

**UNITED STATES BANKRUPTCY COURT
MIDDLE DISTRICT OF FLORIDA
ORLANDO DIVISION**
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IN RE:	Chapter 11 Cases
RED LOBSTER MANAGEMENT LLC, ¹	Case No. 6:24-bk-_____
RED LOBSTER RESTAURANTS LLC,	Case No. 6:24-bk-_____
RLSV, INC.,	Case No. 6:24-bk-_____
RED LOBSTER CANADA, INC.	Case No. 6:24-bk-_____
RED LOBSTER HOSPITALITY LLC	Case No. 6:24-bk-_____
RL KANSAS LLC	Case No. 6:24-bk-_____
RED LOBSTER SOURCING LLC	Case No. 6:24-bk-_____
RED LOBSTER SUPPLY LLC	Case No. 6:24-bk-_____
RL COLUMBIA LLC	Case No. 6:24-bk-_____
RL OF FREDERICK, INC.	Case No. 6:24-bk-_____
RED LOBSTER OF TEXAS, INC.	Case No. 6:24-bk-_____
RL MARYLAND, INC.	Case No. 6:24-bk-_____
RED LOBSTER OF BEL AIR, INC.	Case No. 6:24-bk-_____
RL SALISBURY, LLC,	Case No. 6:24-bk-_____
RED LOBSTER INTERNATIONAL HOLDINGS LLC,	Case No. 6:24-bk-_____
Debtors.	(Joint Administration Pending)

**DEBTORS' THIRD OMNIBUS MOTION FOR ORDER AUTHORIZING
(A) REJECTION OF UNEXPIRED LEASES OF NON-RESIDENTIAL REAL
PROPERTY *EFFECTIVE AS OF THE REJECTION DATE*, (B) ABANDONMENT OF
ANY REMAINING PERSONAL PROPERTY LOCATED AT THE LEASED PREMISES,
AND (C) FIXING A BAR DATE FOR CLAIMS OF COUNTERPARTIES**

¹ The Debtors in these chapter 11 cases, along with the last four digits of each Debtor's federal tax identification number are Red Lobster Management LLC (6889); Red Lobster Sourcing LLC (3075); Red Lobster Supply LLC (9187); RL Kansas LLC (2396); Red Lobster Hospitality LLC (5297); Red Lobster Restaurants LLC (4308); RL Columbia LLC (7825); RL of Frederick, Inc. (9184); RL Salisbury, LLC (7836); RL Maryland, Inc. (7185); Red Lobster of Texas, Inc. (1424); Red Lobster of Bel Air, Inc. (2240); RLSV, Inc. (6180); Red Lobster Canada, Inc. (4569); and Red Lobster International Holdings LLC (4661). The Debtors' principal offices are located at 450 S. Orange Avenue, Suite 800, Orlando, FL 32801.

THIS MOTION SEEKS TO REJECT CERTAIN UNEXPIRED NON-RESIDENTIAL REAL PROPERTY LEASES. PARTIES RECEIVING THIS MOTION SHOULD LOCATE THEIR NAMES AND UNEXPIRED NON-RESIDENTIAL REAL PROPERTY LEASES IN THE SCHEDULES ATTACHED TO EXHIBIT A OF THIS MOTION. THE ATTACHED EXHIBIT “A” LISTS THE NAME OF EACH PARTY TO A LEASE ALPHABETICALLY.

The above-captioned debtors and debtors in possession (collectively, the “Debtors”), by and through their proposed undersigned counsel, file this third omnibus motion (“Motion”), and pursuant to section 365(a) of Title 11 of the United States Code (the “Bankruptcy Code”) and Rules 6006 and 6007 of the Federal Rules of Bankruptcy Procedure (the “Bankruptcy Rules”), hereby request the entry of an order authorizing, but not directing, the Debtors to (i) reject certain unexpired leases of non-residential real property (collectively, the “Rejected Leases”) set forth on Exhibit A effective as of the date the Court grants the relief requested herein (the “Rejection Date”), (ii) abandon, effective as of the Rejection Date, any personal property of the Debtors, including, but not limited to, furniture, fixtures, and that equipment that remains, as of the Rejection Date, on any of the premises (collectively, the “Leased Premises”) subject to the Rejected Leases, and (iii) fix a bar date for claims, if any, of the counterparties to each Rejected Lease (the “Counterparties”). In support of the Motion, the Debtors rely upon the *Declaration of Jonathan Tibus in Support of Debtors’ Chapter 11 Petitions and First Day Relief* (the “First Day Declaration”), which was filed on or about the date hereof, and is incorporated herein by reference, and represent as follows:

Jurisdiction

1. This Court has jurisdiction over this matter pursuant to 28 U.S.C. §§ 157 and 1334. This is a core proceeding pursuant to 28 U.S.C. § 157(b)(2).
2. Venue is proper before this Court pursuant to 28 U.S.C. §§ 1408 and 1409.

3. The statutory bases for the relief requested herein are sections 365(a) and 554 of the Bankruptcy Code and Bankruptcy Rule 6006 and 6007.

Background

A. General Background

4. On May 19, 2024 (the "Petition Date"), each of the Debtors filed a voluntary petition for relief under chapter 11 of the Bankruptcy Code.

5. The Debtors are operating their businesses and managing their affairs as debtors in possession pursuant to sections 1107(a) and 1108 of the Bankruptcy Code.

6. For a detailed description of the Debtors and their operations, the Debtors respectfully refer the Court and parties in interest to the First Day Declaration.

B. The Leases

7. The Debtors operate approximately 570 casual seafood restaurants primarily located across the United States and Canada with nearly 36,000 employees.

8. With the assistance of Keen-Summit Capital Partners LLC ("Keen Summit"), the Debtors' real estate advisor, the Debtors' lease rationalization process has accelerated in recent weeks in connection with the Debtors' broader restructuring efforts. Keen Summit has aided in the Debtors' review and identification of Leases that are likely to continue to drive losses for the Debtors and should be rejected. The Debtors' meticulous, well-considered lease rejection plan is centered on value maximization.

9. In order to manage their business and assets responsibly and economically, the Debtors seek to reject unexpired leases of nonresidential property, which are a burden on the Debtors and their estates. To that end, the Debtors have identified the Rejected Leases as leases

that the Debtors do not anticipate needing in order to operate their business going forward and can be rejected as of the Rejection Date.

10. The Debtors are currently occupying the Leased Premises, but intend to vacate the Leased Premises on, or prior to, the Rejection Date. The Rejected Leases require the payment of base monthly rent, applicable sales taxes, and prorated common area and real estate tax expenses associated with each applicable location. The Debtors have determined, in their business judgment, to reject the Rejected Leases and abandon any remaining Personal Property (as defined below), effective as of the Rejection Date, so as to avoid the incurrence of continued rental obligations related to the Rejected Leases or the Leased Premises.

Relief Requested

11. By this Motion, the Debtors seek entry of an order, pursuant to section 365 of the Bankruptcy Code and Bankruptcy Rule 6006, (a) authorizing and approving the Debtors' rejection of the Rejected Leases, effective as of the Rejection Date, (b) confirming that any furniture, fixtures and equipment or other assets remaining at each Leased Premises (collectively, the "Personal Property") not removed by the Rejection Date or otherwise within the time agreed upon by and among the Debtors and the Counterparty of the applicable Leased Premises (unless extended by agreement among the Debtors and the applicable Counterparty) are deemed abandoned by the Debtors pursuant to section 554 of the Bankruptcy Code without the applicable Counterparty incurring liability to any person or entity, and upon such abandonment at the time of the rejection of the applicable lease for the Leased Premises, the applicable Counterparty shall be permitted to use or dispose of such abandoned Personal Property remaining at such Leased Premises without notice or liability to the Debtors or any third person or entity, and (c) fixing a bar date for claims, if any, of the Counterparties.

12. The Debtors have concluded that the Rejected Leases are not necessary for a sale, and have determined that continued performance under the Rejected Leases would constitute an unnecessary drain upon the financial resources of Debtors' cash (on account of all future rents and any related expenses for the Rejected Leases that would otherwise accrue). In addition, the Debtors seek to abandon, effective as of the Rejection Date, any Personal Property that remains on any of the Leased Premises. The Debtors respectfully submit that this related relief is necessary and appropriate.

13. To the extent notice of the Debtors' intention to reject the Rejected Leases has not been previously provided, the filing and service of this Motion shall serve as notice to the Counterparties of the Debtors' intention to reject the Rejected Leases listed on Exhibit A.

Basis for Relief

A. Rejection of the Rejected Leases, Effective as of the Rejection Date, Reflects the Debtors' Sound Business Judgment.

14. Section 365(a) of the Bankruptcy Code provides that a trustee or debtor in possession, "subject to the court's approval, may ... reject any executory contract or unexpired lease of the debtor." 11 U.S.C. § 365(a); *see also Univ. Med. Ctr. v. Sullivan (In re Univ. Med. Ctr.)*, 973 F.2d 1065, 1075 (3d Cir. 1992). "This provision allows a trustee to relieve the bankruptcy estate of burdensome agreements which have not been completely performed." *Stewart Title Guar. Co. v. Old Republic Nat'l Title Co.*, 83 F.3d 735, 741 (5th Cir. 1996) (citing *In re Muerexco Petroleum, Inc.*, 15 F.3d 60, 62 (5th Cir. 1994)); *see also In re TOUSA, Inc.*, 598 Fed. App'x 761, 763 n. 3 (11th Cir. March 26, 2015) (unpublished).

15. The right of a debtor-in-possession to reject unexpired leases and executory contracts is fundamental to the bankruptcy process because it supplies a mechanism to eliminate financial burdens on the bankruptcy estate. *See In re Wells*, 227 B.R. 553, 564 (Bankr. M.D. Fla. 1998). The

United States Court of Appeal for the Eleventh Circuit has noted that the decision to reject an executory contract or unexpired lease is primarily administrative and should be given great deference by the court, subject only to a review under the “business judgment” rule. *See In Re Gardinier, Inc.*, 831 F.2d 974, 976, n. 2 (11th Cir. 1987); *Colony Beach & Tennis Club, Inc. v. Colony Beach & Tennis Club Ass’n (In re Colony Beach & Tennis Club Ass’n, Inc.)*, Case No. 8:09-cv- 535-T-33, 2010 WL 746708, at *8 (M.D. Fla. March 2, 2010) (“[T]he bankruptcy court may not substitute its own judgment for that of a debtor unless the debtor’s decision is so manifestly unreasonable that it must be based upon bad faith, whim, or caprice.”) (citing *In re Surfside Resort and Suites, Inc.*, 325 B.R. 465, 469 (Bankr. M.D. Fla. 2005) (internal citations omitted); *Surfside Resort and Suites*, 325 B.R. at 469; *In re Weaver Oil Co., Inc.*, No. 08-40379-LMK, 2008 WL 8202063, 2008 Bankr. LEXIS 4159, at *4-5 (Bankr. N.D. Fla. Nov. 17, 2008); *See In re Summit Land Co.*, 13 B.R. 310, 315 (Bankr. D. Utah 1981) (absent extraordinary circumstances, court approval of a debtor’s decision to assume or reject an unexpired lease “should be granted as a matter of course”); *see also NLRB v. Bildisco (In re Bildisco)*, 682 F.2d 72, 79 (3d Cir. 1982) (“The usual test for rejection of an executory contract is simply whether rejection would benefit the estate, the ‘business judgment’ test.”); *In re Taylor*, 913 F.2d 102, 107 (3d Cir. 1990); *see also In re Federal Mogul Global, Inc.*, 293 B.R. 124, 126 (D. Del. 2003); *In re HQ Global Holdings*, 290 B.R. 507, 511 (Bankr. D. Del. 2003).

16. The “business judgment” standard is not a strict standard; it requires only a showing that either assumption or rejection of the executory contract or unexpired lease will benefit the debtor’s estate. *See Official Comm. of Subordinated Bondholders v. Integrated Res., Inc. (In re Integrated Res., Inc.)*, 147 B.R. 650, 656 (S.D.N.Y. 1992) (quoting *Smith v. Van Gorkum*, 488 A.2d 858, 872 (Del. 1985)), appeal dismissed, 3 F.3d 49 (2d Cir. 1993). So long as the decision to

assume or reject is a reasonable exercise of business judgment, the court should approve the assumption or rejection of an unexpired lease. *See also NLRB v. Bildisco and Bildisco*, 465 U.S. 513, 523 (1984); *Group of Institutional Investors v. Chicago M. St. P. & P. R. R. Co.*, 318 U.S. 523, 550-51 (1943).

17. Rejection of an executory contract or unexpired lease is appropriate where rejection of the contract or lease would benefit the estate. *See Sharon Steel Corp. v. Nat'l Fuel Gas Distribution Corp. (In re Sharon Steel Corp.)*, 872 F.2d 36, 40 (3d Cir. 1989). The standard for rejection is satisfied when a trustee or debtor has made a business determination that rejection will benefit the estate. *See Commercial Fin. Ltd. v. Hawaii Dimensions, Inc. (In re Hawaii Dimensions, Inc.)*, 47 B.R. 425, 427 (D. Haw. 1985) (“under the business judgment test, a court should approve a debtor’s proposed rejection if such rejection will benefit the estate.”).

18. The Debtors seek authority, but not direction, to reject the Rejected Leases, in accordance with principles of sound business judgment and the circumstances of these cases. The Rejected Leases are, and will continue to be, a burden to the Debtors’ estates. The Debtors will vacate the Leased Premises on, or prior to, the Rejection Date, as the Rejected Leases no longer provide any net economic benefit to the Debtors’ estates.

19. Additionally, the Debtors have determined, in their reasonable business judgment, that there is no net benefit that can be realized from an attempt to market and assign the Rejected Leases. As a result, the Debtors have determined that the cost to the Debtors of continuing to occupy the Leased Premises under the Rejected Leases, and of performing the Debtors’ obligations under the Rejected Leases and incurring unnecessary administrative expenses, is burdensome, and that rejection of the Rejected Leases is, thus, in the best interests of the Debtors’ estates and their

creditors. For all of the above reasons, the Debtors submit that rejection of the Rejected Leases is in the best interests of the Debtors' estates and their creditors, and other parties in interest.

B. Authorizing the Debtors to Abandon any Personal Property Remaining at the Leased Premises as of the Rejection Date is Appropriate.

20. In the event that any Personal Property remains on any of the Leased Premises as of the Rejection Date, the Debtors request authority to abandon such Personal Property, pursuant to section 554(a) of the Bankruptcy Code, with such abandonment being effective as of the Rejection Date.

21. Section 554(a) of the Bankruptcy Code provides that “[a]fter notice and a hearing, the [debtor] may abandon any property of the estate that is burdensome to the estate or that is of inconsequential value and benefit to the estate.” 11 U.S.C. § 554(a). The right to abandon is virtually unfettered, unless abandonment of the property will contravene laws designed to protect public health and safety and the property poses an imminent threat to the public's welfare. *See In re Midlantic Nat'l Bank*, 474 U.S. 494, 501 (1986). Neither of these limitations is relevant in this case.

22. The Debtors submit that any abandoned Personal Property is of inconsequential value or burdensome to the Debtors' estates to remove. Among other things, the Debtors believe that the cost of retrieving, marketing, and reselling the abandoned Personal Property outweighs any recovery that the Debtors and their estates could reasonably hope to attain for such Personal Property. For the avoidance of doubt, the Debtors will not abandon any Personal Property containing any 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 name, social security number, date of birth, government-issued identification number, account number, and credit or debit card number). As a result, the Debtors have determined, in

their business judgment, that the abandonment of any such Personal Property, effective as of the Rejection Date, is a sound exercise of their business judgment, and is necessary, prudent, and in the best interests of the Debtors, their estates, and creditors.

C. Claims Bar Date

23. As set forth above, the Counterparties may seek to assert claims in connection with the Rejected Leases or the rejection or termination of the Rejected Leases.

24. Rule 3003(c)(3) of the Federal Rules of Bankruptcy Procedure (the “Bankruptcy Rules”) provides: “[t]he court shall fix . . . the time within which proofs of claim may be filed.” Bankruptcy Rule 2002(a)(7) requires at least twenty-one days’ notice by mail of the time fixed for filing proofs of claim and interest pursuant to Bankruptcy Rule 3003(c)(3).

25. The Debtors further request by this Motion that the Court fix the claims bar date with respect to the Rejected Leases to be the later of (i) the claims bar date to be established by the Court for all holders of general unsecured claims or (ii) thirty (30) days after the Rejection Date, failing which such claim or claims by the Counterparties shall be forever barred.

26. The Debtors reserve any and all rights to object to any rejection damage claims or other claims filed by any Counterparty.

Reservation of Rights

27. Nothing contained herein should be construed as a waiver of any of the Debtors’ rights, defenses, or counterclaims with respect to any of the Rejected Leases. Nor does anything contained herein constitute an acknowledgement that a particular Rejected Lease constitutes an unexpired lease of nonresidential real property under section 365 of the Bankruptcy Code, and has not otherwise expired by its own terms or upon agreement of the parties as of the date hereof. Further, nothing contained herein is intended or shall be construed as: (i) an admission as to the

validity, amount or priority of any claim against the Debtors; (ii) a waiver of the Debtors' rights to dispute any claim; (iii) a promise or requirement to pay any claim; (iv) a waiver of any claim or cause of action of the Debtors that exists against any entity; (v) a ratification or assumption of any agreement, contract or lease under section 365 of the Bankruptcy Code; (vi) a waiver of limitation of the Debtors' rights under the Bankruptcy Code, any other applicable law or any agreement; or (vii) an admission or concession by the Debtors that any lien is valid, and the Debtors expressly reserve and preserve their rights to contest the extent, validity, or perfection, or seek avoidance of, any lien.

WHEREFORE, the Debtors respectfully request that the Court enter an Order in the form attached hereto as **Exhibit B** granting the relief requested herein and granting such other and further relief as is just and proper.

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Dated: May 20, 2024

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Respectfully submitted,

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Filer's Attestation: Pursuant to Local Rule 1001-2(g)(3) regarding signatures, Paul Steven Singerman attests that concurrence in the filing of this paper has been obtained.

Proposed Counsel for Debtors and Debtors-in-Possession

Exhibit A

Rejected Leases

Item #	Debtor Counterparty	Rejection Counterparty	Store No.	Description of Contract	Description of Lease
1)	RED LOBSTER HOSPITALITY LLC	100 IH 35 NORTH OWNER LLC 701 N. FORT LAUDERDALE BEACH BLVD #1604 ATTN: GRIFFIN BROCK FORT LAUDERDALE, FLORIDA 33304	RL1_0844	LEASE FOR STORE #844 100 IH 35 NORTH, SAN MARCOS, TEXAS	UNEXPIRED LEASE
2)	RED LOBSTER HOSPITALITY LLC	10920 MOORPARK LLC 650 S HILL ST STE M 11 LOS ANGELES, CALIFORNIA 90014-1748 ALIN URUN 17914 MEDLEY DR ENCINO, CALIFORNIA 91316-4341	RL1_0039	LEASE FOR STORE #39 5110 N 9TH AVE, PENSACOLA, FLORIDA	UNEXPIRED LEASE
3)	RED LOBSTER RESTAURANTS LLC	1120 SOUTH WALTON PARTNERS LLC 4320 INDUSTRIAL DRIVE FORT SMITH, ARKANSAS 72916-9194	RL1_6225	LEASE FOR STORE #6225 7401 ROGERS AVE., FORT SMITH, ARKANSAS	UNEXPIRED LEASE
4)	RED LOBSTER RESTAURANTS LLC	1229 RICHMOND LLC C/O HENRY GOLDBERG 11 MILLER POINT RD BREMEN, MAINE 04551-3500	RL1_0251	LEASE FOR STORE #251 8009 WEST BROAD STREET, RICHMOND, VIRGINIA	UNEXPIRED LEASE
5)	RED LOBSTER HOSPITALITY LLC	13612 HARBOR BOULEVARD, LLC 2058 N. MILLS AVENUE, SUITE 435 CLAREMONT, CALIFORNIA 91711	RL1_0157	LEASE FOR STORE #157 8900 GOLDEN VALLEY ROAD, GOLDEN VALLEY, MINNESOTA	UNEXPIRED LEASE
6)	RED LOBSTER HOSPITALITY LLC	2328 COMMERCIAL WAY PROPERTIES LLC ATTN EDEN 1 E ERIE ST STE 525-4833 CHICAGO, ILLINOIS 60611-2740	RL1_0696	LEASE FOR STORE #696 2328 COMMERCIAL WAY, SPRING HILL, FLORIDA	UNEXPIRED LEASE
7)	RED LOBSTER RESTAURANTS LLC	2620 MCFARLAND BLVD EAST LLC 28 SUNSET DR TINTON FALLS, NEW JERSEY 07724-3234	RL1_0298	LEASE FOR STORE #298 2620 MCFARLAND BLVD. E, TUSCALOOSA, ALABAMA	UNEXPIRED LEASE
8)	RED LOBSTER HOSPITALITY LLC	32 BLANDING BOULEVARD OWNER LLC 841 GILBERT HIGHWAY ATTN: ALAN ZEISS FAIRFIELD, CONNECTICUT 06824	RL1_0257	LEASE FOR STORE #257 32 BLANDING BLVD, ORANGE PARK, FLORIDA	UNEXPIRED LEASE
9)	RED LOBSTER HOSPITALITY LLC	3815 SOUTH LAMAR, LP C/O RIVERSIDE RESOURCES 1221 SOUTH MOPAC EXPRESSWAY, SUITE 200 ATTN: LAURA BUCHANAN AUSTIN, TEXAS 78746	RL1_0314	LEASE FOR STORE #314 3815 S. LAMAR BLVD., AUSTIN, TEXAS	UNEXPIRED LEASE
10)	RED LOBSTER HOSPITALITY LLC	5950 NORTH FEDERAL INVESTMENTS LLC C/O GREG BERKOWITZ 2618 W. FULLERTON AVE., APT 4C ATTN: GREG BERKOWITZ CHICAGO, ILLINOIS 60647 WPE INVESTMENT #10, L.L.C. C/O HOWARD J. POWERS II 2900 W. BAY TO BAY BLVD., UNIT 1003 TAMPA, FLORIDA 33629	RL1_0029	LEASE FOR STORE #29 5950 N FEDERAL HWY, FORT LAUDERDALE, FLORIDA	UNEXPIRED LEASE
11)	RED LOBSTER HOSPITALITY LLC	95METCALF PROPERTIES INC 4705 CENTRAL STREET KANSAS CITY, MISSOURI 64112	RL1_6278	LEASE FOR STORE #6278 9475 METCALF AVENUE, OVERLAND PARK, KANSAS	UNEXPIRED LEASE
12)	RED LOBSTER HOSPITALITY LLC	AARK USA LLC 3026 MOSSER DRIVE ALLENTOWN, PENNSYLVANIA 18103	RL1_0348	LEASE FOR STORE #348 26320 U.S. 19TH NORTH, CLEARWATER, FLORIDA	UNEXPIRED LEASE
13)	RED LOBSTER HOSPITALITY LLC	ADVANCED HOUSING DEVELOPERS INC 1362 65TH STREET BROOKLYN, NEW YORK 11209	RL1_6246	LEASE FOR STORE #6246 617 N. ALAFAYA TRAIL, ORLANDO, FLORIDA	UNEXPIRED LEASE

Item #	Debtor Counterparty	Rejection Counterparty	Store No.	Description of Contract	Description of Lease
14)	RED LOBSTER HOSPITALITY LLC	AIB SHENANDOAH I, LLC C/O AIB HOUSTON I, L.P. ATTN: KLAUS THOMA, ESQ. 1980 POST OAK BOULEVARD, SUITE 720 HOUSTON, TEXAS 77056	RL1_6284	LEASE FOR STORE #6284 18446 INTERSTATE 45 SOUTH, SHENANDOAH, TEXAS	UNEXPIRED LEASE
15)	RED LOBSTER RESTAURANTS LLC	ALEXANDRIA SEAFOOD LLC 15942 SHADY GROVE ROAD GAITHERSBURG, MARYLAND 20877	RL1_0235	LEASE FOR STORE #235 555 S. VAN DORN STREET, ALEXANDRIA, VIRGINIA	UNEXPIRED LEASE
16)	RED LOBSTER HOSPITALITY LLC	ALR RACANELLI LLC C/O ANGELA POSILLICO 61 BAYVIEW AVE MASSAPEQUA, NEW YORK 11758-7218	RL1_0687	LEASE FOR STORE #687 4109 WILDER ROAD, BAY CITY, MICHIGAN	UNEXPIRED LEASE
17)	RED LOBSTER HOSPITALITY LLC	ALVA INVESTMENT CORP 8950 SW 74 CT SUITE 1901 MIAMI, FLORIDA 33156	RL1_0332	LEASE FOR STORE #332 2000 UNIVERSITY DR, CORAL SPRINGS, FLORIDA	UNEXPIRED LEASE
18)	RED LOBSTER RESTAURANTS LLC	AUGUST AMERICA, LLC C/O KUZMAK-WILLIAMS, LLC (KWA GROUP) 206 NEW LONDON TURNPIKE ATTN: DIANNA WILSON GLASTONBURY, CONNECTICUT 06033	RL1_6347	LEASE FOR STORE #6347 320 UNIVERSAL DRIVE NORTH, NORTH HAVEN, CONNECTICUT	UNEXPIRED LEASE
19)	RED LOBSTER HOSPITALITY LLC	BAY PLAZA WEST, LLC C/O PRESTIGE PROPERTIES & DEVELOPMENT CO.,INC. 546 FIFTH AVNUE 15TH FLOOR ATTN: JOSEPH COMPARETTO, SR. VP NEW YORK, NEW YORK 10036	RL1_0469	LEASE FOR STORE #469 2090 BARTOW AVENUE, BRONX, NEW YORK	UNEXPIRED LEASE
20)	RED LOBSTER RESTAURANTS LLC	BENJAMIN MARKS DBA BLI HOLDINGS LLC 252 SHORE CT LAUDERDALE BY THE SEA, FLORIDA 33308-5031	RL1_0572	LEASE FOR STORE #572 3109 SPOTSYLVANIA MALL DRIVE, FREDERICKSBURG, VIRGINIA	UNEXPIRED LEASE
21)	RED LOBSTER RESTAURANTS LLC	BIG RED LLC C/O BRYAN W FAIRFIELD MANAGER 6121 OLD STATE ROAD 25 N LAFAYETTE, INDIANA 47905-9718	RL1_0610	LEASE FOR STORE #610 4353 FRANKLIN STREET, MICHIGAN CITY, INDIANA	UNEXPIRED LEASE
22)	RED LOBSTER HOSPITALITY LLC	BLUE TREE PROPERTIES OH, LLC 2215 TOTTENHAM ROAD ATTN: BRADY ERICSON, MANAGER BLOOMFIELD HILLS, MICHIGAN 48301	RL1_0580	LEASE FOR STORE #580 2340 TIFFIN AVENUE, FINDLAY, OHIO	UNEXPIRED LEASE
23)	RED LOBSTER RESTAURANTS LLC	BROWN-BELKIN RL, LLC 9805 BABBITT AVENUE ATTN: DEBBIE BELKIN NORTHRIDGE, CALIFORNIA 91325	RL1_6325	LEASE FOR STORE #6325 2679 ADAMS FARM DR., COLUMBUS, GEORGIA	UNEXPIRED LEASE
24)	RED LOBSTER HOSPITALITY LLC	CENTURY PLAZA COMMERCIAL LLC C/O CENTURY PLAZA CORPORATION 1800 WILLOW PASS COURT ATTN: STEFANIE RENWICK CONCORD, CALIFORNIA 94520	RL1_0653	LEASE FOR STORE #653 4095 CENTURY BLVD, PITTSBURG, CALIFORNIA	UNEXPIRED LEASE
25)	RED LOBSTER RESTAURANTS LLC	CLOUD ENTERPRISES CORPORATION INC 241 SOMERSET DRIVE GADSDEN, ALABAMA 35901-5743	RL1_0688	LEASE FOR STORE #688 895 BARNES CROSSING ROAD, TUPELO, MISSISSIPPI	UNEXPIRED LEASE
26)	RED LOBSTER HOSPITALITY LLC	COUNTRY ORCHARD ESTATES INC C/O DAVE BURTON AND SHERRY BURTON 277 LA COLINA DRIVE REDLANDS, CALIFORNIA 92374-8246	RL1_6374	LEASE FOR STORE #6374 5010 EAST 2ND STREET, CASPER, WYOMING	UNEXPIRED LEASE
27)	RED LOBSTER RESTAURANTS LLC	CURRY INVESTMENT COMPANY 2700 NE KENDALLWOOD PKWY STE 208 ATTN: ELLEN M. TODD, PRESIDENT GLADSTONE, MISSOURI 64119	RL1_0060	LEASE FOR STORE #60 4328 NOLAND RD, INDEPENDENCE, MISSOURI	UNEXPIRED LEASE

Item #	Debtor Counterparty	Rejection Counterparty	Store No.	Description of Contract	Description of Lease
28)	RED LOBSTER HOSPITALITY LLC	DENNIS LAPIDUS DBA MBI RED LOB LLC 11340 LONGWATER CHASE CT FORT MYERS, FLORIDA 33908-4923	RL1_0435	LEASE FOR STORE #435 5690 IRLO BRONSON MEMORIAL HWY, KISSIMMEE, FLORIDA	UNEXPIRED LEASE
29)	RED LOBSTER HOSPITALITY LLC	DIAJEFF LLC C/O KIN PROPERTIES, INC. 185 NW SPANISH RIVER BLVD., SUITE 100 ATTN: GENERAL COUNSEL BOCA RATON, FLORIDA 33431	RL1_0019	LEASE FOR STORE #19 6151 34TH STREET NORTH, SAINT PETERSBURG, FLORIDA	UNEXPIRED LEASE
30)	RED LOBSTER HOSPITALITY LLC	DRURY DEVELOPMENT CORPORATION ATTN MELINDA STEAMER LEASE ADMINISTRATOR 13075 MANCHESTER RD STE 200 SAINT LOUIS, MISSOURI 63131-1836	RL1_6286	LEASE FOR STORE #6286 6500 MILLER LANE, DAYTON, OHIO	UNEXPIRED LEASE
31)	RED LOBSTER HOSPITALITY LLC	EGE5 LLC 2011 BREWSTER DR FRANKLIN, TENNESSEE 37067-8597	RL1_6310	LEASE FOR STORE #6310 5815 N. LOOP 1604 WEST, SAN ANTONIO, TEXAS	UNEXPIRED LEASE
32)	RED LOBSTER HOSPITALITY LLC	EIRREK RLF LLC 12672 CARA CARA LOOP BRADENTON, FLORIDA 34212-2948	RL1_0345	LEASE FOR STORE #345 6638 LAKE WORTH ROAD, LAKE WORTH, FLORIDA	UNEXPIRED LEASE
33)	RED LOBSTER HOSPITALITY LLC	FAR HORIZONS TRAILER VILLAGE LLC 7682 CALLAWAY DR RANCHO MURIETA, CALIFORNIA 95683-9268	RL1_0323	LEASE FOR STORE #323 6231 SUNRISE BLVD, CITRUS HEIGHTS, CALIFORNIA	UNEXPIRED LEASE
34)	RED LOBSTER HOSPITALITY LLC	FIRST ARIZONA RL ASSOCIATES LLC 80 NASHUA RD STE A4 LONDONDERRY, NEW HAMPSHIRE 03053-3419	RL1_6333	LEASE FOR STORE #6333 1521 S. YUMA PALMS PARKWAY, YUMA, ARIZONA	UNEXPIRED LEASE
35)	RED LOBSTER RESTAURANTS LLC	FK PROPERTIES LLC ATTN GLENN M ROCCA 20 HARRISON AVENUE WALDWICK, NEW JERSEY 07463-1757	RL1_0438	LEASE FOR STORE #438 3003 ROUTE 130 SOUTH, DELRAN, NEW JERSEY	UNEXPIRED LEASE
36)	RED LOBSTER HOSPITALITY LLC	FREEWAY COMPANY LLC/AEG 17 LLC/GRACIELOU LLC C/O LARCO MANAGEMENT LLC 455 CENTRAL PARK AVENUE SUITE 204 SCARSDALE, NEW YORK 10583	RL1_6226	LEASE FOR STORE #6226 1901 N. PROSPECT AVE., CHAMPAIGN, ILLINOIS	UNEXPIRED LEASE
37)	RED LOBSTER HOSPITALITY LLC	FRISCO 3056 PRESTON LLC C/O SARITHA KATIKANENI 12 SUGAR SHACK DR WEST LAKE HILLS, TEXAS 78746-4630	RL1_6245	LEASE FOR STORE #6245 3056 PRESTON ROAD, FRISCO, TEXAS	UNEXPIRED LEASE
38)	RED LOBSTER HOSPITALITY LLC	GALO PROPERTIES INC C/O GP TEXARKANA LLC PO BOX 4505 WAYNE, NEW JERSEY 07474-4505	RL1_6304	LEASE FOR STORE #6304 3002 SAINT MICHAEL DRIVE, TEXARKANA, TEXAS	UNEXPIRED LEASE
39)	RED LOBSTER RESTAURANTS LLC	GINA EL SINEITTI ESTATE C/O ZAKI EL KODSI, EXECUTOR 804 BOARDWALK PLACE ATTN: ZAKI EL KODSI REDWOOD CITY, CALIFORNIA 94065	RL1_0153	LEASE FOR STORE #153 709 INDEPENDENCE BLVD., VIRGINIA BEACH, VIRGINIA	UNEXPIRED LEASE
40)	RED LOBSTER RESTAURANTS LLC	GLR PROPERTY MANAGEMENT LLC 22 ELLSWORTH DRIVE ATTN: CEM GULER WARREN, NEW JERSEY 07059	RL1_0563	LEASE FOR STORE #563 4639 OUTER LOOP, LOUISVILLE, KENTUCKY	UNEXPIRED LEASE
41)	RED LOBSTER HOSPITALITY LLC	GRAND ROBSTER LLC; LOMPOC JACK LLC; HANDY HARDEES LLC 15915 VENTURA BLVD., PH2 ENCINO, CALIFORNIA 91436	RL1_0129	LEASE FOR STORE #129 3920 28TH STREET. S.E., KENTWOOD, MICHIGAN	UNEXPIRED LEASE

Item #	Debtor Counterparty	Rejection Counterparty	Store No.	Description of Contract	Description of Lease
42)	RED LOBSTER RESTAURANTS LLC	GREENTREE APARTMENTS, LLC 8655 CITIZENS DRIVE, SUITE 201 WILSONVILLE, OREGON 97070	RL1_0484	LEASE FOR STORE #484 2885 23RD AVE, GREELEY, COLORADO	UNEXPIRED LEASE
43)	RED LOBSTER HOSPITALITY LLC	GRUPO TFJ PROPERTIES A FLORIDA LIMITED LIABILITY 13100 BISCAYNE BOULEVARD NORTH MIAMI, FLORIDA 33181	RL1_0464	LEASE FOR STORE #464 13300 BISCAYNE BLVD., NORTH MIAMI, FLORIDA	UNEXPIRED LEASE
44)	RED LOBSTER HOSPITALITY LLC	GTL PROPERTIES, LLLP 3271 S HIGHLAND DR STE 704 ATTN: KATHERINE GURULE LAS VEGAS, NEVADA 89109	RL1_0693	LEASE FOR STORE #693 1180 ADMIRAL CALLAGHAN LANE, VALLEJO, CALIFORNIA	UNEXPIRED LEASE
45)	RED LOBSTER HOSPITALITY LLC	GUIMA BRAZIL USA, LLC C/O ALGEBRA INVESTMENTS & REALTY CORP. 3363 NE 163RD STREET, SUITE 506 NORTH MIAMI BEACH, FLORIDA 33160	RL1_6205	LEASE FOR STORE #6205 2355 W. NEW HAVEN AVE., MELBOURNE, FLORIDA	UNEXPIRED LEASE
46)	RED LOBSTER RESTAURANTS LLC	HARWELL CAPITAL, LLC 4600 ROSWELL ROAD, BLDG. H868 ATTN: COREY & CALEB HARWELL ALTANTA, GEORGIA 30342	RL1_0273	LEASE FOR STORE #273 700 SHORTER AVE NW, ROME, GEORGIA	UNEXPIRED LEASE
47)	RED LOBSTER HOSPITALITY LLC	HENDRIE FAMILY PROPERTIES, LLC 100 S.E. 2ND STREET, SUITE 3400 ATTN: JOHN D. HENDRIE, MANAGER MIAMI, FLORIDA 33131	RL1_0458	LEASE FOR STORE #458 326 MIRACLE STRIP PKWY S.W., FORT WALTON BEACH, FLORIDA	UNEXPIRED LEASE
48)	RED LOBSTER HOSPITALITY LLC	HERZMAN NIECES EXEMPT TRUST U/D/T DECEMBER 15, 1972 P.O. BOX 3129 ATTN: CHRISTINE B. CUNNING, TRUSTEE SAN DIEGO, CALIFORNIA 92163-1129	RL1_0494	LEASE FOR STORE #494 1604 N STATE ROAD ROUTE 50, BOURBONNAIS, ILLINOIS	UNEXPIRED LEASE
49)	RED LOBSTER RESTAURANTS LLC	HORLBECK, LLC, ALEXANDER G. THOMPSON, RUTH ANN CURRY, TRUSTEE OF THE RUTH ANN CURRY TRUST #1 DATED OCTOBER 12, 1994, AND MG ASSOCIATES, LLC C/O THOMPSON & COMPANY PO BOX 50909 COLUMBIA, SOUTH CAROLINA 29250	RL1_0172	LEASE FOR STORE #172 1270 KNOX ABBOTT DRIVE, CAYCE, SOUTH CAROLINA	UNEXPIRED LEASE
50)	RED LOBSTER HOSPITALITY LLC	HUNTER EQUITIES 309 LLC DBA YYRL SOUTH PADRE ISLAND DRIVE OWNER LLC AND INDEPENDENCE PROPERTIES 348 LLC DBA YYRL SOUTH PADRE ISLAND DRIVE OWNER 2 LLC DBA YYRL SOUTH PADRE ISLAND DRIVE OWNER LLC C/O FEDERMAN STEIFMAN LLP NEW YORK, NEW YORK 10017	RL1_0163	LEASE FOR STORE #163 5825 SOUTH PADRE ISLAND DRIVE, CORPUS CHRISTI, TEXAS	UNEXPIRED LEASE
51)	RED LOBSTER RESTAURANTS LLC	JAKS LLC C/O HAN MOK KIM 16607 HARBOUR TOWN DRIVE ASHTON, MARYLAND 20861-4082	RL1_0231	LEASE FOR STORE #231 10325 FAIRFAX BLVD, FAIRFAX, VIRGINIA	UNEXPIRED LEASE
52)	RED LOBSTER RESTAURANTS LLC	JFCF INVEST-3 LLC ATTN GLENN M ROCCA 20 HARRISON AVENUE WALDWICK, NEW JERSEY 07463-1757	RL1_0850	LEASE FOR STORE #850 5400 NATIONAL ROAD EAST, RICHMOND, INDIANA	UNEXPIRED LEASE
53)	RED LOBSTER RESTAURANTS LLC	JUAN SMYRNA OWNER LLC 118 KNICKERBOCKER AVE ATTN: RUBY PEREZ BROOKLYN, NEW YORK 11237	RL1_0392	LEASE FOR STORE #392 2579 COBB PARKWAY, SMYRNA, GEORGIA	UNEXPIRED LEASE
54)	RED LOBSTER HOSPITALITY LLC	K.I.R. COPIAGUE L.P. C/O KIMCO REALTY CORPORATION 3333 NEW HYDE PARK ROAD SUITE 100 P.O. BOX 5020 NEW HYDE PARK, NEW YORK 11042-0020	RL1_0614	LEASE FOR STORE #614 801 SUNRISE HIGHWAY, COPIAGUE, NEW YORK	UNEXPIRED LEASE

Item #	Debtor Counterparty	Rejection Counterparty	Store No.	Description of Contract	Description of Lease
55)	RED LOBSTER HOSPITALITY LLC	KEYSTONE FIESTA PLAZA LLC 3776 N 1ST AVE STE 200 TUCSON, ARIZONA 85719-1610	RL1_0369	LEASE FOR STORE #369 5061 NORTH ORACLE ROAD, TUCSON, ARIZONA	UNEXPIRED LEASE
56)	RED LOBSTER HOSPITALITY LLC	KIMCO REALTY CORPORATION DBA NORTH VALLEY PLAZA LLC PO BOX 30344 TAMPA, FLORIDA 33630-3344	RL1_0867	LEASE FOR STORE #867 7921 WEST BELL RD., PEORIA, ARIZONA	UNEXPIRED LEASE
57)	RED LOBSTER RESTAURANTS LLC	KING OF PRUSSIA PA RETAIL LLC C/O GERSHENSON REALTY AND INVESTMENT LLC 31500 NORTHWESTERN HWY STE 100 FARMINGTON HILLS, MICHIGAN 48334-2568	RL1_0778	LEASE FOR STORE #778 425 W. DEKALB PIKE, KING OF PRUSSIA, PENNSYLVANIA	UNEXPIRED LEASE
58)	RED LOBSTER HOSPITALITY LLC	KNOX & AMERICAN I, LLC 1000 W 80TH STREET BLOOMINGTON, MINNESOTA 55420	RL1_0249	LEASE FOR STORE #249 1951 AMERICAN BLVD WEST, BLOOMINGTON, MINNESOTA	UNEXPIRED LEASE
59)	RED LOBSTER HOSPITALITY LLC	KPLP II LLC 5680 E CUTTING HORSE LANE KUNA, IDAHO 83634-1449	RL1_0284	LEASE FOR STORE #284 4401 KEMP BLVD., WICHITA FALLS, TEXAS	UNEXPIRED LEASE
60)	RED LOBSTER HOSPITALITY LLC	LEVINE FAMILY TRUST 8929 UNIVERSITY CENTER LN STE 100 SAN DIEGO, CALIFORNIA 92122-1007	RL1_0545	LEASE FOR STORE #545 7800 BEDFORD-EULESS ROAD, NORTH RICHLAND HILLS, TEXAS	UNEXPIRED LEASE
61)	RED LOBSTER HOSPITALITY LLC	LIMESTONE REDLOB, LLC C/O ORION INVESTMENT AND MANAGEMENT LTD. CORP. 200 S. BISAYNE BLVD, SIXTH FLOOR MIAMI, FLORIDA 33131	RL1_0033	LEASE FOR STORE #33 2201 PALM BEACH LAKES BLVD., WEST PALM BEACH, FLORIDA	UNEXPIRED LEASE
62)	RED LOBSTER RESTAURANTS LLC	LPK HOLDINGS, LLC AND BPW, INC. 61 SPRING VALLEY LANE ATTN: DEBORAH FLAHERTY PITTSBURGH, PENNSYLVANIA 15238	RL1_0229	LEASE FOR STORE #229 4766 MCKNIGHT ROAD, PITTSBURGH, PENNSYLVANIA	UNEXPIRED LEASE
63)	RED LOBSTER HOSPITALITY LLC	LPRE HOLDINGS LLC 1411 W. 190TH ST., SUITE 465 ATTN: DANIEL PARK GARDENA, CALIFORNIA 90248	RL1_0516	LEASE FOR STORE #516 195 E. HOSPITALITY LANE, SAN BERNARDINO, CALIFORNIA	UNEXPIRED LEASE
64)	RED LOBSTER HOSPITALITY LLC	LYN-IO WASHINGTON LLC C/O FEDERMAN STEIFMAN LLP 220 EAST 42ND STREET, 29TH FLOOR ATTN: MICHAEL FEDERMAN NEW YORK, NEW YORK 10017	RL1_0481	LEASE FOR STORE #481 4231 196TH SW, LYNNWOOD, WASHINGTON	UNEXPIRED LEASE
65)	RED LOBSTER HOSPITALITY LLC	MEILE INVESTMENT, LLC D/B/A DOUBLETREE BY HILTON MONROVIA-PASADENA 924 W. HUNTINGTON DRIVE MONROVIA, CALIFORNIA 91016	RL1_0651	LEASE FOR STORE #651 928 W. HUNTINGTON AVE., MONROVIA, CALIFORNIA	UNEXPIRED LEASE
66)	RED LOBSTER HOSPITALITY LLC	MILPITAS TOWN CENTER 2008 LP C/O SHAPPELL PROPERTIES INC 1990 S BUNDY DRIVE STE 500 LOS ANGELES, CALIFORNIA 90025-5245	RL1_0532	LEASE FOR STORE #532 503 E. CALAVERAS BLVD., MILPITAS, CALIFORNIA	UNEXPIRED LEASE
67)	RED LOBSTER RESTAURANTS LLC	MOORLAND MEDICINE LLC 8804 POTOMAC STATION LN POTOMAC, MARYLAND 20854-3983	RL1_0055	LEASE FOR STORE #55 6550 TARA BLVD, JONESBORO, GEORGIA	UNEXPIRED LEASE
68)	RED LOBSTER RESTAURANTS LLC	NADG NNN RLOB MAY NJ LP C/O NADG NNN PROPERTY FUND LP 3131 MCKINNEY AVE STE L10 DALLAS, TEXAS 75204-2430	RL1_0575	LEASE FOR STORE #575 4411 BLACK HORSE PIKE, MAYS LANDING, NEW JERSEY	UNEXPIRED LEASE

Item #	Debtor Counterparty	Rejection Counterparty	Store No.	Description of Contract	Description of Lease
69)	RED LOBSTER HOSPITALITY LLC	NEXTGEN WOODSIDE REALTY LLC DBA WOODSIDE PARMA LLC 7845 COLONY RD STE C4-242 CHARLOTTE, NORTH CAROLINA 28226-7681	RL1_0116	LEASE FOR STORE #116 7607 DAY DRIVE, PARMA, OHIO	UNEXPIRED LEASE
70)	RED LOBSTER RESTAURANTS LLC	OUTER BANKS LIMITED PARTNERSHIP 4212 31ST ST N ARLINGTON, VIRGINIA 22207-4114	RL1_0550	LEASE FOR STORE #550 935 WAYNE AVE, CHAMBERSBURG, PENNSYLVANIA	UNEXPIRED LEASE
71)	RED LOBSTER RESTAURANTS LLC	PARED MOTEL ASSOCIATES LLC COMFORT INN AND SUITES PARAMUS 211 ROUTE 17 SOUTH PARAMUS, NEW JERSEY 07652	RL1_0302	LEASE FOR STORE #302 211 ROUTE 17 S, PARAMUS, NEW JERSEY	UNEXPIRED LEASE
72)	RED LOBSTER HOSPITALITY LLC	PECONIC LLC 740 ST NICHOLSON DRIVE NEW YORK, NEW YORK 10031	RL1_0079	LEASE FOR STORE #79 3801 CLEVELAND AVE, FORT MYERS, FLORIDA	UNEXPIRED LEASE
73)	RED LOBSTER HOSPITALITY LLC	PINE VIEW ENTERPRISES LLC 10231 PRESTWICK TRL LONE TREE, COLORADO 80124-9747	RL1_6209	LEASE FOR STORE #6209 1915 S WANAMAKER ROAD, TOPEKA, KANSAS	UNEXPIRED LEASE
74)	RED LOBSTER RESTAURANTS LLC	PINE VIEW VILLAGE, LLC C/O PINE VIEW ENTERPRISES LLC 10231 PRESTWICK TRAIL LONE TREE, COLORADO 80124	RL1_0364	LEASE FOR STORE #364 4925 N ACADEMY BLVD, COLORADO SPRINGS, COLORADO	UNEXPIRED LEASE
75)	RED LOBSTER HOSPITALITY LLC	PINLEN LUBBOCK LLC C/O THE DAVIDMAN GROUP INC 1095 WOLVERTON E BOCA RATON, FLORIDA 33434-4530	RL1_0169	LEASE FOR STORE #169 5034 50TH STREET, LUBBOCK, TEXAS	UNEXPIRED LEASE
76)	RED LOBSTER HOSPITALITY LLC	PORT MCDONALD INC; JH DREYFUS LLC AND BERTHA AIKEN LLC PO BOX 481149 DELRAY BEACH, FLORIDA 33448-1149	RL1_0108	LEASE FOR STORE #108 5936 INTERNATIONAL DRIVE, ORLANDO, FLORIDA	UNEXPIRED LEASE
77)	RED LOBSTER RESTAURANTS LLC	PRSS LLC C/O POORNACHANDER UPPALA 2407 RAINFLOWER MEADOW LN KATY, TEXAS 77494-7809	RL1_0310	LEASE FOR STORE #310 3131 RANGE LINE RD., JOPLIN, MISSOURI	UNEXPIRED LEASE
78)	RED LOBSTER HOSPITALITY LLC	QUEENSBURY PLAZA I, LLC C/O FLAUM MANAGEMENT COMPANY, INC. 400 ANDREWS STREET, SUITE 500 ROCHESTER, NEW YORK 14604	RL1_0788	LEASE FOR STORE #788 750 UPPER GLEN STREET, QUEENSBURY, NEW YORK	UNEXPIRED LEASE
79)	RED LOBSTER HOSPITALITY LLC	R&H PROPERTIES LP 2243 E DEL RAE DR FLAGSTAFF, ARIZONA 86005-2763	RL1_6220	LEASE FOR STORE #6220 8909 US HIGHWAY 19, PORT RICHEY, FLORIDA	UNEXPIRED LEASE
80)	RED LOBSTER HOSPITALITY LLC	RAI UNION REALTY, LLC AND RAI SAWAK, LLC C/O HOLM & O'HARA LLP 3 WEST 35TH STREET, 9TH FLOOR NEW YORK, NEW YORK 10001	RL1_0075	LEASE FOR STORE #75 215 E MERRITT ISLAND CAUSEWAY, MERRITT ISLAND, FLORIDA	UNEXPIRED LEASE
81)	RED LOBSTER HOSPITALITY LLC	RAYMARC R.E. LLC 1145 E. 80TH STREET, APT. 9GH NEW YORK, NEW YORK 10075	RL1_0330	LEASE FOR STORE #330 11601 N. DALE MABRY, TAMPA, FLORIDA	UNEXPIRED LEASE

Item #	Debtor Counterparty	Rejection Counterparty	Store No.	Description of Contract	Description of Lease
82)	RED LOBSTER HOSPITALITY LLC	RDHW MANAGEMENT LLC DBA ROD DE LLANO FAMILY PARTNERSHIP LP HERBERT AND ISABEL WOLFE, TRUSTEES OF THE WOLFE TRUST HOUSTON, TEXAS 77002-1056	RL1_6213	LEASE FOR STORE #6213 479 TELEGRAPH ROAD, WATERFORD, MICHIGAN	UNEXPIRED LEASE
83)	RED LOBSTER HOSPITALITY LLC	RED LOBSTER OF LAKELAND LLC 5194 SEAHORSE AVE NAPLES, FLORIDA 34103-2465	RL1_6208	LEASE FOR STORE #6208 3706 NORTH ROAD 98, LAKELAND, FLORIDA	UNEXPIRED LEASE
84)	RED LOBSTER HOSPITALITY LLC	RFH1 LLC DBA ROSEWATER FAMILY HOLDING LLC 372 W. KILBRIDGE DR., C/O DONALD J. ROSEWATER HIGHLAND HEIGHTS, OHIO 44143-3647	RL1_0109	LEASE FOR STORE #109 4990 MONROE ST, TOLEDO, OHIO	UNEXPIRED LEASE
85)	RED LOBSTER RESTAURANTS LLC	RGLI LLC 25 WOODHILL DRIVE ATTN: GORDON LI REDWOOD CITY, CALIFORNIA 94061	RL1_0485	LEASE FOR STORE #485 5151 HINKLEVILLE ROAD, PADUCAH, KENTUCKY	UNEXPIRED LEASE
86)	RED LOBSTER HOSPITALITY LLC	RIVERSIDE INCOME FUND I LP DBA 109 WEST ANDERSON LP C/O RIVERSIDE RESOURCES AUSTIN, TEXAS 78746-7625	RL1_0095	LEASE FOR STORE #95 109 W. ANDERSON LANE, AUSTIN, TEXAS	UNEXPIRED LEASE
87)	RED LOBSTER HOSPITALITY LLC	RJP RL I DRIVE LLC C/O ROBERT S GUERRERIO JR 132 E PROSPECT AVE MAMARONECK, NEW YORK 10543-3709	RL1_6303	LEASE FOR STORE #6303 9892 INTERNATIONAL DRIVE, ORLANDO, FLORIDA	UNEXPIRED LEASE
88)	RED LOBSTER HOSPITALITY LLC	RL ARIZONA LLC 124 MCCLEAN AVE STATEN ISLAND, NEW YORK 10305-4614	RL1_6218	LEASE FOR STORE #6218 2810 NORTH 75TH AVE., PHOENIX, ARIZONA	UNEXPIRED LEASE
89)	RED LOBSTER RESTAURANTS LLC	RL ENTERPRISES LLC 2615 DIAMONDWOOD DR CEDAR RAPIDS, IOWA 52403-1519	RL1_0747	LEASE FOR STORE #747 1100 BUCKEYE AVE., AMES, IOWA	UNEXPIRED LEASE
90)	RED LOBSTER RESTAURANTS LLC	RL KOKOMO LLC 1105 PELICAN LN HOLLYWOOD, FLORIDA 33019-5040	RL1_0297	LEASE FOR STORE #297 1900 S. U.S. 31 BY-PASS, KOKOMO, INDIANA	UNEXPIRED LEASE
91)	RED LOBSTER RESTAURANTS LLC	RL1AK LLC P.O. BOX 124 MAMARONECK, NEW YORK 10543	RL1_0202	LEASE FOR STORE #202 8407 W. MARKHAM STREET, LITTLE ROCK, ARKANSAS	UNEXPIRED LEASE
92)	RED LOBSTER RESTAURANTS LLC	RLCA PROPERTIES INC 1028 85TH STREET BROOKLYN, NEW YORK 11228	RL1_0285	LEASE FOR STORE #285 2131 NORTHGATE MALL DR, CHATTANOOGA, TENNESSEE	UNEXPIRED LEASE
93)	RED LOBSTER HOSPITALITY LLC	ROBERT MASCALL AND SUSAN WOODSELL MASCALL C/O TRUSTEES OF THE MASCALL FAMILY TRUST DATED OCT 14 2008 1700 SHERMAN AVE BURLINGAME, CALIFORNIA 94010-4800	RL1_0381	LEASE FOR STORE #381 2283 W. MARCH LANE, STOCKTON, CALIFORNIA	UNEXPIRED LEASE
94)	RED LOBSTER HOSPITALITY LLC	ROGER J. JANOW BANK TRUST C/O ROGER J JANOW 468 MEADOW ROAD APTOS, CALIFORNIA 95003	RL1_0122	LEASE FOR STORE #122 1422 REYNOLDS ROAD, MAUMEE, OHIO	UNEXPIRED LEASE
95)	RED LOBSTER HOSPITALITY LLC	RXR 5TS OWNER LLC C/O RXR REALTY LLC 625 RXR PLAZA UNIONDALE, NEW YORK 11556	RL1_6298	LEASE FOR STORE #6298 5 TIMES SQUARE, NYC/5, NEW YORK, NEW YORK	UNEXPIRED LEASE

Item #	Debtor Counterparty	Rejection Counterparty	Store No.	Description of Contract	Description of Lease
96)	RED LOBSTER HOSPITALITY LLC	RYG REALTY INC ATTN YURY GNESIN 17070 COLLINS AVE STE 255 ATTN: YURY GNESIN SUNNY ISLES BEACH, FLORIDA 33160-3635	RL1_0691	LEASE FOR STORE #691 603 N COCKRELL HILL ROAD, DUNCANVILLE, TEXAS	UNEXPIRED LEASE
97)	RED LOBSTER RESTAURANTS LLC	RYG REALTY INC ATTN YURY GNESIN 17070 COLLINS AVE STE 255 SUNNY ISLES BEACH, FLORIDA 33160-3635	RL1_0722	LEASE FOR STORE #722 304 A WESTERN BLVD., JACKSONVILLE, NORTH CAROLINA	UNEXPIRED LEASE
98)	RED LOBSTER HOSPITALITY LLC	SALINAS SHOPPING CENTER ASSOCIATES LP & HARDEN RANCH PLAZA ASSOCIATES LLC C/O CROSSPOINT REALTY SERVICES INC. 1526 NORTH MAIN STREET ATTN: PROPERTY MANAGER SALINAS, CALIFORNIA 93906	RL1_0617	LEASE FOR STORE #617 1720 N MAIN STREET, SALINAS, CALIFORNIA	UNEXPIRED LEASE
99)	RED LOBSTER HOSPITALITY LLC	SARL JV C/O DZMI 1250 WOOD BRANCH PARK DRIVE SUITE 100 HOUSTON, TEXAS 77079-1207	RL1_6240	LEASE FOR STORE #6240 17415 US 281 NORTH, SAN ANTONIO, TEXAS	UNEXPIRED LEASE
100)	RED LOBSTER HOSPITALITY LLC	SCF RC FUNDING IV LLC ATTN SERVICING 902 CARNEGIE CTR STE 520 PRINCETON, NEW JERSEY 08540-6531	RL1_0564	LEASE FOR STORE #564 255 GRAFF ROAD, S.E., NEW PHILADELPHIA, OHIO	UNEXPIRED LEASE

Exhibit B

Proposed Order

UNITED STATES BANKRUPTCY COURT
MIDDLE DISTRICT OF FLORIDA
ORLANDO DIVISION
www.flmb.uscourts.gov

IN RE:	Chapter 11 Cases
RED LOBSTER MANAGEMENT LLC, ¹	Case No. 6:24-bk-_____
RED LOBSTER RESTAURANTS LLC,	Case No. 6:24-bk-_____
RLSV, INC.,	Case No. 6:24-bk-_____
RED LOBSTER CANADA, INC.	Case No. 6:24-bk-_____
RED LOBSTER HOSPITALITY LLC	Case No. 6:24-bk-_____
RL KANSAS LLC	Case No. 6:24-bk-_____
RED LOBSTER SOURCING LLC	Case No. 6:24-bk-_____
RED LOBSTER SUPPLY LLC	Case No. 6:24-bk-_____
RL COLUMBIA LLC	Case No. 6:24-bk-_____
RL OF FREDERICK, INC.	Case No. 6:24-bk-_____
RED LOBSTER OF TEXAS, INC.	Case No. 6:24-bk-_____
RL MARYLAND, INC.	Case No. 6:24-bk-_____
RED LOBSTER OF BEL AIR, INC.	Case No. 6:24-bk-_____
RL SALISBURY, LLC,	Case No. 6:24-bk-_____
RED LOBSTER INTERNATIONAL HOLDINGS LLC	Case No. 6:24-bk-_____
 Debtors.	 (Joint Administration Pending)

¹ The Debtors in these chapter 11 cases, along with the last four digits of each Debtor's federal tax identification number are Red Lobster Management LLC (6889); Red Lobster Sourcing LLC (3075); Red Lobster Supply LLC (9187); RL Kansas LLC (2396); Red Lobster Hospitality LLC (5297); Red Lobster Restaurants LLC (4308); RL Columbia LLC (7825); RL of Frederick, Inc. (9184); RL Salisbury, LLC (7836); RL Maryland, Inc. (7185); Red Lobster of Texas, Inc. (1424); Red Lobster of Bel Air, Inc. (2240); RLSV, Inc. (6180); Red Lobster Canada, Inc. (4569); and Red Lobster International Holdings LLC (4661). The Debtors' principal offices are located at 450 S. Orange Avenue, Suite 800, Orlando, FL 32801.

ORDER GRANTING DEBTOR'S THIRD OMNIBUS MOTION FOR ORDER AUTHORIZING (A) REJECTION OF UNEXPIRED LEASES OF NON-RESIDENTIAL REAL PROPERTY *EFFECTIVE AS OF THE REJECTION DATE*, (B) ABANDONMENT OF ANY REMAINING PERSONAL PROPERTY LOCATED AT THE LEASED PREMISES, AND (C) FIXING A BAR DATE FOR CLAIMS OF COUNTERPARTIES

THIS MATTER came before the Court on [•] [•], 2024 at [•] [a.m./p.m.], in Orlando, Florida for a hearing (the "Hearing"),² upon the *Debtors' Third Omnibus Motion for Order Authorizing (A) Rejection of Unexpired Leases of Non-Residential Real Property Effective as of the Rejection Date, (B) Abandonment of Any Remaining Personal Property Located at the Leased Premises, and (C) Fixing a Bar Date for Claims of Counterparties* [ECF No. [•]] (the "Motion"). The Motion seeks entry of an order authorizing, but not directing, the above-captioned debtors (the "Debtors") to (a) reject the unexpired leases listed on Exhibit "A" to the Motion (the "Rejected Leases") and set forth in **Exhibit 1** hereto, effective as of the Rejection Date, (b) abandon any remaining Personal Property located at the Leased Premises, and (c) fix a bar date for filing of claims of the Counterparties to the Rejected Leases. The Court, having considered the Motion, finding that (i) the Court has jurisdiction over this matter pursuant to 28 U.S.C. §§ 157 and 1334, (ii) venue is proper before this Court pursuant to 28 U.S.C. §§ 1408 and 1409, (iii) this matter is core pursuant to 28 U.S.C. § 157(b)(2), (iv) the Court may enter a final order consistent with Article III of the United States Constitution, and (v) notice of the Motion and the Hearing thereon was sufficient under the circumstances and no other or further notice need be provided; and the Court having determined that the legal and factual bases set forth in the Motion, the First Day Declaration and at the Hearing establish just cause for the relief granted herein; and it appearing that the relief requested in the Motion is in the best interests of the Debtors, their estates, their creditors, and all

² Capitalized terms not otherwise defined herein shall have the meanings ascribed to them in the Motion.

parties in interest; and upon all of the proceedings had before the Court and after due deliberation and sufficient cause appearing therefor, it is **ORDERED** that:

1. The Motion is **GRANTED**.
2. The Rejected Leases listed on **Exhibit 1** attached hereto are rejected as of [insert date of hearing] (hereinafter, the “Rejection Date”).
3. The Debtors are authorized to abandon any Personal Property remaining at each Leased Premises pursuant to section 554(a) of the Bankruptcy Code effective as of the Rejection Date without the applicable Counterparty incurring liability to any person or entity, and upon such abandonment as of the Rejection Date, the Counterparty is permitted to use or dispose of any remaining property at such Leased Premises without notice or liability to the Debtors or any third person or entity. To the extent the Debtors seek to abandon Personal Property that contain any “personally identifiable information”, as that term is defined in section 101(41A) of the Bankruptcy Code, or other personal and/or confidential information about the Debtors’ employees and/or customers, or any other individual (the “Confidential Information”), the Debtors shall remove the Confidential Information from such property before abandonment.
4. Absent further Order of the Court, the Counterparty for each Rejected Lease must file a claim under section 502 of the Bankruptcy Code or other claims in connection with such Rejected Lease or the rejection, breach or termination of such Rejected Lease by the later of (i) the claims bar date [to be] already established by the Court for all holders of general unsecured claims or (ii) thirty (30) days after the Rejection Date, failing which such claim or claims by the Counterparty shall be forever barred absent further Order of the Court. The Debtors reserve all rights to contest any such claim and to contest the characterization of each Rejected Lease, as executory or not.

5. The Debtors do not waive any claims that the Debtors may have against the Counterparty to any Rejected Lease, whether or not such claims are related to such Rejected Lease.

6. Nothing herein shall prejudice the rights of the Debtors or any party in interest to argue that any of the Rejected Leases were terminated prior to the Petition Date, or that any claim for damages arising from the rejection of the Rejected Leases is limited to the remedies available under any applicable termination provision of such lease, sublease, or contract, as applicable, or that any such claim is an obligation of a third party, and not that of the Debtors or their estates.

7. Notwithstanding the relief granted in this Order and any actions taken pursuant to such relief, nothing in this Order shall be deemed: (a) an admission as to the amount of, basis for, or validity of any claim against the Debtors under the Bankruptcy Code, any foreign bankruptcy or insolvency law, or other applicable nonbankruptcy law; (b) a waiver of the Debtors' or any other party in interest's right to dispute any claim on any grounds; (c) a promise or requirement to pay any particular claim; (d) an implication or admission that any particular claim is of a type specified or defined in this Order or the Motion; (e) a request or authorization to assume, adopt, or reject any agreement, contract, or lease pursuant to section 365 of the Bankruptcy Code; (f) an admission to the validity, priority, enforceability, or perfection of any lien on, security interest in, or encumbrance on property of the Debtors' estates; or (g) a waiver of any claims or causes of action which may exist against any entity under the Bankruptcy Code or any other applicable law.

8. Nothing in the Motion or this Order shall be deemed or construed as an approval of an assumption of any lease, sublease, or contract pursuant to section 365 of the Bankruptcy Code, and all such rights are reserved.

9. Nothing contained in the Motion or this Order is intended or should be construed to create an administrative priority claim.

10. The Debtors are authorized to take all actions necessary to effectuate the relief granted pursuant to this Order in accordance with the Motion.

11. This Court shall retain jurisdiction with respect to all matters arising from or relating to the interpretation, implementation, or enforcement of this Order.

12. Notwithstanding Bankruptcy Rule 6004(h), 7062, or 9014, the terms and conditions of this Order shall be immediately effective and enforceable upon its entry.

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(Attorney Paul Steven Singerman is directed to serve a copy of this order on interested parties who do not receive service by CM/ECF and file a proof of service within three days of entry of the order.)

Exhibit 1

Rejected Leases

Item #	Debtor Counterparty	Rejection Counterparty	Store No.	Description of Contract	Description of Lease
1)	RED LOBSTER HOSPITALITY LLC	100 IH 35 NORTH OWNER LLC 701 N. FORT LAUDERDALE BEACH BLVD #1604 ATTN: GRIFFIN BROCK FORT LAUDERDALE, FLORIDA 33304	RL1_0844	LEASE FOR STORE #844 100 IH 35 NORTH, SAN MARCOS, TEXAS	UNEXPIRED LEASE
2)	RED LOBSTER HOSPITALITY LLC	10920 MOORPARK LLC 650 S HILL ST STE M 11 LOS ANGELES, CALIFORNIA 90014-1748 ALIN URUN 17914 MEDLEY DR ENCINO, CALIFORNIA 91316-4341	RL1_0039	LEASE FOR STORE #39 5110 N 9TH AVE, PENSACOLA, FLORIDA	UNEXPIRED LEASE
3)	RED LOBSTER RESTAURANTS LLC	1120 SOUTH WALTON PARTNERS LLC 4320 INDUSTRIAL DRIVE FORT SMITH, ARKANSAS 72916-9194	RL1_6225	LEASE FOR STORE #6225 7401 ROGERS AVE., FORT SMITH, ARKANSAS	UNEXPIRED LEASE
4)	RED LOBSTER RESTAURANTS LLC	1229 RICHMOND LLC C/O HENRY GOLDBERG 11 MILLER POINT RD BREMEN, MAINE 04551-3500	RL1_0251	LEASE FOR STORE #251 8009 WEST BROAD STREET, RICHMOND, VIRGINIA	UNEXPIRED LEASE
5)	RED LOBSTER HOSPITALITY LLC	13612 HARBOR BOULEVARD, LLC 2058 N. MILLS AVENUE, SUITE 435 CLAREMONT, CALIFORNIA 91711	RL1_0157	LEASE FOR STORE #157 8900 GOLDEN VALLEY ROAD, GOLDEN VALLEY, MINNESOTA	UNEXPIRED LEASE
6)	RED LOBSTER HOSPITALITY LLC	2328 COMMERCIAL WAY PROPERTIES LLC ATTN EDEN 1 E ERIE ST STE 525-4833 CHICAGO, ILLINOIS 60611-2740	RL1_0696	LEASE FOR STORE #696 2328 COMMERCIAL WAY, SPRING HILL, FLORIDA	UNEXPIRED LEASE
7)	RED LOBSTER RESTAURANTS LLC	2620 MCFARLAND BLVD EAST LLC 28 SUNSET DR TINTON FALLS, NEW JERSEY 07724-3234	RL1_0298	LEASE FOR STORE #298 2620 MCFARLAND BLVD. E, TUSCALOOSA, ALABAMA	UNEXPIRED LEASE
8)	RED LOBSTER HOSPITALITY LLC	32 BLANDING BOULEVARD OWNER LLC 841 GILBERT HIGHWAY ATTN: ALAN ZEISS FAIRFIELD, CONNECTICUT 06824	RL1_0257	LEASE FOR STORE #257 32 BLANDING BLVD, ORANGE PARK, FLORIDA	UNEXPIRED LEASE
9)	RED LOBSTER HOSPITALITY LLC	3815 SOUTH LAMAR, LP C/O RIVERSIDE RESOURCES 1221 SOUTH MOPAC EXPRESSWAY, SUITE 200 ATTN: LAURA BUCHANAN AUSTIN, TEXAS 78746	RL1_0314	LEASE FOR STORE #314 3815 S. LAMAR BLVD., AUSTIN, TEXAS	UNEXPIRED LEASE
10)	RED LOBSTER HOSPITALITY LLC	5950 NORTH FEDERAL INVESTMENTS LLC C/O GREG BERKOWITZ 2618 W. FULLERTON AVE., APT 4C ATTN: GREG BERKOWITZ CHICAGO, ILLINOIS 60647 WPE INVESTMENT #10, L.L.C. C/O HOWARD J. POWERS II 2900 W. BAY TO BAY BLVD., UNIT 1003 TAMPA, FLORIDA 33629	RL1_0029	LEASE FOR STORE #29 5950 N FEDERAL HWY, FORT LAUDERDALE, FLORIDA	UNEXPIRED LEASE
11)	RED LOBSTER HOSPITALITY LLC	95METCALF PROPERTIES INC 4705 CENTRAL STREET KANSAS CITY, MISSOURI 64112	RL1_6278	LEASE FOR STORE #6278 9475 METCALF AVENUE, OVERLAND PARK, KANSAS	UNEXPIRED LEASE
12)	RED LOBSTER HOSPITALITY LLC	AARK USA LLC 3026 MOSSER DRIVE ALLENTOWN, PENNSYLVANIA 18103	RL1_0348	LEASE FOR STORE #348 26320 U.S. 19TH NORTH, CLEARWATER, FLORIDA	UNEXPIRED LEASE
13)	RED LOBSTER HOSPITALITY LLC	ADVANCED HOUSING DEVELOPERS INC 1362 65TH STREET BROOKLYN, NEW YORK 11209	RL1_6246	LEASE FOR STORE #6246 617 N. ALAFAYA TRAIL, ORLANDO, FLORIDA	UNEXPIRED LEASE

Item #	Debtor Counterparty	Rejection Counterparty	Store No.	Description of Contract	Description of Lease
14)	RED LOBSTER HOSPITALITY LLC	AIB SHENANDOAH I, LLC C/O AIB HOUSTON I, L.P. ATTN: KLAUS THOMA, ESQ. 1980 POST OAK BOULEVARD, SUITE 720 HOUSTON, TEXAS 77056	RL1_6284	LEASE FOR STORE #6284 18446 INTERSTATE 45 SOUTH, SHENANDOAH, TEXAS	UNEXPIRED LEASE
15)	RED LOBSTER RESTAURANTS LLC	ALEXANDRIA SEAFOOD LLC 15942 SHADY GROVE ROAD GAITHERSBURG, MARYLAND 20877	RL1_0235	LEASE FOR STORE #235 555 S. VAN DORN STREET, ALEXANDRIA, VIRGINIA	UNEXPIRED LEASE
16)	RED LOBSTER HOSPITALITY LLC	ALR RACANELLI LLC C/O ANGELA POSILLICO 61 BAYVIEW AVE MASSAPEQUA, NEW YORK 11758-7218	RL1_0687	LEASE FOR STORE #687 4109 WILDER ROAD, BAY CITY, MICHIGAN	UNEXPIRED LEASE
17)	RED LOBSTER HOSPITALITY LLC	ALVA INVESTMENT CORP 8950 SW 74 CT SUITE 1901 MIAMI, FLORIDA 33156	RL1_0332	LEASE FOR STORE #332 2000 UNIVERSITY DR, CORAL SPRINGS, FLORIDA	UNEXPIRED LEASE
18)	RED LOBSTER RESTAURANTS LLC	AUGUST AMERICA, LLC C/O KUZMAK-WILLIAMS, LLC (KWA GROUP) 206 NEW LONDON TURNPIKE ATTN: DIANNA WILSON GLASTONBURY, CONNECTICUT 06033	RL1_6347	LEASE FOR STORE #6347 320 UNIVERSAL DRIVE NORTH, NORTH HAVEN, CONNECTICUT	UNEXPIRED LEASE
19)	RED LOBSTER HOSPITALITY LLC	BAY PLAZA WEST, LLC C/O PRESTIGE PROPERTIES & DEVELOPMENT CO.,INC. 546 FIFTH AVNUE 15TH FLOOR ATTN: JOSEPH COMPARETTO, SR. VP NEW YORK, NEW YORK 10036	RL1_0469	LEASE FOR STORE #469 2090 BARTOW AVENUE, BRONX, NEW YORK	UNEXPIRED LEASE
20)	RED LOBSTER RESTAURANTS LLC	BENJAMIN MARKS DBA BLI HOLDINGS LLC 252 SHORE CT LAUDERDALE BY THE SEA, FLORIDA 33308-5031	RL1_0572	LEASE FOR STORE #572 3109 SPOTSYLVANIA MALL DRIVE, FREDERICKSBURG, VIRGINIA	UNEXPIRED LEASE
21)	RED LOBSTER RESTAURANTS LLC	BIG RED LLC C/O BRYAN W FAIRFIELD MANAGER 6121 OLD STATE ROAD 25 N LAFAYETTE, INDIANA 47905-9718	RL1_0610	LEASE FOR STORE #610 4353 FRANKLIN STREET, MICHIGAN CITY, INDIANA	UNEXPIRED LEASE
22)	RED LOBSTER HOSPITALITY LLC	BLUE TREE PROPERTIES OH, LLC 2215 TOTTENHAM ROAD ATTN: BRADY ERICSON, MANAGER BLOOMFIELD HILLS, MICHIGAN 48301	RL1_0580	LEASE FOR STORE #580 2340 TIFFIN AVENUE, FINDLAY, OHIO	UNEXPIRED LEASE
23)	RED LOBSTER RESTAURANTS LLC	BROWN-BELKIN RL, LLC 9805 BABBITT AVENUE ATTN: DEBBIE BELKIN NORTHRIDGE, CALIFORNIA 91325	RL1_6325	LEASE FOR STORE #6325 2679 ADAMS FARM DR., COLUMBUS, GEORGIA	UNEXPIRED LEASE
24)	RED LOBSTER HOSPITALITY LLC	CENTURY PLAZA COMMERCIAL LLC C/O CENTURY PLAZA CORPORATION 1800 WILLOW PASS COURT ATTN: STEFANIE RENWICK CONCORD, CALIFORNIA 94520	RL1_0653	LEASE FOR STORE #653 4095 CENTURY BLVD, PITTSBURG, CALIFORNIA	UNEXPIRED LEASE
25)	RED LOBSTER RESTAURANTS LLC	CLOUD ENTERPRISES CORPORATION INC 241 SOMERSET DRIVE GADSDEN, ALABAMA 35901-5743	RL1_0688	LEASE FOR STORE #688 895 BARNES CROSSING ROAD, TUPELO, MISSISSIPPI	UNEXPIRED LEASE
26)	RED LOBSTER HOSPITALITY LLC	COUNTRY ORCHARD ESTATES INC C/O DAVE BURTON AND SHERRY BURTON 277 LA COLINA DRIVE REDLANDS, CALIFORNIA 92374-8246	RL1_6374	LEASE FOR STORE #6374 5010 EAST 2ND STREET, CASPER, WYOMING	UNEXPIRED LEASE
27)	RED LOBSTER RESTAURANTS LLC	CURRY INVESTMENT COMPANY 2700 NE KENDALLWOOD PKWY STE 208 ATTN: ELLEN M. TODD, PRESIDENT GLADSTONE, MISSOURI 64119	RL1_0060	LEASE FOR STORE #60 4328 NOLAND RD, INDEPENDENCE, MISSOURI	UNEXPIRED LEASE

Item #	Debtor Counterparty	Rejection Counterparty	Store No.	Description of Contract	Description of Lease
28)	RED LOBSTER HOSPITALITY LLC	DENNIS LAPIDUS DBA MBI RED LOB LLC 11340 LONGWATER CHASE CT FORT MYERS, FLORIDA 33908-4923	RL1_0435	LEASE FOR STORE #435 5690 IRLO BRONSON MEMORIAL HWY, KISSIMMEE, FLORIDA	UNEXPIRED LEASE
29)	RED LOBSTER HOSPITALITY LLC	DIAJEFF LLC C/O KIN PROPERTIES, INC. 185 NW SPANISH RIVER BLVD., SUITE 100 ATTN: GENERAL COUNSEL BOCA RATON, FLORIDA 33431	RL1_0019	LEASE FOR STORE #19 6151 34TH STREET NORTH, SAINT PETERSBURG, FLORIDA	UNEXPIRED LEASE
30)	RED LOBSTER HOSPITALITY LLC	DRURY DEVELOPMENT CORPORATION ATTN MELINDA STEAMER LEASE ADMINISTRATOR 13075 MANCHESTER RD STE 200 SAINT LOUIS, MISSOURI 63131-1836	RL1_6286	LEASE FOR STORE #6286 6500 MILLER LANE, DAYTON, OHIO	UNEXPIRED LEASE
31)	RED LOBSTER HOSPITALITY LLC	EGES LLC 2011 BREWSTER DR FRANKLIN, TENNESSEE 37067-8597	RL1_6310	LEASE FOR STORE #6310 5815 N. LOOP 1604 WEST, SAN ANTONIO, TEXAS	UNEXPIRED LEASE
32)	RED LOBSTER HOSPITALITY LLC	EIRREK RLF LLC 12672 CARA CARA LOOP BRADENTON, FLORIDA 34212-2948	RL1_0345	LEASE FOR STORE #345 6638 LAKE WORTH ROAD, LAKE WORTH, FLORIDA	UNEXPIRED LEASE
33)	RED LOBSTER HOSPITALITY LLC	FAR HORIZONS TRAILER VILLAGE LLC 7682 CALLAWAY DR RANCHO MURIETA, CALIFORNIA 95683-9268	RL1_0323	LEASE FOR STORE #323 6231 SUNRISE BLVD, CITRUS HEIGHTS, CALIFORNIA	UNEXPIRED LEASE
34)	RED LOBSTER HOSPITALITY LLC	FIRST ARIZONA RL ASSOCIATES LLC 80 NASHUA RD STE A4 LONDONDERRY, NEW HAMPSHIRE 03053-3419	RL1_6333	LEASE FOR STORE #6333 1521 S. YUMA PALMS PARKWAY, YUMA, ARIZONA	UNEXPIRED LEASE
35)	RED LOBSTER RESTAURANTS LLC	FK PROPERTIES LLC ATTN GLENN M ROCCA 20 HARRISON AVENUE WALDWICK, NEW JERSEY 07463-1757	RL1_0438	LEASE FOR STORE #438 3003 ROUTE 130 SOUTH, DELRAN, NEW JERSEY	UNEXPIRED LEASE
36)	RED LOBSTER HOSPITALITY LLC	FREEWAY COMPANY LLC/AEG 17 LLC/GRACIELOU LLC C/O LARCO MANAGEMENT LLC 455 CENTRAL PARK AVENUE SUITE 204 SCARSDALE, NEW YORK 10583	RL1_6226	LEASE FOR STORE #6226 1901 N. PROSPECT AVE., CHAMPAIGN, ILLINOIS	UNEXPIRED LEASE
37)	RED LOBSTER HOSPITALITY LLC	FRISCO 3056 PRESTON LLC C/O SARITHA KATIKANENI 12 SUGAR SHACK DR WEST LAKE HILLS, TEXAS 78746-4630	RL1_6245	LEASE FOR STORE #6245 3056 PRESTON ROAD, FRISCO, TEXAS	UNEXPIRED LEASE
38)	RED LOBSTER HOSPITALITY LLC	GALO PROPERTIES INC C/O GP TEXARKANA LLC PO BOX 4505 WAYNE, NEW JERSEY 07474-4505	RL1_6304	LEASE FOR STORE #6304 3002 SAINT MICHAEL DRIVE, TEXARKANA, TEXAS	UNEXPIRED LEASE
39)	RED LOBSTER RESTAURANTS LLC	GINA EL SINEITTI ESTATE C/O ZAKI EL KODSI, EXECUTOR 804 BOARDWALK PLACE ATTN: ZAKI EL KODSI REDWOOD CITY, CALIFORNIA 94065	RL1_0153	LEASE FOR STORE #153 709 INDEPENDENCE BLVD., VIRGINIA BEACH, VIRGINIA	UNEXPIRED LEASE
40)	RED LOBSTER RESTAURANTS LLC	GLR PROPERTY MANAGEMENT LLC 22 ELLSWORTH DRIVE ATTN: CEM GULER WARREN, NEW JERSEY 07059	RL1_0563	LEASE FOR STORE #563 4639 OUTER LOOP, LOUISVILLE, KENTUCKY	UNEXPIRED LEASE
41)	RED LOBSTER HOSPITALITY LLC	GRAND ROBSTER LLC; LOMPOC JACK LLC; HANDY HARDEES LLC 15915 VENTURA BLVD., PH2 ENCINO, CALIFORNIA 91436	RL1_0129	LEASE FOR STORE #129 3920 28TH STREET. S.E., KENTWOOD, MICHIGAN	UNEXPIRED LEASE

Item #	Debtor Counterparty	Rejection Counterparty	Store No.	Description of Contract	Description of Lease
42)	RED LOBSTER RESTAURANTS LLC	GREENTREE APARTMENTS, LLC 8655 CITIZENS DRIVE, SUITE 201 WILSONVILLE, OREGON 97070	RL1_0484	LEASE FOR STORE #484 2885 23RD AVE, GREELEY, COLORADO	UNEXPIRED LEASE
43)	RED LOBSTER HOSPITALITY LLC	GRUPO TFJ PROPERTIES A FLORIDA LIMITED LIABILITY 13100 BISCAYNE BOULEVARD NORTH MIAMI, FLORIDA 33181	RL1_0464	LEASE FOR STORE #464 13300 BISCAYNE BLVD., NORTH MIAMI, FLORIDA	UNEXPIRED LEASE
44)	RED LOBSTER HOSPITALITY LLC	GTL PROPERTIES, LLLP 3271 S HIGHLAND DR STE 704 ATTN: KATHERINE GURULE LAS VEGAS, NEVADA 89109	RL1_0693	LEASE FOR STORE #693 1180 ADMIRAL CALLAGHAN LANE, VALLEJO, CALIFORNIA	UNEXPIRED LEASE
45)	RED LOBSTER HOSPITALITY LLC	GUIMA BRAZIL USA, LLC C/O ALGEBRA INVESTMENTS & REALTY CORP. 3363 NE 163RD STREET, SUITE 506 NORTH MIAMI BEACH, FLORIDA 33160	RL1_6205	LEASE FOR STORE #6205 2355 W. NEW HAVEN AVE., MELBOURNE, FLORIDA	UNEXPIRED LEASE
46)	RED LOBSTER RESTAURANTS LLC	HARWELL CAPITAL, LLC 4600 ROSWELL ROAD, BLDG. H868 ATTN: COREY & CALEB HARWELL ALTANTA, GEORGIA 30342	RL1_0273	LEASE FOR STORE #273 700 SHORTER AVE NW, ROME, GEORGIA	UNEXPIRED LEASE
47)	RED LOBSTER HOSPITALITY LLC	HENDRIE FAMILY PROPERTIES, LLC 100 S.E. 2ND STREET, SUITE 3400 ATTN: JOHN D. HENDRIE, MANAGER MIAMI, FLORIDA 33131	RL1_0458	LEASE FOR STORE #458 326 MIRACLE STRIP PKWY S.W., FORT WALTON BEACH, FLORIDA	UNEXPIRED LEASE
48)	RED LOBSTER HOSPITALITY LLC	HERZMAN NIECES EXEMPT TRUST U/D/T DECEMBER 15, 1972 P.O. BOX 3129 ATTN: CHRISTINE B. CUNNING, TRUSTEE SAN DIEGO, CALIFORNIA 92163-1129	RL1_0494	LEASE FOR STORE #494 1604 N STATE ROAD ROUTE 50, BOURBONNAIS, ILLINOIS	UNEXPIRED LEASE
49)	RED LOBSTER RESTAURANTS LLC	HORLBECK, LLC, ALEXANDER G. THOMPSON, RUTH ANN CURRY, TRUSTEE OF THE RUTH ANN CURRY TRUST #1 DATED OCTOBER 12, 1994, AND MG ASSOCIATES, LLC C/O THOMPSON & COMPANY PO BOX 50909 COLUMBIA, SOUTH CAROLINA 29250	RL1_0172	LEASE FOR STORE #172 1270 KNOX ABBOTT DRIVE, CAYCE, SOUTH CAROLINA	UNEXPIRED LEASE
50)	RED LOBSTER HOSPITALITY LLC	HUNTER EQUITIES 309 LLC DBA YYRL SOUTH PADRE ISLAND DRIVE OWNER LLC AND INDEPENDENCE PROPERTIES 348 LLC DBA YYRL SOUTH PADRE ISLAND DRIVE OWNER 2 LLC DBA YYRL SOUTH PADRE ISLAND DRIVE OWNER LLC C/O FEDERMAN STEIFMAN LLP NEW YORK, NEW YORK 10017	RL1_0163	LEASE FOR STORE #163 5825 SOUTH PADRE ISLAND DRIVE, CORPUS CHRISTI, TEXAS	UNEXPIRED LEASE
51)	RED LOBSTER RESTAURANTS LLC	JAKS LLC C/O HAN MOK KIM 16607 HARBOUR TOWN DRIVE ASHTON, MARYLAND 20861-4082	RL1_0231	LEASE FOR STORE #231 10325 FAIRFAX BLVD, FAIRFAX, VIRGINIA	UNEXPIRED LEASE
52)	RED LOBSTER RESTAURANTS LLC	JFCF INVEST-3 LLC ATTN GLENN M ROCCA 20 HARRISON AVENUE WALDWICK, NEW JERSEY 07463-1757	RL1_0850	LEASE FOR STORE #850 5400 NATIONAL ROAD EAST, RICHMOND, INDIANA	UNEXPIRED LEASE
53)	RED LOBSTER RESTAURANTS LLC	JUAN SMYRNA OWNER LLC 118 KNICKERBOCKER AVE ATTN: RUBY PEREZ BROOKLYN, NEW YORK 11237	RL1_0392	LEASE FOR STORE #392 2579 COBB PARKWAY, SMYRNA, GEORGIA	UNEXPIRED LEASE
54)	RED LOBSTER HOSPITALITY LLC	K.I.R. COPIAGUE L.P. C/O KIMCO REALTY CORPORATION 3333 NEW HYDE PARK ROAD SUITE 100 P.O. BOX 5020 NEW HYDE PARK, NEW YORK 11042-0020	RL1_0614	LEASE FOR STORE #614 801 SUNRISE HIGHWAY, COPIAGUE, NEW YORK	UNEXPIRED LEASE

Item #	Debtor Counterparty	Rejection Counterparty	Store No.	Description of Contract	Description of Lease
55)	RED LOBSTER HOSPITALITY LLC	KEYSTONE FIESTA PLAZA LLC 3776 N 1ST AVE STE 200 TUCSON, ARIZONA 85719-1610	RL1_0369	LEASE FOR STORE #369 5061 NORTH ORACLE ROAD, TUCSON, ARIZONA	UNEXPIRED LEASE
56)	RED LOBSTER HOSPITALITY LLC	KIMCO REALTY CORPORATION DBA NORTH VALLEY PLAZA LLC PO BOX 30344 TAMPA, FLORIDA 33630-3344	RL1_0867	LEASE FOR STORE #867 7921 WEST BELL RD., PEORIA, ARIZONA	UNEXPIRED LEASE
57)	RED LOBSTER RESTAURANTS LLC	KING OF PRUSSIA PA RETAIL LLC C/O GERSHENSON REALTY AND INVESTMENT LLC 31500 NORTHWESTERN HWY STE 100 FARMINGTON HILLS, MICHIGAN 48334-2568	RL1_0778	LEASE FOR STORE #778 425 W. DEKALB PIKE, KING OF PRUSSIA, PENNSYLVANIA	UNEXPIRED LEASE
58)	RED LOBSTER HOSPITALITY LLC	KNOX & AMERICAN I, LLC 1000 W 80TH STREET BLOOMINGTON, MINNESOTA 55420	RL1_0249	LEASE FOR STORE #249 1951 AMERICAN BLVD WEST, BLOOMINGTON, MINNESOTA	UNEXPIRED LEASE
59)	RED LOBSTER HOSPITALITY LLC	KPLP II LLC 5680 E CUTTING HORSE LANE KUNA, IDAHO 83634-1449	RL1_0284	LEASE FOR STORE #284 4401 KEMP BLVD., WICHITA FALLS, TEXAS	UNEXPIRED LEASE
60)	RED LOBSTER HOSPITALITY LLC	LEVINE FAMILY TRUST 8929 UNIVERSITY CENTER LN STE 100 SAN DIEGO, CALIFORNIA 92122-1007	RL1_0545	LEASE FOR STORE #545 7800 BEDFORD-EULESS ROAD, NORTH RICHLAND HILLS, TEXAS	UNEXPIRED LEASE
61)	RED LOBSTER HOSPITALITY LLC	LIMESTONE REDLOB, LLC C/O ORION INVESTMENT AND MANAGEMENT LTD. CORP. 200 S. BISAYNE BLVD, SIXTH FLOOR MIAMI, FLORIDA 33131	RL1_0033	LEASE FOR STORE #33 2201 PALM BEACH LAKES BLVD., WEST PALM BEACH, FLORIDA	UNEXPIRED LEASE
62)	RED LOBSTER RESTAURANTS LLC	LPK HOLDINGS, LLC AND BPW, INC. 61 SPRING VALLEY LANE ATTN: DEBORAH FLAHERTY PITTSBURGH, PENNSYLVANIA 15238	RL1_0229	LEASE FOR STORE #229 4766 MCKNIGHT ROAD, PITTSBURGH, PENNSYLVANIA	UNEXPIRED LEASE
63)	RED LOBSTER HOSPITALITY LLC	LPRE HOLDINGS LLC 1411 W. 190TH ST., SUITE 465 ATTN: DANIEL PARK GARDENA, CALIFORNIA 90248	RL1_0516	LEASE FOR STORE #516 195 E. HOSPITALITY LANE, SAN BERNARDINO, CALIFORNIA	UNEXPIRED LEASE
64)	RED LOBSTER HOSPITALITY LLC	LYN-JO WASHINGTON LLC C/O FEDERMAN STEIFMAN LLP 220 EAST 42ND STREET, 29TH FLOOR ATTN: MICHAEL FEDERMAN NEW YORK, NEW YORK 10017	RL1_0481	LEASE FOR STORE #481 4231 196TH SW, LYNNWOOD, WASHINGTON	UNEXPIRED LEASE
65)	RED LOBSTER HOSPITALITY LLC	MEILE INVESTMENT, LLC D/B/A DOUBLETREE BY HILTON MONROVIA-PASADENA 924 W. HUNTINGTON DRIVE MONROVIA, CALIFORNIA 91016	RL1_0651	LEASE FOR STORE #651 928 W. HUNTINGTON AVE., MONROVIA, CALIFORNIA	UNEXPIRED LEASE
66)	RED LOBSTER HOSPITALITY LLC	MILPITAS TOWN CENTER 2008 LP C/O SHAPPELL PROPERTIES INC 1990 S BUNDY DRIVE STE 500 LOS ANGELES, CALIFORNIA 90025-5245	RL1_0532	LEASE FOR STORE #532 503 E. CALAVERAS BLVD., MILPITAS, CALIFORNIA	UNEXPIRED LEASE
67)	RED LOBSTER RESTAURANTS LLC	MOORLAND MEDICINE LLC 8804 POTOMAC STATION LN POTOMAC, MARYLAND 20854-3983	RL1_0055	LEASE FOR STORE #55 6550 TARA BLVD, JONESBORO, GEORGIA	UNEXPIRED LEASE
68)	RED LOBSTER RESTAURANTS LLC	NADG NNN RLOB MAY NJ LP C/O NADG NNN PROPERTY FUND LP 3131 MCKINNEY AVE STE L10 DALLAS, TEXAS 75204-2430	RL1_0575	LEASE FOR STORE #575 4411 BLACK HORSE PIKE, MAYS LANDING, NEW JERSEY	UNEXPIRED LEASE

Item #	Debtor Counterparty	Rejection Counterparty	Store No.	Description of Contract	Description of Lease
69)	RED LOBSTER HOSPITALITY LLC	NEXTGEN WOODSIDE REALTY LLC DBA WOODSIDE PARMA LLC 7845 COLONY RD STE C4-242 CHARLOTTE, NORTH CAROLINA 28226-7681	RL1_0116	LEASE FOR STORE #116 7607 DAY DRIVE, PARMA, OHIO	UNEXPIRED LEASE
70)	RED LOBSTER RESTAURANTS LLC	OUTER BANKS LIMITED PARTNERSHIP 4212 31ST ST N ARLINGTON, VIRGINIA 22207-4114	RL1_0550	LEASE FOR STORE #550 935 WAYNE AVE, CHAMBERSBURG, PENNSYLVANIA	UNEXPIRED LEASE
71)	RED LOBSTER RESTAURANTS LLC	PARED MOTEL ASSOCIATES LLC COMFORT INN AND SUITES PARAMUS 211 ROUTE 17 SOUTH PARAMUS, NEW JERSEY 07652	RL1_0302	LEASE FOR STORE #302 211 ROUTE 17 S, PARAMUS, NEW JERSEY	UNEXPIRED LEASE
72)	RED LOBSTER HOSPITALITY LLC	PECONIC LLC 740 ST NICHOLSON DRIVE NEW YORK, NEW YORK 10031	RL1_0079	LEASE FOR STORE #79 3801 CLEVELAND AVE, FORT MYERS, FLORIDA	UNEXPIRED LEASE
73)	RED LOBSTER HOSPITALITY LLC	PINE VIEW ENTERPRISES LLC 10231 PRESTWICK TRL LONE TREE, COLORADO 80124-9747	RL1_6209	LEASE FOR STORE #6209 1915 S WANAMAKER ROAD, TOPEKA, KANSAS	UNEXPIRED LEASE
74)	RED LOBSTER RESTAURANTS LLC	PINE VIEW VILLAGE, LLC C/O PINE VIEW ENTERPRISES LLC 10231 PRESTWICK TRAIL LONE TREE, COLORADO 80124	RL1_0364	LEASE FOR STORE #364 4925 N ACADEMY BLVD, COLORADO SPRINGS, COLORADO	UNEXPIRED LEASE
75)	RED LOBSTER HOSPITALITY LLC	PINLEN LUBBOCK LLC C/O THE DAVIDMAN GROUP INC 1095 WOLVERTON E BOCA RATON, FLORIDA 33434-4530	RL1_0169	LEASE FOR STORE #169 5034 50TH STREET, LUBBOCK, TEXAS	UNEXPIRED LEASE
76)	RED LOBSTER HOSPITALITY LLC	PORT MCDONALD INC; JH DREYFUS LLC AND BERTHA AIKEN LLC PO BOX 481149 DELRAY BEACH, FLORIDA 33448-1149	RL1_0108	LEASE FOR STORE #108 5936 INTERNATIONAL DRIVE, ORLANDO, FLORIDA	UNEXPIRED LEASE
77)	RED LOBSTER RESTAURANTS LLC	PRSS LLC C/O POORNACHANDER UPPALA 2407 RAINFLOWER MEADOW LN KATY, TEXAS 77494-7809	RL1_0310	LEASE FOR STORE #310 3131 RANGE LINE RD., JOPLIN, MISSOURI	UNEXPIRED LEASE
78)	RED LOBSTER HOSPITALITY LLC	QUEENSBURY PLAZA I, LLC C/O FLAUM MANAGEMENT COMPANY, INC. 400 ANDREWS STREET, SUITE 500 ROCHESTER, NEW YORK 14604	RL1_0788	LEASE FOR STORE #788 750 UPPER GLEN STREET, QUEENSBURY, NEW YORK	UNEXPIRED LEASE
79)	RED LOBSTER HOSPITALITY LLC	R&H PROPERTIES LP 2243 E DEL RAE DR FLAGSTAFF, ARIZONA 86005-2763	RL1_6220	LEASE FOR STORE #6220 8909 US HIGHWAY 19, PORT RICHEY, FLORIDA	UNEXPIRED LEASE
80)	RED LOBSTER HOSPITALITY LLC	RAI UNION REALTY, LLC AND RAI SAWAK, LLC C/O HOLM & O'HARA LLP 3 WEST 35TH STREET, 9TH FLOOR NEW YORK, NEW YORK 10001	RL1_0075	LEASE FOR STORE #75 215 E MERRITT ISLAND CAUSEWAY, MERRITT ISLAND, FLORIDA	UNEXPIRED LEASE
81)	RED LOBSTER HOSPITALITY LLC	RAYMARC R.E. LLC 1145 E. 80TH STREET, APT. 9GH NEW YORK, NEW YORK 10075	RL1_0330	LEASE FOR STORE #330 11601 N. DALE MABRY, TAMPA, FLORIDA	UNEXPIRED LEASE

Item #	Debtor Counterparty	Rejection Counterparty	Store No.	Description of Contract	Description of Lease
82)	RED LOBSTER HOSPITALITY LLC	RDHW MANAGEMENT LLC DBA ROD DE LLANO FAMILY PARTNERSHIP LP HERBERT AND ISABEL WOLFE, TRUSTEES OF THE WOLFE TRUST HOUSTON, TEXAS 77002-1056	RL1_6213	LEASE FOR STORE #6213 479 TELEGRAPH ROAD, WATERFORD, MICHIGAN	UNEXPIRED LEASE
83)	RED LOBSTER HOSPITALITY LLC	RED LOBSTER OF LAKELAND LLC 5194 SEAHORSE AVE NAPLES, FLORIDA 34103-2465	RL1_6208	LEASE FOR STORE #6208 3706 NORTH ROAD 98, LAKELAND, FLORIDA	UNEXPIRED LEASE
84)	RED LOBSTER HOSPITALITY LLC	RFH1 LLC DBA ROSEWATER FAMILY HOLDING LLC 372 W. KILBRIDGE DR., C/O DONALD J. ROSEWATER HIGHLAND HEIGHTS, OHIO 44143-3647	RL1_0109	LEASE FOR STORE #109 4990 MONROE ST, TOLEDO, OHIO	UNEXPIRED LEASE
85)	RED LOBSTER RESTAURANTS LLC	RGLI LLC 25 WOODHILL DRIVE ATTN: GORDON LI REDWOOD CITY, CALIFORNIA 94061	RL1_0485	LEASE FOR STORE #485 5151 HINKLEVILLE ROAD, PADUCAH, KENTUCKY	UNEXPIRED LEASE
86)	RED LOBSTER HOSPITALITY LLC	RIVERSIDE INCOME FUND I LP DBA 109 WEST ANDERSON LP C/O RIVERSIDE RESOURCES AUSTIN, TEXAS 78746-7625	RL1_0095	LEASE FOR STORE #95 109 W. ANDERSON LANE, AUSTIN, TEXAS	UNEXPIRED LEASE
87)	RED LOBSTER HOSPITALITY LLC	RJP RL I DRIVE LLC C/O ROBERT S GUERRERIO JR 132 E PROSPECT AVE MAMARONECK, NEW YORK 10543-3709	RL1_6303	LEASE FOR STORE #6303 9892 INTERNATIONAL DRIVE, ORLANDO, FLORIDA	UNEXPIRED LEASE
88)	RED LOBSTER HOSPITALITY LLC	RL ARIZONA LLC 124 MCCLEAN AVE STATEN ISLAND, NEW YORK 10305-4614	RL1_6218	LEASE FOR STORE #6218 2810 NORTH 75TH AVE., PHOENIX, ARIZONA	UNEXPIRED LEASE
89)	RED LOBSTER RESTAURANTS LLC	RL ENTERPRISES LLC 2615 DIAMONDWOOD DR CEDAR RAPIDS, IOWA 52403-1519	RL1_0747	LEASE FOR STORE #747 1100 BUCKEYE AVE., AMES, IOWA	UNEXPIRED LEASE
90)	RED LOBSTER RESTAURANTS LLC	RL KOKOMO LLC 1105 PELICAN LN HOLLYWOOD, FLORIDA 33019-5040	RL1_0297	LEASE FOR STORE #297 1900 S. U.S. 31 BY-PASS, KOKOMO, INDIANA	UNEXPIRED LEASE
91)	RED LOBSTER RESTAURANTS LLC	RL1AK LLC P.O. BOX 124 MAMARONECK, NEW YORK 10543	RL1_0202	LEASE FOR STORE #202 8407 W. MARKHAM STREET, LITTLE ROCK, ARKANSAS	UNEXPIRED LEASE
92)	RED LOBSTER RESTAURANTS LLC	RLCA PROPERTIES INC 1028 85TH STREET BROOKLYN, NEW YORK 11228	RL1_0285	LEASE FOR STORE #285 2131 NORTHGATE MALL DR, CHATTANOOGA, TENNESSEE	UNEXPIRED LEASE
93)	RED LOBSTER HOSPITALITY LLC	ROBERT MASCALL AND SUSAN WOODSELL MASCALL C/O TRUSTEES OF THE MASCALL FAMILY TRUST DATED OCT 14 2008 1700 SHERMAN AVE BURLINGAME, CALIFORNIA 94010-4800	RL1_0381	LEASE FOR STORE #381 2283 W. MARCH LANE, STOCKTON, CALIFORNIA	UNEXPIRED LEASE
94)	RED LOBSTER HOSPITALITY LLC	ROGER J. JANOW BANK TRUST C/O ROGER J JANOW 468 MEADOW ROAD APTOS, CALIFORNIA 95003	RL1_0122	LEASE FOR STORE #122 1422 REYNOLDS ROAD, MAUMEE, OHIO	UNEXPIRED LEASE
95)	RED LOBSTER HOSPITALITY LLC	RXR 5TS OWNER LLC C/O RXR REALTY LLC 625 RXR PLAZA UNIONDALE, NEW YORK 11556	RL1_6298	LEASE FOR STORE #6298 5 TIMES SQUARE, NYC/5, NEW YORK, NEW YORK	UNEXPIRED LEASE

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96)	RED LOBSTER HOSPITALITY LLC	RYG REALTY INC ATTN YURY GNESIN 17070 COLLINS AVE STE 255 ATTN: YURY GNESIN SUNNY ISLES BEACH, FLORIDA 33160-3635	RL1_0691	LEASE FOR STORE #691 603 N COCKRELL HILL ROAD, DUNCANVILLE, TEXAS	UNEXPIRED LEASE
97)	RED LOBSTER RESTAURANTS LLC	RYG REALTY INC ATTN YURY GNESIN 17070 COLLINS AVE STE 255 SUNNY ISLES BEACH, FLORIDA 33160-3635	RL1_0722	LEASE FOR STORE #722 304 A WESTERN BLVD., JACKSONVILLE, NORTH CAROLINA	UNEXPIRED LEASE
98)	RED LOBSTER HOSPITALITY LLC	SALINAS SHOPPING CENTER ASSOCIATES LP & HARDEN RANCH PLAZA ASSOCIATES LLC C/O CROSSPOINT REALTY SERVICES INC. 1526 NORTH MAIN STREET ATTN: PROPERTY MANAGER SALINAS, CALIFORNIA 93906	RL1_0617	LEASE FOR STORE #617 1720 N MAIN STREET, SALINAS, CALIFORNIA	UNEXPIRED LEASE
99)	RED LOBSTER HOSPITALITY LLC	SARL JV C/O DZMI 1250 WOOD BRANCH PARK DRIVE SUITE 100 HOUSTON, TEXAS 77079-1207	RL1_6240	LEASE FOR STORE #6240 17415 US 281 NORTH, SAN ANTONIO, TEXAS	UNEXPIRED LEASE
100)	RED LOBSTER HOSPITALITY LLC	SCF RC FUNDING IV LLC ATTN SERVICING 902 CARNEGIE CTR STE 520 PRINCETON, NEW JERSEY 08540-6531	RL1_0564	LEASE FOR STORE #564 255 GRAFF ROAD, S.E., NEW PHILADELPHIA, OHIO	UNEXPIRED LEASE