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**ATTORNEYS FOR DEBTORS**

**IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE NORTHERN DISTRICT OF TEXAS  
DALLAS DIVISION**

In re: § Chapter 11  
Tuesday Morning Corporation, *et al.*,<sup>1</sup> § Case No. 20-31476-HDH-11  
Debtors. § Jointly Administered

**DEBTORS’ EXPEDITED SECOND OMNIBUS MOTION FOR ENTRY OF AN ORDER (I) AUTHORIZING THE DEBTORS TO REJECT CERTAIN UNEXPIRED NONRESIDENTIAL REAL PROPERTY LEASES RELATED TO CLOSING STORES EFFECTIVE AS OF THE SURRENDER DATE, (II) ABANDONING PERSONAL PROPERTY, AND (III) GRANTING RELATED RELIEF**

**AN EXPEDITED HEARING HAS BEEN REQUESTED ON THIS MATTER ON JULY 29, 2020 AT 2:00 P.M. (CT) AT THE EARLE CABELL FEDERAL BUILDING, 1100 COMMERCE STREET, 14TH FLOOR, COURTROOM NO. 3, DALLAS, TEXAS 75242.**

**IF YOU HAVE RECEIVED THIS MOTION AND ARE A LESSOR OF THE DEBTORS, PLEASE REVIEW EXHIBIT B, ATTACHED HERETO, TO DETERMINE IF THIS MOTION AFFECTS YOUR RIGHTS THEREUNDER.**

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<sup>1</sup> The Debtors in these Chapter 11 cases, along with the last four digits of each Debtor’s federal tax identification number, include: Tuesday Morning Corporation (8532) (“TM Corp.”); TMI Holdings, Inc. (6658) (“TMI Holdings”); Tuesday Morning, Inc. (2994) (“TMI”); Friday Morning, LLC (3440) (“FM LLC”); Days of the Week, Inc. (4231) (“DOTW”); Nights of the Week, Inc. (7141) (“NOTW”); and Tuesday Morning Partners, Ltd. (4232) (“TMP”). The location of the Debtors’ service address is 6250 LBJ Freeway, Dallas, TX 75240.

Tuesday Morning Corporation and its debtor affiliates, as debtors and debtors-in-possession in the above-referenced chapter 11 cases (collectively, the “Debtors”) hereby file this *Debtors’ Expedited Second Omnibus Motion for Entry of an Order (I) Authorizing the Debtors to Reject Certain Unexpired Nonresidential Real Property Leases Related to Closing Stores Effective as of the Surrender Date, (II) Abandoning Personal Property, and (III) Granting Related Relief* (the “Motion”). In support of the Motion, the Debtors respectfully state as follows:

**Jurisdiction and Venue**

1. The United States District Court for the Northern District of Texas (the “District Court”) has jurisdiction over the subject matter of this Motion pursuant to 28 U.S.C. § 1334. The District Court’s jurisdiction has been referred to this Court pursuant to 28 U.S.C. § 157 and the District Court’s Miscellaneous Order No. 33, *Order of Reference of Bankruptcy Cases and Proceedings Nunc Pro Tunc* dated August 3, 1984. This is a core matter pursuant to 28 U.S.C. § 157(b), which may be heard and finally determined by this Court. Venue is proper pursuant to 28 U.S.C. §§ 1408 and 1409.

**Background**

2. On May 27, 2020 (the “Petition Date”), the Debtors each filed voluntary petitions for relief under chapter 11 of title 11 of the United States Code (the “Bankruptcy Code”) commencing the above captioned jointly administered cases (the “Chapter 11 Cases”). The Debtors continue to manage and operate their businesses as debtors-in-possession pursuant to Bankruptcy Code §§ 1107 and 1108.

3. An official committee of unsecured creditors (the “Committee”) was appointed in these Chapter 11 Cases on June 9, 2020. No trustee or examiner has been requested or appointed in these Chapter 11 Cases.

4. A detailed description of the Debtors and their business is set forth in greater detail in the *Declaration of Barry Folsie in Support of the Debtors' Chapter 11 Petitions and First Day Motions* (the "Folsie Declaration"), which was filed on the Petition Date and is incorporated by reference in this Motion.

5. Pursuant to this Court's Final Store Closing Sales Order<sup>2</sup> [Docket No. 197], the Debtors, by and through their consultant, Great American Group, LLC (the "Consultant"), commenced store closing sales at 133 store locations (the "Stores"). As set forth in detail in the Final Store Closing Sales Order, the Stores related to the non-residential real property leases attached hereto as **Exhibit B** (the "Store Leases") were included as part of the wave 1 store closing sales. Additionally, Store No. 308 was originally part of the wave 2 store closing sales, but it was recently discovered that the expense of replacing the air conditioning unit outweighed the cost of running the sales.

6. The final day of store closing sales related to the Store Leases is unique to each store. The Consultant notified the Debtors of its intent to vacate the Stores (the "Notice to Vacate"). As a result, the Debtors provided a copy of the Notice to Vacate to the landlords of the Stores and the DIP Agent.<sup>3</sup>

7. In conjunction with the store closing sales at the above-referenced locations, the Debtors conducted an analysis of the Store Leases and have determined in their sound business

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<sup>2</sup> "Final Store Closing Sales Order" means this Court's *Final Order Granting the Debtors' Emergency Motion for Entry of Interim and Final Orders (I) Authorizing the Debtors to Assume the Consulting Agreement; (II) Approving Procedures for Store Closing Sales; (III) Approving the Sale of Store Closure Assets Free and Clear of All Liens, Claims and Encumbrances; (IV) Waiving Compliance with Applicable State Laws and Approving Dispute Resolution Procedures; (V) Approving Procedures to Conduct Sales in Additional Closing Stores; and (VI) Granting Related Relief* [Docket No. 197].

<sup>3</sup> "DIP Agent" means JPMorgan Chase Bank, N.A., in its capacity as administrative agent under that certain [Senior Secured Super Priority Debtor-in-Possession Credit Agreement] dated May 27, 2020 between Debtor Tuesday Morning, Inc., as borrower, Guarantors (as defined therein), the DIP Agent, and the lenders party thereto (the "DIP Credit Agreement").

judgment that rejection of the Store Leases is in the best interest of the Debtors' estates and their creditors. As such, the Debtors seek authorization from this Court to reject the Store Leases identified on **Exhibit B** attached hereto (the "Rejected Store Leases"). The Debtors sent notices to each of the landlords for the Rejected Store Leases informing the landlords that the Debtors are vacating the premises, surrendering possession, and returning the keys to the premises associated with the Rejected Store Leases (each a "Surrender Notice").

### **Relief Requested**

8. The Debtors request the entry of an order, substantially in the form attached to the motion as **Exhibit A** (the "Order") authorizing the Debtors to reject the Store Leases effective as of the later of (i) the date this Motion was filed, or (ii) the date that the Debtors vacate and surrender the premises back to the landlord of each Rejected Store Lease (the "Surrender Date") and granting related relief. For all Rejected Store Leases listed in **Exhibit B**, the Debtors submit that the Surrender Date is no later than July 31, 2020.

9. The Debtors also request authority, but not direction, to remove or abandon personal property of the Debtors, including, without limitation, equipment, fixtures, furniture, and other personal property that may be located on, or have been installed in, the premises that are the subject of the Rejected Store Leases.

### **Basis for Relief Requested**

10. Bankruptcy Code § 365(a) provides, in pertinent part, as follows: "the trustee, subject to the court's approval, may assume or reject any executory contract or unexpired lease of the debtor." 11 U.S.C. § 365(a). Rejection under § 365 is generally intended to enable a debtor to relieve itself and the bankruptcy estate from burdensome and unprofitable contracts and leases in order to preserve and maximize the value of the bankruptcy estate. *See Stewart Title Gaur. Co. v.*

*Old Rep. Nat'l Ins. Co.*, 83 F.3d 735, 741 (5th Cir. 1996) (noting that Bankruptcy Code § 365 “allows a trustee to relieve the bankruptcy estate of burdensome agreements which have not been completely performed.”) (citation omitted). Bankruptcy courts use the business judgment standard to determine whether to approve a lease or contract rejection. *See Richmond Leasing Co. v. Capital Bank, N.A.*, 762 F.2d 1303, 1309 (5th Cir. 1985) (quoting *Grp. of Inst. Inv. v. Chi., Milwaukee, St. Paul & Pac. R.R. Co.*, 318 U.S. 523, 550 (1943) (“It is well established that ‘the question whether a lease should be rejected . . . is one of business judgment.’”).

11. The Debtors have determined, in the sound exercise of their business judgment, that rejecting the Store Leases is in the best interests of the Debtors’ estates and their creditors. Rejection of these Store Leases and closure of the Debtors’ stores at each rejected store location is central to the Debtors’ efforts to maximize the value of the estates. The Rejected Store Leases are not necessary to the Debtors’ business and are a drain on the Debtors’ resources.

12. The Debtors request that the effective date of the Rejected Store Leases be the Surrender Date. There is substantial authority permitting a rejection to the later date of the date the motion seeking rejection is filed and the date the lease space is vacated. *See In re Cafeteria Operators, L.P.*, 299 B.R. 384 (Bankr. N.D. Tex. 2003) (approving rejection of closed restaurants retroactively to the later of the date the motion to reject was filed or the date the leased space was vacated); *In re Amber’s Stores, Inc.*, 193 B.R. 819, 827 (Bankr. N.D. Tex. 1996) (“nothing precludes a bankruptcy court, based on the equities of the case, from approving the trustee’s rejection of a non-residential real property lease retroactively to an earlier date.”); *see also In re At Home Corp.*, 392 F.3d 1064, 1071 (9th Cir. 2004), *cert. denied*, 546 U.S. 814 (2005) (holding that a bankruptcy court, in exercising its equitable powers, may approve the retroactive rejection of a nonresidential real property lease; lease was rejected retroactively to date motion was filed

where debtor never had possession of leased premises); *In re Thinking Machs. Corp.*, 67 F.3d 1021, 1028–29 (1st Cir. 1995) (acknowledging that a bankruptcy court “has the equitable power, in suitable cases, to order a rejection to operate retroactively”); *In re CCI Wireless, LLC*, 279 B.R. 590, 595 (Bankr. D. Colo. 2002), *aff’d*, 297 B.R. 133 (D. Colo. 2003) (holding that retroactive rejection may be allowed when principles of equity so dictate and establishing the rejection effective as of the filing of the motion to reject).

13. Here, the equities weigh in favor of the Court granting the relief requested with respect to the Store Leases. The Debtors sent a Surrender Notice in accordance with the notice provisions in each of the Rejected Store Leases and returned the keys to the premises to the landlords. The Rejected Store Leases are no longer of value to the estates or creditors, and rejection effective as of the Surrender Date will permit the Debtors to avoid paying future rent for the Rejected Store Leases, thereby minimizing the Debtors’ administrative expense obligations.

14. Bankruptcy Code § 554(a) provides that a debtor in possession may abandon, subject to court approval, “property of the estate that . . . is of inconsequential value and benefit to the estate.” 11 U.S.C. § 554(a). Abandonment is appropriate where either (i) the property is burdensome to the estate or (ii) the property is both of inconsequential value and inconsequential benefit to the estate. *See Midlantic Nat’l Bank v. N.J. Dep’t of Env’tl. Prot.*, 474 U.S. 494, 497 (1986). Any personal property proposed to be abandoned in connection with any future rejections of real property leases will primarily consist of fixtures, furniture, advertising displays, and other office and store equipment that is of minimal or no value or benefit to the Debtors’ estates and/or burdensome in that the expenses associated with removal and storage of such property will likely exceed the net proceeds realized from a sale.

15. Further, Federal Rule of Bankruptcy Procedure 6006 allows a debtor to file an omnibus motion to reject multiple executory contracts or unexpired leases. FED. R. BANKR. P. 6006(f). Such an omnibus motion to reject multiple contracts and leases must (1) conspicuously state the parties subject to the rejection, (2) list such parties alphabetically and identify their contracts or leases, (3) be numbered consecutively with other omnibus motions, and (4) be limited to no more than 100 executory contracts or unexpired leases. *Id.* The Debtors have listed the parties that are subject to this Motion in **Exhibit B** and those parties are listed alphabetically. This Motion is numbered consecutively as the second rejection motion, and less than 100 leases are listed for rejection herein. Therefore, the Debtors submit that they have satisfied the requirements of Federal Rule of Bankruptcy Procedure 6006.

16. This Court and other courts in this district have granted relief similar to the relief sought herein. *See, e.g., In re TPP Acquisition, Inc. d/b/a The Picture People*, Case No. 16-33437 (HDH) (Bankr. N.D. Tex. Sept. 23, 2016); *In re Forest Park Med. Ctr. at Southlake, LLC*, Case No. 16-40273 (RFN) (Bankr. N.D. Tex. Mar. 25, 2017); *In re Centennial Beverage Grp., LLC*, Case No. 12-37901 (BJH) (Bankr. N.D. Tex. Jan. 18, 2013).

17. For the reasons set forth in this Motion, the Debtors respectfully request that this Court authorize the Debtors to reject the Rejected Store Leases and abandon property left on the premises as a sound exercise of the Debtors' business judgment. Rejection is necessary, prudent, and in the best interest of the Debtors, their estates, and their creditors.

#### **Notice**

18. Notice of this Motion will be provided to: (i) the Office of the United States Trustee; (ii) the Debtors' secured creditors; (iii) any party whose interests are directly affected by this specific pleading, including but not limited to the landlords of the Store Leases outlined above;

(iv) those persons who have formally appeared and requested notice and service in these proceedings pursuant to Bankruptcy Rules 2002 and 3017; (v) counsel for the DIP Agent; (vi) counsel for the Committee; (vii) the list of the 20 largest unsecured creditors of each of the Debtors; and (viii) all governmental agencies having a regulatory or statutory interest in these cases (collectively, the “Notice Parties”). Based on the urgency of the circumstances surrounding this Motion and the nature of the relief requested herein, the Debtors respectfully submit that no further notice is required.

**Conclusion**

**WHEREFORE**, based on the foregoing, the Debtors respectfully request that the Court (i) grant the Motion, and (ii) grant such other and further relief as is just and proper.

RESPECTFULLY SUBMITTED this 20th day of July, 2020.

**HAYNES AND BOONE, LLP**

By: /s/ Ian T. Peck

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**ATTORNEYS FOR DEBTORS**



**EXHIBIT A**

**PROPOSED ORDER**

**IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE NORTHERN DISTRICT OF TEXAS  
DALLAS DIVISION**

In re:	§	Chapter 11
	§	
Tuesday Morning Corporation, <i>et al.</i> , <sup>1</sup>	§	Case No. 20-31476
	§	
Debtors.	§	Jointly Administered

**ORDER GRANTING DEBTORS' EXPEDITED SECOND OMNIBUS  
MOTION FOR ENTRY OF AN ORDER (I) AUTHORIZING THE  
DEBTORS TO REJECT CERTAIN UNEXPIRED NONRESIDENTIAL  
REAL PROPERTY LEASES RELATED TO CLOSING STORES  
EFFECTIVE AS OF THE SURRENDER DATE, (II) ABANDONING  
PERSONAL PROPERTY, AND (III) GRANTING RELATED RELIEF**

*Upon the Debtors' Expedited Second Omnibus Motion for Entry of an Order*

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<sup>1</sup> The Debtors in these Chapter 11 cases, along with the last four digits of each Debtor's federal tax identification number, include: Tuesday Morning Corporation (8532) ("TM Corp."); TMI Holdings, Inc. (6658) ("TMI Holdings"); Tuesday Morning, Inc. (2994) ("TMI"); Friday Morning, LLC (3440) ("FM LLC"); Days of the Week, Inc. (4231) ("DOTW"); Nights of the Week, Inc. (7141) ("NOTW"); and Tuesday Morning Partners, Ltd. (4232) ("TMP"). The location of the Debtors' service address is 6250 LBJ Freeway, Dallas, TX 75240.

*(I) Authorizing the Debtors to Reject Certain Unexpired Nonresidential Real Property Leases Related to Closing Stores Effective as of the Surrender Date, (II) Abandoning Personal Property, and (III) Granting Related Relief* (the “Motion”)<sup>2</sup> of Tuesday Morning Corporation, *et al.* (collectively, the “Debtors”); and the Court having jurisdiction to consider the Motion and the relief requested therein pursuant to 28 U.S.C. §§ 157 and 1334, and the *Order of Reference of Bankruptcy Cases and Proceedings Nunc Pro Tunc*, Miscellaneous Rule No. 33 (N.D. Tex. Aug. 3, 1984); and consideration of the Motion and the requested relief being a core proceeding pursuant to 28 U.S.C. § 157(b); and it appearing that venue is proper before this Court pursuant to 28 U.S.C. §§ 1408 and 1409; and due and proper notice of the Motion having been provided, and it appearing that no other or further notice need be provided; and the Court having reviewed the Motion; and the Court having held a hearing on the Motion; and all objections, if any, to the Motion have been withdrawn, resolved, or overruled; and the Court having determined that the legal and factual bases set forth in the Motion establish just cause for the relief granted herein; and upon all of the proceedings had before the Court and after due deliberation and sufficient cause appearing therefor,

**IT IS HEREBY ORDERED THAT:**

1. The Motion is GRANTED as set forth herein.
2. Pursuant to Bankruptcy Code § 365, the leases included on **Exhibit B** (collectively, the “Leases”) shall be deemed rejected effective as of the Surrender Date without further order of the Court and without the need for further action by the Debtors or any other party.
3. Pursuant to Bankruptcy Code § 554, any property remaining on the premises of the Leases as of the Surrender Date shall be deemed abandoned as of the Surrender Date, including,

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<sup>2</sup> Capitalized terms used but not otherwise defined herein shall have the meanings ascribed to them in the Motion.

without limitation, equipment, fixtures, furniture, and other personal property that may be located on, or have been installed in, the premises that are the subject of the Leases.

4. Nothing in this Order authorizes the Debtors to abandon personal identifying information (which means information which alone or in conjunction with other information identifies an individual, including but not limited to an individual's first name (or initial) and last name, physical address, electronic address, telephone number, social security number, date of birth, government-issued identification number, account number and credit or debit card number (the "PII") of any employee or any customer. Nothing in this Order relieves the Debtors' of their obligation to comply with state or federal privacy and/or identity theft prevention laws and rules with respect to PII.

5. Prior to abandonment of any personal property, the Debtors shall remove or cause to be removed any confidential and/or PII in any of the Debtors' hardware, software, computers, cash registers, or similar equipment which are to be abandoned or otherwise disposed of so as to render the PII unreadable or undecipherable.

6. Notwithstanding any other provision of this Order, (A) the Debtors may not abandon any personal property that is not property of the Debtors or property of the landlord of the location at which such personal property is abandoned, and (B) the Debtors are not authorized to abandon, and are directed to remove, any hazardous materials as defined under applicable law from any leased premises as and to the extent they are required to do so by applicable law.

7. The terms and conditions of this Order shall be immediately effective and enforceable upon its entry.

### END OF ORDER ###

**Submitted by:**

**HAYNES AND BOONE, LLP**

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**ATTORNEYS FOR DEBTORS**

**EXHIBIT B****Rejected Store Locations**

Store No.	Counterparty Name	Counterparty Address	Debtor Name	Description of Lease <sup>1</sup>	Store Address	Abandoned Property	Rejection Date (Surrender Date)
621	1128 Boardman-Poland Road, LLC	1419 Boardman Canfield Rd, Suite 360 Boardman OH, 44512 United States	Tuesday Morning, Inc.	Real Property Lease	Tiffany Square 1300 Boardman Poland Rd. Poland, OH 44514-1934	Store signage and misc FFE	7/31/2020
1214	AAM - Greenbay Plaza, LLC	610 Newport Centre Drive, Suite 290 Newport Beach CA, 92660 United States	Tuesday Morning, Inc.	Real Property Lease	Green Bay Plaza 1481 - 1535 W. Mason Street Green Bay, WI 54304	Store signage and misc FFE	7/31/2020
920	Acadia Merrillville Realty, L.P.	c/o Acadia Realty Limited Partnership Property #0005 Boston MA, 02241-5980 United States	Tuesday Morning, Inc.	Real Property Lease	Merrillville Plaza 1635 East 80th Ave. Merrillville, IN 46410	Store signage and misc FFE	7/31/2020
1127	A.G. Davi Family Trust 6/8/88	c/o A.G. Davi Property Management PO Box 2350 Monterey CA, 93942 United States	Tuesday Morning, Inc.	Real Property Lease	842 Lighthouse Ave Monterey, CA 93940	Store signage and misc FFE	7/31/2020
1169	Alan J. Salle, Honigman Miller Schwartz and Cohn LLP	39400 Woodward Avenue, Suite 101 Bloomfield Hills MI, 48304 United States	Tuesday Morning, Inc.	Real Property Lease	Gratiot Center 31902 Gratiot Ave. Roseville, MI 48066	Store signage and misc FFE	7/31/2020
157	American United Life Insurance Company	ATTN: VP, Mortgage Loans RE: Loan # 2250501 One American Square PO Box 368 Indianapolis IN, United	Tuesday Morning, Inc.	Real Property Lease	River Square 19875 Detroit Road Rocky River, OH 44116	Store signage and misc FFE	7/31/2020
737	Barclay Square Venture LLC	c/o Pine Tree Commercial Realty 40 Skokie Blvd, Suite 610 Northbrook IL, 60062 United States	Tuesday Morning, Inc.	Real Property Lease	Barclay Square 13819 L-M Walsingham Rd. Largo, FL 33774	Store signage and misc FFE	7/31/2020
1217	Beauchamp Family, LLC	10700 Santa Monica Blvd, #215 Attn: John McDonough & Mark Larson Los Angeles CA, 91360 United States	Tuesday Morning, Inc.	Real Property Lease	Conejo Valley Plaza 1350 North Moorpark Rd. Thousand Oaks, CA 91360	Store signage and misc FFE	7/31/2020
398	BEDFORD AVENUE REALTY, INC.	C/O DBR ASSET MANAGEMENT, LLC 1 FINANCIAL PLAZASUITE 2001 FT. LAUDERDALE FL, 33394 United States	Tuesday Morning, Inc.	Real Property Lease	Emerald Woods Plaza 3900 North 46th Street Hollywood, FL 33021	Store signage and misc FFE	7/31/2020
133	Beltline/Airport Freeway, LTD.	c/o Cencor Realty Services 3102 Maple Ave. Suite 500 Dallas TX, 75201 United States	Tuesday Morning, Inc.	Real Property Lease	Irving Towne Center 3401 W. Airport Frwy, Ste 118 Irving, TX 75062	Store signage and misc FFE	7/31/2020
414	BENBROOKE UNION PARTNERS	c/o Pretium Property Management, LLC 30 Washington Avenue, Suite B-5 Haddonfield NJ, 08033 United States	Tuesday Morning, Inc.	Real Property Lease	Union Square Shopping Center 500 Highway 35 Suite 6B-6E Middletown, NJ 07748	Store signage and misc FFE	7/31/2020
501	BEY LEA PLAZA JOINT VENTURE	c/o Marx Realty & Improvement Co., Inc., its Agent 708 Third Avenue, 21st Floor NEW YORK NY, United States	Tuesday Morning, Inc.	Real Property Lease	Bey Lea Plaza 1232 Hooper Ave., Ste 10 Toms River, NJ 08753	Store signage and misc FFE	7/31/2020

<sup>1</sup> The inclusion of a lease on this list does not constitute an admission as to the executory or non-executory nature of the lease, or as to the existence or validity of any claims held by the counterparty or counterparties to such lease.

Store No.	Counterparty Name	Counterparty Address	Debtor Name	Description of Lease <sup>1</sup>	Store Address	Abandoned Property	Rejection Date (Surrender Date)
38	Bowman Heights, LLC	C/O Rees Development, Inc.11719 Hinson RoadSuite 130 Little Rock AR, 72212 United States	Tuesday Morning, Inc.	Real Property Lease	Bowman Heights Shopping Center 301 S. Bowman Road LittleRock, AR 72211	Store signage and misc FFE	7/31/2020
778	Brixmor Property Group- Roswell Office	c/o Brixmor Property Group1003 Holcomb Woods ParkwayAttn: VP of Legal Services TAMP-778 Roswell GA, 30076 United States	Tuesday Morning, Inc.	Real Property Lease	Tyrone Gardens 931 Tyrone Blvd. North St. Petersburg, FL 33710	Store signage and misc FFE	7/31/2020
518	Brookwood Square, LLC	c/o JBL Asset Management, LLC 2028 Harrison Street Ste 202 Hollywood FL, 33020 United States	Tuesday Morning, Inc.	Real Property Lease	Brookwood Square 3999 Austell Road, Suite 702 Austell, GA 30106	Store signage and misc FFE	7/31/2020
130	BVA Pocono Crossing LLC	c/o Big V Properties LLC162 North Main St., Suite 5 Florida NY, 10921 United States	Tuesday Morning, Inc.	Real Property Lease	Pocono Crossing 10364 Midlothian Turnpike Richmond, VA 23236	Store signage and misc FFE	7/31/2020
383	CARL PIKE PROPERTIES, LLC	160 WILSON DRIVE LANCASTER PA, 17603 United States	Tuesday Morning, Inc.	Real Property Lease	Carpet Mart Plaza 5103 Carlisle Pike Mechanicsburg, PA 17050	Store signage and misc FFE	7/31/2020
766	Carmelo Plaza, a California General Partnership	C/O Cardoza Properties, Inc.101 Ellinwood Drive Pleasant Hill CA, 94523 United States	Tuesday Morning, Inc.	Real Property Lease	Carmelo Plaza 1630 Contra Costa Blvd., Suite F Pleasant Hill, CA 94523	Store signage and misc FFE	7/31/2020
659	CASCADE PLAZA PARTNERSHIP	C/O KAMG MANAGEMENT3620 100TH STREET, SWSUITE A LAKEWOOD WA, 98498 United States	Tuesday Morning, Inc.	Real Property Lease	Michael's Center 3701 S. Cedar St. Tacoma, WA 98409	Store signage and misc FFE	7/31/2020
1203	Cedar Realty Trust Partnership, L.P.	44 South Bayles Avenue, #304 Attn: COO Colonial Commons Port Washington NY, 11050 United States	Tuesday Morning, Inc.	Real Property Lease	Colonial Commons 5098 Jonestown Rd., Ste 2 Harrisburg, PA 17112	Store signage and misc FFE	7/31/2020
705	Chasebrook Company	c/o Chasebrook Company154 East Myrtle Avenue, Suite 303 Murray UT, 84107 United States	Tuesday Morning, Inc.	Real Property Lease	Gateway Crossing Shopping Center 268 S. 500 W. Bountiful, UT 84010	Store signage and misc FFE	7/31/2020
840	Chestnut Village Shopping Center, LP.	C/O: Rainmaker Properties LLC2712 S. Medford Dr. Lufkin TX, 75901 United States	Tuesday Morning, Inc.	Real Property Lease	Chestnut Village Shopping Center 535 S. Chestnut St. Lufkin, TX 75901	Store signage and misc FFE	7/31/2020
688	Cobblestone Victor NY LLC	4300 East 5th AvenueAttn: Lease Admin Columbus OH, 43219 United States	Tuesday Morning, Inc.	Real Property Lease	Cobblestone Court 8000 Pittsford-Victor Road Victor, NY 14564	Store signage and misc FFE	7/31/2020
1215	Coconut Point Town Center, LLC	c/o M.S. Management Associates Inc.225 West Washington Street Indianapolis IN, United States	Tuesday Morning, Inc.	Real Property Lease	Coconut Point Town Center 8012 Mediterranean Dr. Estero, FL 39928	Store signage and misc FFE	7/31/2020
1171	Commercial Realty Enterprises, LLC	c/o Oster Properties 429 Sylvan Ave. Englewood Cliffs NJ, 7632 United States	Tuesday Morning, Inc.	Real Property Lease	The Ramsey Square Shopping Center 1300 New Jersey 17 #5 Ramsey, NJ 07446	Store signage and misc FFE	7/31/2020
578	Cosner Management LLC	106 C Thompson Ave Attn: Wayne Cosner Fredericksburg VA, 22405 United States	Tuesday Morning, Inc.	Real Property Lease	Gateway Village / Fredericksburg Design Center 2340 Plank Road Fredericksburg, VA 22401	Store signage and misc FFE	7/31/2020

Store No.	Counterparty Name	Counterparty Address	Debtor Name	Description of Lease <sup>1</sup>	Store Address	Abandoned Property	Rejection Date (Surrender Date)
1173	Crenshaw Entrepreneurs, LLC	c/o 24 Seven Corporate Office1000 S Wilcrest, Suite 130 Houston TX, 77099 United States	Tuesday Morning, Inc.	Real Property Lease	TheMarketatCrenshaw 4581 E. Sam Houston Pkwy S. Pasadena, TX 77505-3949	Store signage and misc FFE	7/31/2020
912	CRI Easton Square, LLC	c/o Casto250 Civic Center Drive, Suite 500Attn Legal Dept./Leasing Columbus OH, 43215 United States	Tuesday Morning, Inc.	Real Property Lease	Easton Square 3886 Morse Road Columbus, OH 43230	Store signage and misc FFE	7/31/2020
350	Cross Country Plaza, LLC	c/o Coro Realty Advisors, LLC3715 Northside PkwyBuilding 400, Suite 100 Atlanta GA, 30327 United States	Tuesday Morning, Inc.	Real Property Lease	Cross Country Plaza 3201 Macon Road Columbus, GA 31906	Store signage and misc FFE	7/31/2020
338	Cushman and Wakefield Iowa Commercial Advisors	3737 Woodland Ave., Ste. 100 West Des Moines IA, 50266 United States	Tuesday Morning, Inc.	Real Property Lease	Collins Road Square 1370 Twixt Town Rd. Marion, IA 52302-3079	Store signage and misc FFE	7/31/2020
277	Daspin & Aument, LLP	300 S. Wacker Drive, Suite 2200Attn: Nicole R. Brown Chicago IL, 60606 United States	Tuesday Morning, Inc.	Real Property Lease	Greenway Station Shopping Center 1700 Deming Way, Suite 102 Middleton, WI 53562	Store signage and misc FFE	7/31/2020
1084	DDR DB Stone Oak LP	3300 Enterprise Parkway Beachwood OH, 44122 United States	Tuesday Morning, Inc.	Real Property Lease	Village at Stone Oak 2606 TPC Pkwy, Ste 110 San Antonio, TX 78259	Store signage and misc FFE	7/31/2020
63	DDRTC Fayette Pavilion III and IV LLC	3300 Enterprise Parkway Beachwood OH, 44122 United States	Tuesday Morning, Inc.	Real Property Lease	Fayette Pavilion III 240 Pavilion Pkwy Fayetteville, GA 30214	Store signage and misc FFE	7/31/2020
645	DRFC SOUTHDAL E SQUARE LLC.	c/o Frauenshuh, Inc.7101 W 78th StreetAttn: General Counsel Minneapolis MN, 55439 United States	Tuesday Morning, Inc.	Real Property Lease	Southdale Square 2940 W 66th St Richfield, MN 55423	Store signage and misc FFE	7/31/2020
190	East Nooga, LLC	5600 Brainerd RoadSuite D-4 Chattanooga TN, 37411 United States	Tuesday Morning, Inc.	Real Property Lease	Eastgate Town Center 5600 Brainerd Road Suite D-26 Chattanooga, TN 37411	Store signage and misc FFE	7/31/2020
956	EIG Riverview Plaza, LLC	c/o Equity Investment Group127 W. Berry Street, Suite 300 Fort Wayne IN, 46802 United States	Tuesday Morning, Inc.	Real Property Lease	Riverview Plaza Shopping Center 407 George Wallace Dr., Ste #1D Gadsden, AL 35903	Store signage and misc FFE	7/31/2020
377	ELLA L, DROLLINGER COMPANY	8929 SOUTH SEPULVEDA BLVD. #130 LOS ANGELES CA, 90045 United States	Tuesday Morning, Inc.	Real Property Lease	Westchester Village 8801 South Sepulveda Blvd. Westchester, CA 90045	Store signage and misc FFE	7/31/2020
825	Equity One (Culver) LLC	c/o Regency Centers Corporation 915 Wilshire Blvd, Suite 2200 Los Angeles CA, 90017 United States	Tuesday Morning, Inc.	Real Property Lease	Culver Center 3844 Culver Center #A Culver City, CA 90232	Store signage and misc FFE	7/31/2020



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1095	Fairfax Circle Investors, LLC	c/o RG Management, LLC1945 Old Gallows Road, Suite 300 Vienna VA, 22182 United States	Tuesday Morning, Inc.	Real Property Lease	Fairfax Circle Shopping Center 9709 Fairfax Blvd. Fairfax, VA22031	Store signage and misc FFE	7/31/2020
804	Finmarc Management	7200 Wisconsin Avenue Suite 1100 Bethesda MD, 20814 United States	Tuesday Morning, Inc.	Real Property Lease	Beltway Crossing Shopping Center 6322 Ritchie Hwy., Suite 4 Glen Burnie, MD 21061	Store signage and misc FFE	7/31/2020
229	Gateway Arthur, Inc.	The Shoppes at County Line c/o Mid-America Asset Management, Inc. Oakbrook Terrace IL, 60181 United States	Tuesday Morning, Inc.	Real Property Lease	Shoppes at County Line 8705 Hardegan St. Indianapolis, IN 46227-7211	Store signage and misc FFE	7/31/2020
134	Georgetown Shopping Center	C/O Coro Realty Advisors, LLC400 Northcreek, Suite 1003715 Northside Parkway Atlanta GA, 30327 United States	Tuesday Morning, Inc.	Real Property Lease	Georgetown Shopping Center 4522 Chamblee-Dunwoody Rd., Ste 104B Dunwoody, GA 30338	Store signage and misc FFE	7/31/2020
301	Giacomo Zanchi and Yolanda Zanchi	16601 Nalu Circle Huntington Beach CA, 92649 United States	Tuesday Morning, Inc.	Real Property Lease	Sierra Vista Plaza 1850 N. Placentia Avenue Placentia, CA 92870	Store signage and misc FFE	7/31/2020
1168	Gibraltar Management Co., Inc.	150 White Plains Rd Tarrytown NY, 10591 United States	Tuesday Morning, Inc.	Real Property Lease	Middlesex Mall 6781 Hadley Rd. South Plainfield, NJ 07080	Store signage and misc FFE	7/31/2020
708	GULF GATE PLAZA, LLC	C/O ISRAM REALTY & MANAGEMENT, INC.506 SOUTH DIXIE HIGHWAY HALLANDALE FL, 33009 United States	Tuesday Morning, Inc.	Real Property Lease	Gulf Gate Plaza 2648 Tamiami Trail Naples, FL 34112	Store signage and misc FFE	7/31/2020
122	Gunning Investment, LLC	c/o CBRE 6001 SW 6th, Suite 240 Topeka KS, 66165 United States	Tuesday Morning, Inc.	Real Property Lease	Wanamaker 21 1930A1 SW Wanamaker Rd. Topeka, KS 66604	Store signage and misc FFE	7/31/2020
8	HARDIN CORPORATION	METROPOLITAN REAL ESTATE SERVICES, LLC 6205 Old Keene Mill Court, Ste. 100 Springfield VA, 22152 United States	Tuesday Morning, Inc.	Real Property Lease	3501 Carlin Springs Road Bailey's Crossroads, VA 22041	Store signage and misc FFE	7/31/2020
369	Hastings Ranch Shopping Center	c/o ARBA Group, Inc.6300 Wilshire Blvd, Suite 1800Attn: Jacob Wintner Los Angeles CA, 90048 United States	Tuesday Morning, Inc.	Real Property Lease	Hastings Ranch Shopping Center 3705 East Foothill Blvd. Pasadena, CA 91107	Store signage and misc FFE	7/31/2020

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1194	Highland Management	310 Yorktown Plaza Elkins Park PA, United States	Tuesday Morning, Inc.	Real Property Lease	Trainer's Corner Shopping Center 200 N West End Blvd. Quakertown, PA 18951-2308	Store signage and misc FFE	7/31/2020
986	Humboldt West LLC	CO Pierson Company 1200 W Harris St. Eureka CA, 95503 United States	Tuesday Morning, Inc.	Real Property Lease	The Eureka Mall 800 W. Harris St., Ste 33 Eureka, CA 95503	Store signage and misc FFE	7/31/2020
1205	Ira J. Gumberg, Trustee	c/o J.J. Gumberg Co., Agent, Brinton Executive Center 1051 Brinton Road Pittsburgh PA, 15237 United States	Tuesday Morning, Inc.	Real Property Lease	North Hills Village 4801 McKnight Rd. Pittsburgh, PA 15237	Store signage and misc FFE	7/31/2020
1185	IVT Westfork Plaza Pembroke Pines, LLC	c/o InvenTrust Properties Corp. 3025 Highland Parkway, Suite 350 Attn: Legal - Leasing & Property Mgmt. Downers Grove IL, 60515 United States	Tuesday Morning, Inc.	Real Property Lease	Westfork Plaza 15891 Pines Blvd. Pembroke Pines, FL 33027	Store signage and misc FFE	7/31/2020
260	Ivy Capitals, LLC	c/o Office Equity Solutions 365 Miron Drive., Suite A Southlake TX, 76092 United States	Tuesday Morning, Inc.	Real Property Lease	Courtside Plaza Shopping Center 5930 IH 20 West Arlington, TX 76017	Store signage and misc FFE	7/31/2020
97	JS Bear Lake LLC	c/o Select Strategies 5770 Hoffner Ave, Suite 102 Orlando FL, 32822 United States	Tuesday Morning, Inc.	Real Property Lease	Colonial Shoppes Bear Lake 3030 E. Semoran Blvd. Suite 140 Apopka, FL 32703	Store signage and misc FFE	7/31/2020
836	KIR TUKWILA LP	c/o Kimco Realty Corporation 2429 Park Avenue Tustin CA, 92606 United States	Tuesday Morning, Inc.	Real Property Lease	Parkway Super Center 17720 South Center Parkway Tukwila, WA 98188	Store signage and misc FFE	7/31/2020
482	Laguna Pavilion S.C.	c/o Sierra Asset Management, Inc. 2920 Prosepect Park Drive, Suite 120 Rancho Cordova CA, 95670 United States	Tuesday Morning, Inc.	Real Property Lease	Laguna Pavilion 7440 Laguna Blvd., Ste 108 Elk Grove, CA 95758	Store signage and misc FFE	7/31/2020
1183	Lakes Venture, LLC	2650 Warrenville Road, Suite 200 Attn: General Counsel Downers Grove IL, 60515 United States	Tuesday Morning, Inc.	Real Property Lease	Fresh Thyme 3600 W 3rd Street Bloomington, IN 47404	Store signage and misc FFE	7/31/2020
1160	Levin Properties, L.P.	c/o Levin Management Corporation PO Box 326 Plainfield NJ, United States	Tuesday Morning, Inc.	Real Property Lease	Blue Star Shopping Center 1701-75 Route 22 West Store #20 Watchung, NJ 07069	Store signage and misc FFE	7/31/2020
1164	Levin Properties, L.P.	c/o Levin Management Corporation P.O. Box 326 Plainfield NJ, United States	Tuesday Morning, Inc.	Real Property Lease	Paramus Place 165 Route 4 West, Space #3 Paramus, NJ 07652	Store signage and misc FFE	7/31/2020

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557	London Bridge Center LLC	c/o New Link Management Group PO Box 17710 Richmond VA, 23226 United States	Tuesday Morning, Inc.	Real Property Lease	London Bridge Shopping Center 2346 Virginia Beach Blvd. Suites 7E-8 Virginia Beach, VA 23454	Store signage and misc FFE	7/31/2020
724	Loop West (Orlando), LP	c/o Centrecorp Management Services LLLP 1135 Town Park Avenue, Suite 2165 Lake Mary FL, 32746 United States	Tuesday Morning, Inc.	Real Property Lease	Loop West Shopping Center 2003 W Osceola Pkwy Kissimmee, FL 34741-0731	Store signage and misc FFE	7/31/2020
776	Loy / Mary Burch II LLC	344 Jennelle Rd. Christiansburg VA, 24073 United States	Tuesday Morning, Inc.	Real Property Lease	Midway Shopping Center 3165 N. Franklin St. Christiansburg, VA 24073	Store signage and misc FFE	7/31/2020
892	Maple Joint Venture	c/o PDM, Inc. 1111 N. 102ND COURT, SUITE 325 Omaha NE, 68114 United States	Tuesday Morning, Inc.	Real Property Lease	Eagle Run Shopping Center 13320 West Maple Rd. Omaha, NE 68164	Store signage and misc FFE	7/31/2020
595	Maptran, LLC	c/o Benderson Development Company, LLC 570 Delaware Ave Attn: Lease Admin Buffalo NY, 14202 United States	Tuesday Morning, Inc.	Real Property Lease	Eastview Plaza 8190-8250 Transit Road Amherst, NY 14221	Store signage and misc FFE	7/31/2020
116	Marc National Plaza III LLC & NaperW, LLC	c/o Bonnie Management Corporation 8430 W. Bryn Mawr Avenue, Suite 850 Chicago IL, United States	Tuesday Morning, Inc.	Real Property Lease	Naper West Plaza 586 S. IL Route 59 Naperville, IL 60540	Store signage and misc FFE	7/31/2020
1163	MBA Crossroads I LLC	c/o American United Life Insurance Company One American Square Indianapolis IN, 46206-0368 United States	Tuesday Morning, Inc.	Real Property Lease	653-156th Avenue NE Bellevue, WA 98007	Store signage and misc FFE	7/31/2020
684	MG PICO ASSOCIATES	c/o Remm Group 15991 Red Hill Ave. Suite 200 Tustin CA, 92780 United States	Tuesday Morning, Inc.	Real Property Lease	Pico Plaza 43 Via Pico Plaza San Clemente, CA 92672	Store signage and misc FFE	7/31/2020
722	Michael J Hillsman & Frances F Hillsman	c/o Mike and/or Frances Hillsman 1006 W Taft, #350 Sapulpa OK, 74066 United States	Tuesday Morning, Inc.	Real Property Lease	Kroger Center 205 W. Oak St. Conway, AR 72032	Store signage and misc FFE	7/31/2020
817	Miramar Beltline GP, LLC	c/o Central Management Inc. 820 Gessner, Suite 1525 Houston TX, 77024 United States	Tuesday Morning, Inc.	Real Property Lease	Miramar Shopping Center 2124 Bayport Blvd. Seabrook, TX 77586	Store signage and misc FFE	7/31/2020
1226	Mission Bay R2G Owner LLC	c/o RPT Realty 19 W 44th Street, Suite 1002 New York NY, 10036 United States	Tuesday Morning, Inc.	Real Property Lease	Mission Bay Plaza 20415-A S.R. 7 Boca Raton, FL 33498	Store signage and misc FFE	7/31/2020

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560	Monarch at Montgomery, LLC	c/o Star Commercial4828 Ashford Dunwoody Road, Suite 300Attn: Cindy Baetzel Atlanta GA, 30338 United States	Tuesday Morning, Inc.	Real Property Lease	Promenade Montgomery 2572 Eastern Blvd Montgomery, AL 36117	Store signage and misc FFE	7/31/2020
20	Moore & Van Allen, PLLC	Parkway Pointe - FCA, LLC100 N Tryon St, Ste 4700Attn: Jeffrey Glenney, Esq. Charlotte NC, 28202 United States	Tuesday Morning, Inc.	Real Property Lease	Parkway Pointe 3101 Cobb Parkway SE, Suite 120 Atlanta, GA 30339	Store signage and misc FFE	7/31/2020
1107	Murphy Marketplace Station, LLC	Attn: Robert F. Myers, COO Cincinnati OH, 45249 United States	Tuesday Morning, Inc.	Real Property Lease	Murphy Marketplace 104 North Murphy Rd., Suite 200 Murphy, TX 75094	Store signage and misc FFE	7/31/2020
808	NARE Butterfield, LLC	1901 N Roselle Rd., Suite 650 Schaumburg IL, 60195 United States	Tuesday Morning, Inc.	Real Property Lease	Butterfield Plaza 1310ButterfieldRoad Downers Grove, IL 60515	Store signage and misc FFE	7/31/2020
797	New Towne Center Owner LLC	c/o Acadia Realty TrustAttn: Legal Department411 Theodore Fremd Avenue, Suite 300 Rye NY, 10580 United States	Tuesday Morning, Inc.	Real Property Lease	New Towne Plaza 44524 Ford Rd. Space No. B-100 Canton, MI 48187	Store signage and misc FFE	7/31/2020
596	Nightingale Realty	Nightingale Realty1430 Broadway, Suite 1605Attn: Elie Schwartz New York NY, 10018 United States	Tuesday Morning, Inc.	Real Property Lease	BellairPlaza 2435N. Atlantic Ave. Daytona Beach, FL 32118-3201	Store signage and misc FFE	7/31/2020
419	Noble CTR Tequesta FL LLC	Attn: Paul Forberger4280 Professional Center Dr, Ste 100 Palm Beach Gardens FL, 33410 United States	Tuesday Morning, Inc.	Real Property Lease	Tequesta Shoppes 115-A N. Hwy US 1 Tequesta, FL 33469	Store signage and misc FFE	7/31/2020
1224	NT Dunhill I LLC	3100 Monticello, Suite 300 Dallas TX, 75205 United States	Tuesday Morning, Inc.	Real Property Lease	Nut Tree Shopping Center 1661 E. Monte Vista Ave Vacaville, CA 95688	Store signage and misc FFE	7/31/2020
47	Orange Blanding, LLC	C/O Tavaco Properties9229 W. Sunset Blvd. Ste 311 Los Angeles CA, 90069 United States	Tuesday Morning, Inc.	Real Property Lease	Tuesday Morning Plaza 291 Blanding Blvd. Orange Park, FL 32073	Store signage and misc FFE	7/31/2020
1216	ORF II MCDONOUGH COMMONS, LLC	11770 Haynes Bridge Road, Ste. 205-542 c/o Pinnacle Leasing & Management LLC Alpharetta GA, 30009 United States	Tuesday Morning, Inc.	Real Property Lease	McDonough Commons 1541 Hwy 20 W, Ste 110 McDonough, GA 30253-7309	Store signage and misc FFE	7/31/2020
297	Pappas Union City, L.P., a California Limited Partnership	Attn: John Pappas555 University Ave., Suite 200 Sacramento CA, 95825 United States	Tuesday Morning, Inc.	Real Property Lease	Union Landing 31320 Courthouse Dr. Union City, CA 94587	Store signage and misc FFE	7/31/2020
1073	PCE Partners, LLC	c/o M & J Wilkow Properties, LLC 333 Penn Center BlvdAttn: Marc R. Wilkow, President Pittsburgh PA, 15235	Tuesday Morning, Inc.	Real Property Lease	Penn Center East 3430 William Penn Hwy Pittsburgh, PA 15235	Store signage and misc FFE	7/31/2020

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76	Peachtree Corners Parkway, LLC	C/O StarPoint Properties450 N. Roxbury Drive, Suite 1050 Beverly Hills CA, 90210 United States	Tuesday Morning, Inc.	Real Property Lease	The Village at Peachtree Corners 5270PeachtreeParkway Norcross, GA 30092	Store signage and misc FFE	7/31/2020
1234	PERLIS NEASE CANTON LLC	1220 East 16th Avenue Cordelle GA, 31015 United States	Tuesday Morning, Inc.	Real Property Lease	Canton Exchange Shopping Center 2243 Cumming Hwy, Ste 124 Canton, GA 30115-8071	Store signage and misc FFE	7/31/2020
143	Plantation Point Development LLC	Attn: General Counsel8343 Douglas Avenue, Suite 200 Dallas TX, 75225 United States	Tuesday Morning, Inc.	Real Property Lease	Plantation Point 6411 Triangle Plantation Dr. Raleigh, NC 27616	Store signage and misc FFE	7/31/2020
1004	Prime 205, LLC	c/o Edge Management2233 NW 23rd Ave, Ste 100 Portland OR, 97210 United States	Tuesday Morning, Inc.	Real Property Lease	Prime Square 205 9800 SE Washington St. Portland, OR 97216	Store signage and misc FFE	7/31/2020
600	PZ Southland LP.	c/o Pearson Realty Services, Inc., Managing Agent630 Fifth Avenue, Suite 2820Attn: Andres Pearson New York NY, United States	Tuesday Morning, Inc.	Real Property Lease	Southland Four Seasons S/C 641-643 Clairton Blvd. Storerooms #45 & 46 PleasantHills,PA 15236	Store signage and misc FFE	7/31/2020
730	RBF DEVELOPMENT, LLC	C/O JEFFREY W. BALLARD1202 South Highway 89/91, STE 130 LOGAN UT, 84321 United States	Tuesday Morning, Inc.	Real Property Lease	Yellowstone Plaza 675 Yellowstone Ave. Pocatello, ID 83201	Store signage and misc FFE	7/31/2020
909	Regency Centers, LP	8044 Montgomery Road, Suite 520Attn: Property Management Cincinnati OH, 45236 United States	Tuesday Morning, Inc.	Real Property Lease	Brighten Park 2480 Briarcliff Road Atlanta, GA 30329-3034	Store signage and misc FFE	7/31/2020
714	Revenue Properties Westward, Inc.	c/o Morguard Management Company Inc.2542 Williams Blvd. Attn: Lease Administrator Kenner LA, 70062 United States	Tuesday Morning, Inc.	Real Property Lease	Westward Shopping Center 2471 Okeechobee Blvd., Suite 2505 E West Palm Beach, FL 33409	Store signage and misc FFE	7/31/2020
264	Rice Lake Square, LP	c/o Mid-America Asset Management, IncOne Parkview Plaza, 9th Floor Oakbrook IL, 60181 United States	Tuesday Morning, Inc.	Real Property Lease	Rice Lake Square 229 Rice Lake Square, Ste 229 Wheaton, IL 60189-2136	Store signage and misc FFE	7/31/2020
397	RICHARD V. GUNNER	c/o Gunner Companies 901 E Cabrillo Blvd Santa Barbara CA, 93103 United States	Tuesday Morning, Inc.	Real Property Lease	Blackstone & Barstow Shopping Center 5380N. Blackstone Ave. Fresno, CA 93710	Store signage and misc FFE	7/31/2020
71	Richardson Consolidated LLC	c/o Sunwest Real Estate GroupP.O. Box 803289 Dallas TX, United States	Tuesday Morning, Inc.	Real Property Lease	1750E. BeltLineRd., Ste 100 Richardson, TX 75081	Store signage and misc FFE	7/31/2020

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534	Rose Hill Development LLC	141 Front Street N Issaquah WA, 98027 United States	Tuesday Morning, Inc.	Real Property Lease	Rosehill Plaza 12042 NE 85th Street Kirkland, WA 98033	Store signage and misc FFE	7/31/2020
774	Rouse Properties / The Centre at Salisbury	200 Vesey Street, 25th Floor Attn: General Manager New York NY, 10281 United States	Tuesday Morning, Inc.	Real Property Lease	The Centre at Salisbury 2300 N. Salisbury Blvd. Salisbury, MD 21801	Store signage and misc FFE	7/31/2020
308	SAB Boynton Holdings LLC	c/o Northbridge Investment Management 1220 Yonge St., Suite 400 Toronto ON, M4T 1W1 Canada	Tuesday Morning, Inc.	Real Property Lease	Shoppes of Boynton 2236 N. Congress Ave. Boynton Beach, FL 33426	Store signage and misc FFE	7/31/2020
424	SAUL HOLDINGS LIMITED PARTNERSHIP	C/O WINDHAM MANAGEMENT CO. ATTN: LEGAL DEPARTMENT 7501 WISCONSIN AVENUE SUITE 1500 BETHESDA MD, United	Tuesday Morning, Inc.	Real Property Lease	Village Center Shopping Center 5619 Stone Road Space # 3 Centreville, VA 20120	Store signage and misc FFE	7/31/2020
1172	SCG Buckingham Square, LLC	c/o Continental Real Estate Companies 2121 Ponce de Leon Blvd., Suite 1250 Coral Gables FL, 33134 United States	Tuesday Morning, Inc.	Real Property Lease	Buckingham Plaza 310 South State Road 7 Royal Palm Beach, FL 33414	Store signage and misc FFE	7/31/2020
1060	Schooler Properties of Garrisonville, LLC	C/O: Ann Bowman One Jadip Lane, Suite 101 Fredericksburg VA, 22405 United States	Tuesday Morning, Inc.	Real Property Lease	The Market at Shelton Shop 901 Garrisonville Rd. Stafford, VA 22556	Store signage and misc FFE	7/31/2020
669	SCHOTTENSTEIN STORES CORP.	ATTN: LAW DEPARTMENT 1800 MOLER ROAD COLUMBUS OH, 43207 United States	Tuesday Morning, Inc.	Real Property Lease	Springdale Plaza 473 East Kemper Road Springdale, OH 45246	Store signage and misc FFE	7/31/2020