 Durgin Lane	Portsmouth	NH	03801	Bed Bath & Beyond
7047	Allentown	916 Airport Center Drive	Allentown	PA	18109	Airport Associates LP
7048	Amherst	1701 Niagara Falls Blvd Suite 500	Amherst	NY	14228	BLVDCON LLC
7049	E. Harrisburg	4690 High Pointe Blvd.	Swatara	PA	17111	HIGH POINTE COMMONS II-HAP LP
7052	Hagerstown	17151 Cole Road	Hagerstown	MD	21740	ARG CRHAGMD001, LLC
7053	Dayton	2264 Miamisburg Centerville Road	Dayton	OH	45459	BRIXMOR HOLDINGS 10 SPE LLC
7054	Utica	13361 Hall Road	Utica	MI	48315	SHELBY CORNERS RE HOLDINGS LLC
7055	Greenwood	1230 N US Hwy 31	Greenwood	IN	46142	TUSS GREENWOOD IN LLC
7056	Waldorf	2925 Festival Way	Waldorf	MD	20601	MADISON WALDORF LLC
7057	Taylor	23869 Eureka Road	Taylor	MI	48180	JLP TAYLOR LEASE
7058	Mishawaka	5851 North Grape Road	Mishawaka	IN	46545	Brookwood Capital Partners LLC
7059	Mays Landing	230 Consumers Square	Mays Landing	NJ	08330	B33 Wrangleboro II, LLC
7060	Bridgewater	365 Route 202/206	Bridgewater	NJ	08807	LEVIN MANAGEMENT CORPORATION
7061	Rockaway	327 Mount Hope Avenue	Rockaway	NJ	07866	ROCKAWAY TOWN COURT LLC
7062	Florence	1336 Hansel Ave	Florence	KY	41042	ARG TCFLOKY001, LLC
7063	Springfield	350 Route 22 West	Springfield	NJ	07081	22 Springfield Associates
7066	Greensboro	1210 Bridford Pkwy East	Greensboro	NC	27407	BRIXMOR WENDOVER PLACE LP
7067	Augusta	239 Robert C Daniel Pkwy	Augusta	GA	30909	AE Holdings I, LLC
7068	Erie	2088 Interchange Road	Erie	PA	16565	PA Eastway, Inc
7069	Bangor	46 Springer Drive	Bangor	ME	04401	Frost Associates, LLC
7071	Middletown	1100 North Galleria Drive	Middletown	NY	10940	Middletown Crystal Route 17, LLC
7072	Fayetteville	2053 Skibo Road	Fayetteville	NC	28314	SUSO 5 Fayetteville LP
7073	Greenville	1117 Woodruff Road	Greenville	SC	29607	KRG PLAZA GREEN LLC
7074	Richmond	9819 West Broad Street	Glen Allen	VA	23060	IVT WESTPARK GLEN ALLEN LLC
7075	Altamonte	130 East Altamonte Drive State Road 436	Altamonte Springs	FL	32701	GRE ALTAMONTE LP
7076	Riverhead	1791 Old Country Rd CR58	Riverhead	NY	11901	MODS Trailles of NY
7080	Deptford	1775 Deptford Center Road	Deptford	NJ	08096	Bed Bath & Beyond
7084	Jacksonville	8801-7 Southside Blvd.	Jacksonville	FL	32256	Bed Bath & Beyond
7086	Rehoboth	19563 Coastal Hwy	Rehoboth Beach	DE	19971	Coastal One Properties LLC
7087	Woodland Park	1728 US Route 46	Woodland Park	NJ	07424	Bed Bath & Beyond
7088	Estero	8020 Mediterranean Drive	Estero	FL	33928	Coconut Point Town Center LLC
7091	Sarasota	140 University Town Center Drive.	Sarasota	FL	34243	SIPOC Associates
7092	Holyoke RELO	39 Holyoke Street	Holyoke	MA	01040	Holyoke Crossing LLC
7904	Middleboro	64 Leona Drive	Middleboro	MA	02346	64 Leona Property Owner LLC