



Dated: September 5, 2017

The following is ORDERED:

A handwritten signature in black ink that reads "Sarah A. Hall".

Sarah A Hall
United States Bankruptcy Judge

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE WESTERN DISTRICT OF OKLAHOMA**

_____	)	Chapter 11
In re:	)	
	)	
EATERIES, INC., <i>et al.</i> ¹	)	Case No. 17-11444-SAH
	)	
Debtors.	)	(Jointly Administered)
_____	)	

**ORDER GRANTING MOTION TO ASSUME UNEXPIRED LEASE OF NON-
RESIDENTIAL REAL PROPERTY FOR SUSQUEHANNA VALLEY MALL
LOCATION AND PAY COMMISSIONS
[RELATES TO THE MOTION AT DKT. 156]**

Upon the *Motion to Assume Unexpired Lease of Non-Residential Real Property for Susquehanna Valley Mall Location and Pay Commissions* (the "Motion to Assume") [Dkt. No. 156] filed on August 11, 2017, and this Court having jurisdiction over this matter pursuant to 28 U.S.C. §§ 157 and 1334, and this being a core proceeding pursuant to 28 U.S.C. § 157(b)(2); and

¹ The affiliated Debtors are Eateries, Inc. and GRP of Zanesville, LLC, Case Nos. 17-11444 and 17-11445.

venue being proper pursuant to 28 U.S.C. §§ 1408 and 1409, and notice of the Motion having been electronically served using the Court's CM/ECF system upon those parties registered for electronic service on August 11, 2017, and via the United States Postal Service, first-class mail, postage pre-paid, to the parties on the Master Service List on August 14, 2017, and no objection having been filed or served within the time prescribed, such period having expired on August 25, 2017; and it appearing that the relief requested in the Motion to Assume is in the best interests of these estates, and all creditors and parties-in-interest of these estates; and the Debtors having provided adequate and appropriate notice of this Motion under the circumstances; and based upon the representations of Debtors as set forth in the Motion, and after due deliberation and sufficient cause appearing therefore, it is hereby

ORDERED, DETERMINED, ADJUDGED AND DECREED THAT:

1. The Motion to Assume is GRANTED.
2. Debtor is hereby authorized and permitted to assume the Modified Lease between Debtor and the Landlord in accordance with the terms set forth in the Modified Lease;
3. The effective date of the relief requested herein shall be the same date as the entry of the Order Granting Motion for An Order (a) Approving the Sale of the Assets Free and Clear of All Liens, Claims, Encumbrances, and Interests to the Winning Bidder; and (b) Authorizing the Assumption and Assignment of Certain Executory Contracts and Unexpired Leases of the Debtor; and
4. All findings of fact in this Order are based upon representations of counsel.

IT IS SO ORDERED.

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Submitted for Entry:

s/ Mark A. Craige

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COUNSEL FOR DEBTOR

Notice Recipients

District/Off: 1087-5

User: aserj

Date Created: 9/5/2017

Case: 17-11444

Form ID: pdf003

Total: 135

Recipients submitted to the BNC (Bankruptcy Noticing Center) without an address:

cr Franklin Machine Products

TOTAL: 1

Recipients submitted to the BNC (Bankruptcy Noticing Center):

db	Eateries, Inc.	14504 Hertz Quail Springs Parkway	Oklahoma City, OK 73134
ust	United States Trustee	United States Trustee	215 Dean A. McGee Ave., 4th Floor Oklahoma City, OK 73102
cr	SpiritBank	c/o Blaney Tweedy & Tipton, PLLC	P.O. Box 657 Oklahoma City, OK 73101
cr	Practical Investors, LLC	14504 Hertz	Quail Springs Parkway Oklahoma City, OK 73134
cr	Fresh Capital, LLC	14504 Hertz	Quail Springs Parkway Oklahoma City, OK 73134
cr	Fiesta Holdings, Inc.	1101 West Waterloo Road	Edmond, OK 73025
cr	PREIT-Rubin, Inc., as agent for Susquehanna Valley Mall Associates, LP		c/o Jeffrey Kurtzman, Esquire 401 S. 2nd Street Suite 200 Philadelphia, PA 19147
cr	Meadowbrook Mall Company dba Meadowbrook Mall; Ohio Valley Mall Company, dba Ohio Valley Mall	Cafaro Management Company	5577 Youngstown-Warren Rd. Niles, OH 44446
cr	Commonwealth of Pennsylvania	UCTS	Department of Labor and Industry 651 Boas Street, Room 702 Harrisburg, PA 17121
acc	David R. Payne	D.R. Payne & Associates	
r	Hilco Real Estate, LLC	5 Revere Drive	Suite 206 Northbrook, IL 60062
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aty	Crowe & Dunlevy P.C.	500 Kennedy Building	321 South Boston Avenue Tulsa, OK 74103-3313
aty	Eric G Odom	Blaney Tweedy & Tipton	204 N Robinson Suite 1250 Oklahoma City, OK 73102
aty	J. Dillon Curran	Conner & Winters LLP	1700 One Leadership Square 211 N Robinson Oklahoma City, OK 73102
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aty	Lysbeth L George	Crowe & Dunlevy	Braniff Building 324 North Robinson Avenue, Suite 100 Oklahoma City, OK 73102
aty	Marjorie J. Creasey	US Trustee Office	215 Dean A McGee Avenue Oklahoma City, OK 73102
aty	Mark A. Craige	Crowe & Dunlevy	500 Kennedy Building 321 S. Boston Tulsa, OK 74103
aty	William H. Hoch	Crowe & Dunlevy	324 North Robinson Avenue, Suite 100 Oklahoma City, OK 73102
smg	Jolene M. Wise	Securities and Exchange Commission	175 W. Jackson Blvd., Suite 900 Chicago, IL 60604
smg	Internal Revenue Service	55 N Robinson Stop 5024	Oklahoma City, OK 73102
smg	Oklahoma Employment Security Commission	PO Box 53039	Oklahoma City, OK 73152-3039
5982630	*Fiesta Holdings, Inc.	14504 Hertz	Quail Springs Parkway Oklahoma City OK 73134
5982635	*First Insurance Funding	450 Skokie Blvd	Northbrook IL 60062
5982657	*Fresh Capital, LLC	14504 Hertz	Quail Springs Parkway Oklahoma City OK 73134
5983192	*Practical Investors, LLC	14504 Hertz	Quail Springs Parkway Oklahoma City OK 73134
6045236	*Kevin Blaney	Attorney for SpiritBank	P O Box 657 Oklahoma City, OK 73101-0657
6045237	*Eric G Odom	Attorney for SpiritBank	P O Box 657 Oklahoma City, OK 73101-0657
6045238	*Jared D. Giddens	Attorney for Fresh Capital, Practical In	& Fiesta Holdings Inc 1700 One Leadership Square 211 N Robinson Oklahoma City, OK 73102
6045239	*J Dillon Curran	Attorney for Fresh Capital, Practical In	& Fiesta Holdings Inc 1700 One Leadership Square 211 N Robinson Oklahoma City, OK 73102
6045240	*Jeffrey Kurtzman	Attorney for Susquehanna	Valley Mall Assoc 401 S 2nd St Ste 200 Philadelphia, PA 19147
6045241	*Richard T Davis	The Cafaro Co	5577 Youngstown Warren Rd Niles, OH 44446
5982279	*A & W PLUMBING & HEATING, INC	11 ALLIANCE AVE	MURPHYSBORO IL 62966
5982290	*Alabama Dept of Rev	P O Box 327790	Montgomery AL 36132-7790
5982301	*ALLIED REFRIGERATION INC	PO BOX 184	ANMOORE WV 26323
5996201	*CLEARVIEW MALL ASSOC	Dana Rapneth, Legal Department	1051 Brinton Road Pittsburgh PA 15221
5982822	*Illinois Dept of Revenue	100 W Randolph St	Chicago IL 60601-3274
5982823	*Internal Revenue Service	District Director	Chief SpF Stop 5024 55 No Robinson Oklahoma City OK 73102
6045252	*Jasper Retail Group	Jasper Mall Ofc	300 Hwy 78East Ste 204 Jasper, AL 35501
5983057	*Mississippi Dept of Rev	P O Box 22808	Jackson MS 39225-2808
6045255	*Missouri Dept of Revenue	301 W High St Rm 192	Jefferson City, MO 65101
5983109	*NITTANY CENTRE REALTY LLC	C/O NAMDAR REALTY GROUP	150 GREAT NECK RD STE 304 GREAT NECK NY 11021
5983117	*NORTH PARK MALL/JOPLIN	CBL #0684	PO BOX 955607 ST. LOUIS MO 63195-5607
5983124	*Ohio Dept of Taxation	P O Box 530	Columbus OH 43216-0530
5983159	*Pennsylvania Dept of Labo	Ofc of UC Tax Svcs	651 Boas St Harrisburg PA 17121-0750
5983160	*Pennsylvania Dept of Rev	Bureau of Business Trust	Fund Taxes P O Box 280901 Harrisburg PA 17128-0901

5983165 *PERFORMANCE FOOD GROUP P O BOX 951080 DALLAS TX 75395-1080
 5983191 *PR WASHINGTON CROWN LTD MANAGEMENT OFFICE 1500 WEST CHESTNUT
 ST WASHINGTON PA 15301
 5992058 *SUSQUEHANNA VALLEY MALL ASSOC PO BOX 932172 CLEVELAND, OH 44193
 5983438 *UNIVERSITY MALL C/O NAMDAR REALTY GROUP 150 GREAT NECK RD STE
 304 GREAT NECK NY 11021
 5992109 *WEST VIRGINIA STATE TAX DEPT 1001 LEE STREET EAST CHARLESTON, WV 25391
 5982455 *CBL & Assoc Mgt Inc 101 N Range Line Rd Joplin MO 64801
 5982501 *Colony Square TEI Inv LLC c/o Urab Retail Prop 3575 Maple Ave Zanesville OH 43701
 5982602 *ECOLAB CHICAGO PO BOX 70343 CHICAGO IL 60673
 5982641 *Five Properties Holding 1651 Highway 1 South Ste 21 Greenville MS 38701
 5982679 *German American Capital One Susquehanna Valley Mall Drive Space 223 Selinsgrove PA
 17870
 5982834 *Jasper Mall Retail Group 300 Highway 78 E Ste 344 Jasper AL 35501
 5983025 *Meadowbrook Mall Co 2400 Meadowbrook Mall Bridgeport WV 26330
 5983083 *Morgantown Mall Assoc Ltd Partnership 9801 Mall Road Morgantown WV 26501
 5983110 *Nittany Centre Realty LLC Nittany Nassim LLC 2901 E College Ave Ste 62 State College PA
 16801
 5983127 *Ohio Valley Mall Co 67800 Mall Rd Ste 695 Saint Clairsville OH 43950
 5983392 *T Adrian Mall MI, LLC 1357 S Main St #1264 Adrian MI 49221
 5983394 *T Danville Mall LLC 2917 N Vermilion St Danville IL 61832
 5983439 *University Mall Realty LL c/o Namdar Realty Group 1237 E Main St Ste 1030 Carbondale IL
 62901
 5983467 *Washington Crown Center Realty Holdings LLC 1500 W Chestnut St Ste 636 Washington
 PA 15301
 5983468 *Washington Park Mall LLC 2350 SE Washington Blvd # Bartlesville OK 74006
 6045283 *William C Liedtke III 14504 Hertz Quail Springs Pkwy Oklahoma City, OK 73134
 6045284 *Preston Stockton 14504 Hertz Quail Springs Pkwy Oklahoma City, OK 73134
 5982288 *Alabama Alcoholic Control Board 2715 Gunter Park Dr W Montgomery AL 36109
 5982289 *Alabama Dept of Labor Unempl Comp Div Montgomery AL 36131
 5982371 *Berkheimer Tax Adm HAB-EIT P O Box 25160 Lehigh Valley PA 18002
 5982372 *Berkheimer Tax Administra 325-A N Pottstown Pike Exton PA 19341-2290
 5982459 *Centre Tax Agency P O Box 437 State College PA 16804
 5982474 *City of Bridgeport 515 W Main St Bridgeport WV 26330
 5982476 *City of Danville Finance Dept 17 W Main Danville IL 61832
 5982477 *City of Jasper City Clerk's Ofc P O Box 1589 Jasper AL 35502
 5982478 *City of Westover 500 Dupont Rd Westover WV 26501
 5982479 *City of Zanesville Income Tax Dept 401 Market St Zanesville OH 43701-3576
 5982821 *Illinois Dept of Empl Sec 33 So State St 10th Fl Chicago IL 60603
 5982888 *Keystone Collections Grou P O Box 559 Irwin PA 15642
 5982929 *Laura Kiesling, Collector 550 Washington Rd Washington PA 15301
 5983038 *Michigan Dept of Treasury P O Box 30324 Lansing MI 48909-7824
 5983039 *Michigan Unempl Ins Agcy Tax Ofc-UIA 3024 W Grand Blvd Ste 11-500 Detroit MI
 48202
 5983056 *Mississippi Dept of Empl MDES Tax Dept P O Box 22781 Jackson MS 39225-2781
 5983058 *Missouri Dept of Labor P O Box 59 Jefferson City MO 65104-0059
 5983060 *Missouri Div of Alcohol and Tobacco Control 1738 E Elm St Lower Level East Jefferson
 City MO 65101
 5983068 *Monroe Township 39 Municipal Dr Selinsgrove PA 17870
 5983116 *North Franklin Township Mercantile Attn Laura Kiesling, Coll 550 Washington
 Rd Washington PA 15301
 5983123 *Ohio Dept of Job and Family Svcs Contribution Section P O Box 182404 Columbus OH
 43218-2404
 5983125 *Ohio Dept of Taxation P O Box 16158 Columbus OH 43216-0530
 5983126 *Ohio Dept of Taxation 4485 Northland Ridge Blvd Columbus OH 43229
 5983128 *OK ABLE Commission 3812 N Santa Fe Ave Ste 200 Oklahoma City OK 73118
 5983129 *Oklahoma Empl Sec Comm P O Box 53039 Oklahoma City OK 73152-3039
 5983130 *Oklahoma Tax Commission 100 N Broadway Ave Ste 15 Oklahoma City OK 73102
 5983179 *PLCB P O Box 8940 Harrisburg PA 17105-8940
 5983216 *Regional Income Tax Agenc 10107 Brecksville Rd Brecksville OH 44141
 5991783 *ILLINOIS LIQUOR CONTROL COMM 101 W. JEFFERSON - SUITE 3-525 SPRINGFIELD, IL
 62702
 5983343 *St of Michigan Liquor Control Comm 525 W Allegan St P O Box 30005 Lansing MI
 48909
 5983344 *St of Mississippi P O Box 897 340 Main St Greenville MS 38701
 5992108 *WEST VIRGINIA OFFICE OF ALCOHOLIC BEVERAGES 900 PENNSYLVANIA
 AVE. CHARLESTON, WV 25302
 5983354 *State of Ohio Dept of Commerce Div of Liquor Control 77 So High St 18th Fl Columbus OH
 43215
 5992134 *WORKFORCE WEST VIRGINIA CAPITOL COMPLEX BLDG - RM 609 CHARLESTON, WV
 25305
 6045319 *US Securities & Exchange Commission Office of Reorganization 950 E Paces Ferry Rd ste
 900 Atlanta, GA 30326-1382
 5982680 *GGP WASHINGTON PARK MALL SDS-12-3056 PO BOX 86 MINNEAPOLIS MN
 55486
 5982285 *ADRIAN MALL PO BOX 209277 AUSTIN TX 78720-9277
 5982513 *COREY BROTHERS INC P O BOX 166 CHARLESTON WV 25321
 5982464 *CHARLIE BROWNS 6205 N BRYANT AVE OKC OK 73121

5983309 *SIRNA & SONS 7176 STATE RT 88 RAVENNA OH 44266
 5982872 *KEGEL'S PRODUCE 2851 OLD TREE DRIVE LANCASTER PA 17603
 5983071 *MONTEVERDE'S 2 RUTGERS ROAD BLDG B CRAFTON PA 15205
 5983236 *ROBERTSON PRODUCE 1530 BUSINESS PARK DRIVE CLINTON MS 39056
 5982815 *HUGHES, RYAN 8324 NW 143RD ST. OKLAHOMA CITY OK 73142
 5982646 *FORESTWOOD FARM P O BOX 310728 BIRMINGHAM AL 35231
 5982698 *GOUGH, KELLY 300 N HIGHWAY D ORONGO MO 64855
 5982889 *KHOSHABA, DAVID Y. 8570 WEST 101ST TERRACE APT 201 PALOS HILLS IL 60465
 5982893 *Kimball & Thompson Produce Co 305 S Lincoln LOWELL AR 72745
 5991517 *ADRIAN MECHANICAL SERVICES 953 W BEECHER ST ADRIAN, MI 49221
 5982278 *A & J REFRIGERATION LLC JAMES LLOYD RHODES JR 9731 HWY 43 SENECA MO
 64865
 5983514 *WILLIAMS, CORD A. 115 NORTH 1ST PO BOX 96 ELKVILLE IL 62932
 5982918 *LA GRASSO BROTHERS P O BOX 2638 DETROIT MI 48202
 5982999 *MCCARTNEY PRODUCE CO PO BOX 219 PARIS TN 38242
 5982604 *ECOLAB PEST ELIMINATION 26252 NEWTWORK PLACE CHICAGO IL 60673-1262
 5982661 *FRONTIER PRODUCE 10060 E 52ND ST TULSA OK 74146
 5982941 *LEROSE, ANTHONY 18 HIGHLAND STREET WESTOVER WV 26501
 5982649 *FOSTER, STEVEN 1318 N ST MARY'S CIRCLE GREENVILLE MS 38703
 5982775 *HERITAGE PRESS PO BOX 1457 EL RENO OK 73036
 5982491 *COBURN, MATTHEW 316 E MAUMEE ST ADRIAN MI 49221-2908
 5982909 *KOERNER DISTRIBUTOR INC P O BOX 67 EFFINGHAM IL 62401
 5983299 *SHOES FOR CREWS INC P O BOX 504634 ST LOUIS MO 63150-4634
 5983120 *NUCO2 INC PO BOX 417902 BOSTON MA 02241-7902
 5982900 *KITTLE, IAN M. 196 B STREET KEYSER WV 26726
 5982611 *ELLIOTT FOOD EQUIPMENT 2224 WEST WILLOW ST LANSING MI 48917

TOTAL: 134