

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE DISTRICT OF MARYLAND
Greenbelt Division**

In re:)	
)	
CREATIVE HAIRDRESSERS, INC. et al.¹,)	Case Nos. 20-14583, 20-14584-TJC
)	Chapter 11
Debtor.)	(Jointly Administered)
)	

**SUPPLEMENT TO LIMITED OBJECTION OF ZIFF STONY POINT I, LLC
TO NOTICE OF PROPOSED ASSUMPTION, ASSIGNMENT, AND CURE
AMOUNTS WITH RESPECT TO EXECUTORY CONTRACTS AND
UNEXPIRED LEASES OF THE DEBTORS**

Ziff Stony Point I, LLC (“Ziff”) submits this Supplement to its *Limited Objection to Notice of Proposed Assumption, Assignment, and Cure Amounts with Respect to Executory Contracts and Unexpired Leases of the Debtors* (the “Limited Objection”) [Docket No. 345].

1. At the time the Limited Objection was filed, the amount required to cure Debtor’s default under its Lease² was \$8,850.51. As noted in the Limited Objection, this amount did not take into account additional rents that could become due and owing as of the date of assumption of the Lease, as well as additional amounts that might be due under the Lease.

2. The amount of rent now due under the Lease to cure Debtor’s default is \$11,367.50, as itemized on Exhibit A attached hereto.

3. In addition, paragraph 20(b) of the Lease provides that “Tenant further agrees to pay all attorneys’ fees and court costs incurred by Landlord on account of Tenant’s default hereunder.” Ziff has incurred legal fees and expenses of \$2,441.50 directly on account of Debtor’s

¹ The Debtors in these chapter 11 cases are: (i) Creative Hairdressers, Inc. and (ii) Ratner Companies, L.C.

² The original lease and its eleven amendments (collectively, the “Lease”) were attached as Exhibit A to the Limited Objection.

default under the Lease. Pursuant to section 365(b)(1)(B) of the Bankruptcy Code, these legal fees and expenses are properly included in the cure amount that Ziff is entitled to be paid in order to compensate it for the actual pecuniary loss it has incurred as a result of Debtor's default under the Lease. An itemization of the legal fees and expenses directly related to Debtor's breach of the Lease is attached hereto as Exhibit B.

4. Accordingly, as of the date of this Supplement, the cure amount that Ziff is entitled to be paid upon assumption of the Lease is \$13,809.00.

Dated: June 5, 2020

Respectfully submitted,

/s/ Lawrence A. Katz

Lawrence A. Katz (MD. Bar No. 02526)

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Counsel to Ziff Stony Point I, LLC

CERTIFICATE OF SERVICE

The undersigned hereby certifies that on June 5, 2020, a copy of the foregoing Supplement to Limited Objection of Ziff Stony Point I, LLC to Notice of Proposed Assumption, Assignment, and Cure Amounts With Respect to Executory Contracts and Unexpired Leases of the Debtors were served via the Court's CM/ECF system on all registered ECF participants who have appeared in this case and via electronic mail to the recipients below:

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The undersigned further certifies that on June 5, 2020, a copy of the foregoing was served via first class mail on the following parties:

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/s/ Lawrence A. Katz
Lawrence A. Katz

EXHIBIT A

Stony Point I
 3000-3088 Stony Point Road
 Richmond, VA 23235

		6/4/2020	ACCOUNT NUMBER	
Creative Hairdressers, Inc #123 Michele Zeberlein 1577 Spring Hill Road Suite 500 Vienna, VA 22182		STATEMENT	CreativH	1

MAKE CHECKS PAYABLE TO: Ziff Stony Point I LLC

BALANCE DUE

11,367.50

Date	Code	Description	Charges	Payments	Amount Due
3/1/2020	CAM	Common Area Maintenance	239.00	.00	239.00
4/1/2020	CAM	Common Area Maintenance	239.00	.00	239.00
5/1/2020	CAM	Common Area Maintenance	239.00	.00	239.00
6/1/2020	CAM	Common Area Maintenance	239.00	.00	239.00
3/1/2020	INS	Insurance	20.00	.00	20.00
4/1/2020	INS	Insurance	20.00	.00	20.00
5/1/2020	INS	Insurance	20.00	.00	20.00
6/1/2020	INS	Insurance	20.00	.00	20.00
5/1/2020	PYC	2019 TICAM AnR	1,206.51	.00	1,206.51
5/1/2020	PYI	2019 TICAM AnR	26.49	.00	26.49
5/1/2020	PYT	2019 TICAM AnR	-832.76	.00	-832.76
3/1/2020	RNT	Base Rent	1,743.75	.00	1,743.75
4/1/2020	RNT	Base Rent	1,743.75	.00	1,743.75
5/1/2020	RNT	Base Rent	1,743.75	.00	1,743.75
6/1/2020	RNT	Base Rent	1,743.75	.00	1,743.75
3/1/2020	TAX	Real Estate Taxes	114.00	.00	114.00
4/1/2020	TAX	Real Estate Taxes	114.00	.00	114.00
5/1/2020	TAX	Real Estate Taxes	114.00	.00	114.00
6/1/2020	TAX	Real Estate Taxes	114.00	.00	114.00
12/31/2019	W/S	HairCut, Wtr, 2019	1,819.04	.00	1,819.04
2/29/2020	W/S	HairCut,Wtr,12/20-2/14	470.88	.00	470.88

Stony Point I
 3000-3088 Stony Point Road
 Richmond, VA 23235

		6/4/2020	ACCOUNT NUMBER
Creative Hairdressers, Inc #123 Michele Zeberlein 1577 Spring Hill Road Suite 500 Vienna, VA 22182		STATEMENT	CreativH 1

MAKE CHECKS PAYABLE TO: Ziff Stony Point I LLC

BALANCE DUE 11,367.50

Date	Code	Description	Charges	Payments	Amount Due
3/31/2020	W/S	HairCut, Wtr, 2/14-3/13	152.58	.00	152.58
4/30/2020	W/S	HairCut, Wtr, 3/13-4/15	57.76	.00	57.76

		6/4/2020	ACCOUNT NUMBER
Please send this portion of the statement with your remittance. Remit to: Ziff Properties, Inc. Po Box 751554 Charlotte, NC 28275		STATEMENT Creative Hairdressers, Inc #123	CreativH 1

Stony Point I
 3000-3088 Stony Point Road
 Richmond, VA 23235

IF ANY PAYMENT UNDER THIS LEASE IS MADE BY CHECK AND SUCH CHECK IS RETURNED BY THE PAYOR FOR ANY REASON, TENANT SHALL PAY A RETURNED CHECK CHARGE OF \$100.00.

Current	30	60	90	120	BALANCE DUE
2,116.75	2,574.75	2,269.33	2,587.63	1,819.04	11,367.50

EXHIBIT B



For Billing Inquiries:
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Facsimile: (804) 644-0957
Email: billing@hirschlerlaw.com
EIN: 54-1438598

REMITTANCE PAGE

June 5, 2020

Ziff Properties, Inc.
J. Gordon Valentine
200 Wingo Way
Suite 100
Mt Pleasant, SC 29464

Invoice: 4834556
Client/Matter: 028828.00009
Matter: Hair Cuttery, Stony Point

Total Due This Invoice for Services Through June 5, 2020



REMITTANCE ADDRESS:

Hirschler Fleischer
P.O. Box 500
Richmond, VA 23218-0500

Please enclose this remittance page, or write the invoice or matter number on your check

TO WIRE FUNDS:

For Wire Instructions, please contact the Accounting Department at 804-775-5888 or accounting@hirschlerlaw.com

TO PAY ELECTRONICALLY VIA ACH CREDIT:

For ACH instructions, please contact the Accounting Department at 804-775-5888 or accounting@hirschlerlaw.com

Payment Due Upon Receipt



For Billing Inquiries:
 Telephone: (804) 771-5676
 Facsimile: (804) 644-0957
 Email: billing@hirschlerlaw.com
 EIN: 54-1438598

June 5, 2020

Client/Matter: 028828.00009
 Matter: Hair Cuttery, Stony Point

Invoice: 4834556
 Page 1

<u>Date</u>	<u>Description of Services</u>	<u>Tkpr</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
05/12/20	[REDACTED]	JPG	0.30	375.00	[REDACTED]
05/12/20	Correspondence with Mr. Geiger, Mr. O'Malley and Ms. Galabella regarding lease issues in Hair Cuttery case; review client materials.	LAK	0.40	560.00	224.00
05/12/20	[REDACTED]	JPO	0.90	310.00	[REDACTED]
05/13/20	[REDACTED]	LAK	0.40	560.00	[REDACTED]
05/13/20	Correspondence with Ms. Falabella regarding draft pleadings; review correspondence with client regarding calculations of cure amount.	LAK	0.20	560.00	112.00
05/14/20	[REDACTED]	LAK	0.40	560.00	[REDACTED]
05/14/20	[REDACTED]	BBF	0.60	295.00	[REDACTED]
05/14/20	[REDACTED]	JPG	0.10	375.00	[REDACTED]
05/15/20	Communications with client and Mr. Katz regarding action items for objection.	BBF	0.30	295.00	88.50
05/15/20	Reviewed lease and 11 addenda for [REDACTED] objection.	BBF	1.20	295.00	354.00
05/15/20	Communications with client concerning amounts due to Ziff and contracts between parties.	BBF	0.40	295.00	118.00
05/15/20	Correspondence with Ms. Falabella regarding status of client lease and rejection versus assumption.	LAK	0.20	560.00	112.00
05/15/20	[REDACTED]	LAK	0.30	560.00	[REDACTED]
05/15/20	[REDACTED]	LAK	1.00	560.00	[REDACTED]



For Billing Inquiries:
 Telephone: (804) 771-5676
 Facsimile: (804) 644-0957
 Email: billing@hirschlerlaw.com
 EIN: 54-1438598

June 5, 2020

Client/Matter: 028828.00009
 Matter: Hair Cuttery, Stony Point

Invoice: 4834556
 Page 2

<u>Date</u>	<u>Description of Services</u>	<u>Tkpr</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
	[REDACTED]				
05/15/20	Correspondence with Ms. Falabella regarding cure amount claims; review correspondence regarding same.	LAK	0.20	560.00	112.00
05/15/20	[REDACTED]	JPG	0.10	375.00	[REDACTED]
05/17/20	Prepared Limited Objection to Assumption of Lease and cure amount based on information received from client.	BBF	1.40	295.00	413.00
05/18/20	Edited, finalized, and filed Limited Objection to cure amount in Hair Cuttery bankruptcy and served same.	BBF	0.80	295.00	236.00
05/18/20	Revise draft Limited Objection to Cure Amount; correspondence with Ms. Falabella regarding same.	LAK	0.40	560.00	224.00
05/18/20	Follow-up correspondence with Ms. Falabella regarding filing of cure amount objection; correspondence with client regarding same.	LAK	0.30	560.00	168.00
05/19/20	[REDACTED]	LAK	0.30	560.00	[REDACTED]
05/19/20	[REDACTED]	LAK	0.30	560.00	[REDACTED]
05/19/20	[REDACTED]	BBF	0.40	295.00	[REDACTED]
05/21/20	[REDACTED]	LAK	0.10	560.00	[REDACTED]
05/22/20	[REDACTED]	LAK	0.10	560.00	[REDACTED]
05/26/20	Review notice of rejected Leases and assumed leases; correspondence with client regarding same.	LAK	0.50	560.00	280.00

Total for Current Fees

\$2,441.50

Total for Current Invoice

[REDACTED]