

IN THE UNITED STATES BANKRUPTCY COURT
FOR THE DISTRICT OF DELAWARE

In re:) Chapter 11
)
RTI HOLDING COMPANY, LLC,¹) Case No. 20-12456 (JTD)
)
Debtors.) Joint Administration Requested
)

**SECOND OMNIBUS MOTION FOR ENTRY OF AN ORDER AUTHORIZING DEBTORS
(A) TO REJECT CERTAIN UNEXPIRED NON-RESIDENTIAL REAL PROPERTY
LEASES PURSUANT TO 11 U.S.C. § 365, EFFECTIVE *NUNC PRO TUNC* TO THE
REJECTION DATE, (B) ABANDON ANY REMAINING PERSONAL PROPERTY
LOCATED AT THE LEASED PREMISES, AND (C) FIXING A
BAR DATE FOR CLAIMS OF COUNTERPARTIES**

**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 B OF THIS MOTION.**

The above-captioned debtors and debtors in possession (the “Debtors”), file this

¹ The Debtors in these chapter 11 cases and the last four digits of each Debtor’s U.S. tax identification number are as follows: RTI Holding Company, LLC (4966); Ruby Tuesday, Inc. (5239); Ruby Tuesday, LLC (1391); RTBD, LLC (6505); RT of Carroll County, LLC (8836); RT Denver Franchise, L.P. (2621); RT Detroit Franchise, LLC (8738); RT Distributing, LLC (6096); RT Finance, LLC (7242); RT FL Gift Cards, Inc. (2189); RT Florida Equity, LLC (7159); RT Franchise Acquisition, LLC (1438); RT of Fruitland, Inc. (1103); RT Indianapolis Franchise, LLC (6016); RT Jonesboro Club (2726); RT KCMO Franchise, LLC (7020); RT Kentucky Restaurant Holdings, LLC (7435); RT Las Vegas Franchise, LLC (4969); RT Long Island Franchise, LLC (4072); RT of Maryland, LLC (7395); RT Michiana Franchise, LLC (8739); RT Michigan Franchise, LLC (8760); RT Minneapolis Franchise, LLC (2746); RT Minneapolis Holdings, LLC (7189); RT New England Franchise, LLC (4970); RT New Hampshire Restaurant Holdings, LLC (7438); RT New York Franchise, LLC (1154); RT Omaha Franchise, LLC (7442); RT Omaha Holdings, LLC (8647); RT One Percent Holdings, LLC (6689); RT One Percent Holdings II, LLC (2817); RT Orlando Franchise, LP (5105); RT Restaurant Services, LLC (7283); RT South Florida Franchise, LP (3535); RT Southwest Franchise, LLC (9715); RT St. Louis Franchise, LLC (6010); RT Tampa Franchise, LP (5290); RT Western Missouri Franchise, LLC (6082); RT West Palm Beach Franchise, LP (0359); RTTA, LP (0035); RTT Texas, Inc. (2461); RTTT, LLC (9194); Ruby Tuesday of Allegany County, Inc. (8011); Ruby Tuesday of Bryant, Inc. (6703); Ruby Tuesday of Columbia, Inc. (4091); Ruby Tuesday of Frederick, Inc. (4249); Ruby Tuesday of Linthicum, Inc. (8716); Ruby Tuesday of Marley Station, Inc. (1641); Ruby Tuesday of Pocomoke City, Inc. (0472); Ruby Tuesday of Russellville, Inc. (1601); and Ruby Tuesday of Salisbury, Inc. (5432). The Debtors’ mailing address is 333 East Broadway Ave., Maryville, TN 37804.

motion (the “Motion”) pursuant to sections 105(a), 365(a) and 554(a) of title 11 of the United States Code (the “Bankruptcy Code”) and Federal Rules of Bankruptcy Procedure 6006 and 6007 (the “Bankruptcy Rules”) for entry of an order (the “Order”), substantially in the form attached hereto as **Exhibit A**, (a) authorizing the rejection of unexpired leases of non-residential real property (the “Rejected Leases”) for certain of the premises leased by the Debtors (collectively, the “Leased Premises”), each as set forth on **Exhibit B** attached hereto, effective as of the Petition Date, (b) authorizing the Debtors to abandon any remaining personal property located at the Leased Premises, and (c) fixing a bar date for claims, if any, of the counterparties to each Rejected Lease (the “Counterparties”). In support of this Motion, the Debtors respectfully represent as follows:

Jurisdiction

1. The United States Bankruptcy Court for the District of Delaware (the “Court”) has jurisdiction over this matter pursuant to 28 U.S.C. §§ 157 and 1334 and the *Amended Standing Order of Reference from the United States District Court for the District of Delaware*, dated February 29, 2012. This matter is a core proceeding within the meaning of 28 U.S.C. § 157(b)(2), and the Debtors confirm their consent pursuant to Rule 9013-1(f) of the Local Rules of Bankruptcy Practice and Procedure of the United States Bankruptcy Court for the District of Delaware (the “Local Rules”) to the entry of a final order by the Court in connection with this Motion to the extent that it is later determined that the Court, absent consent of the parties, cannot enter final orders or judgments in connection herewith consistent with Article III of the United States Constitution.

2. Venue is proper pursuant to 28 U.S.C. §§ 1408 and 1409.

3. The statutory and rule predicates for the relief sought herein are sections 365(a) and 554(a) of the Bankruptcy Code and Bankruptcy Rules 6006 and 6007.

Background

4. On the date hereof (the "Petition Date"), the Debtors commenced these cases by filing voluntary petitions for relief under chapter 11 of the Bankruptcy Code. The Debtors have continued in the possession of their property and have continued to operate and manage their business as debtors in possession pursuant to sections 1107(a) and 1108 of the Bankruptcy Code. No trustee, examiner or committee has been appointed in the Debtors' chapter 11 cases.

5. The Debtors develop, operate, and franchise casual dining restaurants in the United States, Guam, and five foreign countries under the Ruby Tuesday® brand. The company-owned and operated restaurants (i.e., non-franchise) are concentrated primarily in the Southeast, Northeast, Mid-Atlantic and Midwest regions of the United States.

6. The factual background regarding the Debtors, including their current and historical business operations and the events precipitating their chapter 11 filings, is set forth in detail in the *Declaration of Shawn Lederman, Chief Executive Officer of Ruby Tuesday, Inc., in Support of First Day Pleadings* (the "First Day Declaration") filed on the Petition Date and fully incorporated herein by reference.²

7. In order to manage their business and assets responsibly and economically, the Debtors wish to begin the process of contract and lease rejection for executory contracts and unexpired leases of nonresidential property that are no longer needed by the Debtors, the assets of

² Capitalized terms not otherwise defined herein shall have the meaning ascribed to them in the First Day Declaration.

which are a burden on the Debtors and their estates. To that end, the Debtors have identified certain leases of closed restaurant locations that the Debtors will not require to operate their business going forward, that can be rejected immediately, as of the Petition Date (the “Rejection Date”).

Relief Requested

8. Through this Motion, the Debtors seek the 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 Petition Date,³ (b) confirming that any furniture, fixtures and equipment (“FF&E”) or other assets remaining at each Leased Premises and not removed by the Petition Date or otherwise within the time agreed upon by and among the Debtors and the landlord (the “Landlord”) of the applicable Leased Premises (unless extended by agreement among the Debtors and the applicable Landlord) is hereby deemed abandoned by the Debtors pursuant to section 554 of the Bankruptcy Code without the applicable Landlord 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 Landlord shall be permitted to use or dispose of such abandoned FF&E or other assets 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.⁴

³ The Debtors reserve all rights with respect to the characterization of the Rejected Leases, whether such Rejected Leases have expired by their own terms or have been terminated or assigned prepetition, and any rejection or other damages that may be asserted.

⁴ Nothing herein is intended as an attempt of the Debtors’ to abandon any of the Debtors’ liquor licenses.

9. As set forth in detail below, the relief requested herein is in the best interest of the Debtors' estates and creditors. The Debtors have ceased operations at the Leases Premises and have no further use for the Leased Premises.

10. 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 B**.

Basis for Relief

11. 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 Muerexo Petroleum, Inc.*, 15 F.3d 60, 62 (5th Cir. 1994)).

12. The decision to assume or reject an executory contract or unexpired lease is a matter within the "business judgment" of the trustee. *See 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). The business judgment standard mandates that a court approve a trustee's business decision unless the decision is the product of bad faith, whim or caprice. *See In re Trans World Airlines, Inc.*, 261 B.R. 103, 121 (Bankr. D.

Del. 2001); *see also Summit Land Co. v. Allen (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 executory contract "should be granted as a matter of course").

13. Rejection of an executory contract or unexpired lease is appropriate where rejection of the contract 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.").

14. If a trustee's or debtor's business judgment has been reasonably exercised, a court should approve the assumption or rejection of an unexpired lease or executory contract. *See, e.g., NLRB v. Bildisco & Bildisco*, 462 U.S. at 523 (1984); *In re Federal Mogul Global, Inc.*, 293 B.R. 124, 126 (D. Del. 2003).

15. In applying the business judgment standard, courts show great deference to the trustee's or debtor's decisions to reject. *See e.g., NLRB v. Bildisco & Bildisco*, 462 U.S. at 523 (1984); *In re Federal Mogul Global, Inc.*, 293 B.R. 124, 126 (D. Del. 2003) (court should approve a debtor's decision to reject a contract unless that decision is the product of bad faith or a gross abuse of discretion); *Summit Land Co. v. Allen (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 executory contract "should be granted as a matter of course").

16. Pursuant to section 365(a) of the Bankruptcy Code, the Debtors seek to reject the Rejected Leases effective as of the Rejection Date in order to avoid the possibility of incurring any additional expenses and costs related to the Rejected Leases. *See NLRB v. Bildisco & Bildisco*, 465 U.S. 513, 530 (1984) (stating that rejection relates back to the petition date). Furthermore, a court may permit retrospective rejection to avoid unduly exposing a debtor's estate to unwarranted postpetition administrative or other expenses. *See In re Amber's Stores, Inc.*, 193 B.R. 819, 827 (N.D. Tex. 1996); *see also In re Thinking Mach. Corp.*, 67 F.3d 1021, 1028 (1st Cir. 1995) ("bankruptcy courts may enter retroactive orders of approval, and should do so when the balance of equities preponderates in favor of such remediation."); *In re Jamesway Corp.*, 179 B.R. 33, 37-38 (S.D.N.Y. 1995) (affirming bankruptcy court's retroactive approval of lease rejection); *see also In re CCI Wireless, LLC*, 297 B.R. 133, 140 (D. Col. 2003) (holding that a bankruptcy court "has authority under section 365(d)(3) to set the effective date of rejection at least as early as the filing date of the motion to reject").

17. The Debtors seek 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. There are no longer operations at the particular restaurants subject to the Rejected Leases and the Debtors have no further use for each of the Leases Premises. The Debtors will have vacated or will vacate the Leased Premises as of the Petition Date, and the Rejected Leases no longer provide any economic benefit to the Debtors' estates.

18. 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.⁵ 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 out of an abundance of caution is thus in the best interests of the Debtors' estates and 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 creditors, and other parties in interest.⁶

19. The Debtors may have claims against the Counterparties arising under, or independently of, the Rejected Leases. The Debtors do not waive such claims by the filing of this Motion or by the rejection of the Rejected Leases.

Abandonment of Remaining Personal Property

20. To the extent that the Debtors retained any ownership interest in any FF&E or other assets remaining at each Leased Premises, the Debtors seek authority to abandon such FF&E or other assets that remain at the Leased Premises subject to the Rejected Leases as of the Rejection Date.

21. The Debtors seek to abandon any remaining FF&E and other assets remaining at a Leased Premises described above as is, where is, and in accordance with section 554(a) of the Bankruptcy Code. Section 554(a) provides that “[a]fter notice and a hearing, the trustee 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 Debtors believe that the

⁵ The Debtors reserve all of their rights with respect to the determination of whether any Rejected Lease has been or will have been terminated or breached. In either event, the Debtors do not believe that assumption of the Rejected Leases is in the best interests of the Debtors' estates or their creditors and thus seek to reject the Rejected Leases pursuant to this Motion.

⁶ The Debtors continue to review their contract and lease portfolio and will file additional motions if they determine that closing additional restaurants and/or other rejecting other contracts and leases is in the estates' best interests.

costs associated with liquidating any remaining FF&E and other assets at the Leased Premises as of the Petition Date will likely approach or exceed the value of such assets. Accordingly, the Debtors believe that the remaining FF&E and other assets at the Leased Premises, if any, has inconsequential value to the Debtors' estates and should be abandoned as of the Petition Date. Additionally, the remaining FF&E and other assets at the Leased Premises are deemed abandoned pursuant to section 554 of the Bankruptcy Code without the applicable Landlord 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 Landlord shall be permitted to use or dispose of such abandoned FF&E or other assets remaining at such Leased Premises without notice or liability to the Debtors or any third person or entity.

Claims Bar Date

22. 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.

23. 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).

24. The Debtors further request by this Motion that the Court fix the claims bar date with respect to the Rejected Leases to be the claims bar date to be established by the Court for all holders of general unsecured claims, failing which such claim or claims by the Counterparties shall be forever barred.

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

Notice

26. Notice of this Motion shall be given to the following parties or, in lieu thereof, to their counsel, if known: (a) the Office of the United States Trustee; (b) Goldman Sachs Specialty Lending Group, LP (as administrative and collateral agent); (c) the Debtors' fifty largest unsecured creditors on a consolidated basis; (d) the United States Attorney's Office for the District of Delaware; (e) the counterparties to all leases for the Debtors' restaurants; (f) any party known by the Debtors to have an interest in personal property in a leased premises and (g) and any party requesting notice pursuant to Bankruptcy Rule 2002(a).

No Prior Request

27. No previous request for the relief sought herein has been made to this or any other Court.

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Conclusion

WHEREFORE, the Debtors respectfully request that the Court enter an order, substantially in the form attached hereto, (a) granting the Motion; (b) approving the rejection of the Rejected Leases effective as of the Rejection Date; (c) authorizing the Debtors to abandon any remaining FF&E and other assets at the Leased Premises on the Rejection Date; (d) fixing a bar date for filing claims, if any, of the Counterparties to the Rejected Leases to be the bar date for general unsecured claims to be set by the Court; and (e) granting such other and further relief as the Court may deem proper.

Dated: October 7, 2020
Wilmington, Delaware

PACHULSKI STANG ZIEHL & JONES LLP

/s/ James E. O'Neill

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[Proposed] Counsel to the Debtors and Debtors in Possession

EXHIBIT A

IN THE UNITED STATES BANKRUPTCY COURT
FOR THE DISTRICT OF DELAWARE

In re:) Chapter 11
)
RTI HOLDING COMPANY, LLC,¹) Case No. 20-12456 (JTD)
)
Debtors.) Joint Administration Requested
)

ORDER AUTHORIZING THE DEBTORS (A) TO REJECT CERTAIN UNEXPIRED NON-RESIDENTIAL REAL PROPERTY LEASES PURSUANT TO 11 U.S.C. § 365, EFFECTIVE *NUNC PRO TUNC* TO THE REJECTION DATE, (B) ABANDON ANY REMAINING PERSONAL PROPERTY LOCATED AT THE LEASED PREMISES, AND (C) FIXING A BAR DATE FOR CLAIMS OF COUNTERPARTIES

Upon consideration of the second omnibus motion (the “Motion”)² of the above-captioned debtors and debtors in possession (the “Debtors”) for entry of an order, pursuant to section 365 of title 11 of the United States Code (the “Bankruptcy Code”), authorizing the Debtors to reject those unexpired leases (the “Rejected Leases”) set forth in **Exhibit 1** hereto, to abandon any remaining FF&E and other assets located at the Leased Premises, and fixing a bar

¹ The Debtors in these chapter 11 cases and the last four digits of each Debtor’s U.S. tax identification number are as follows: RTI Holding Company, LLC (4966); Ruby Tuesday, Inc. (5239); Ruby Tuesday, LLC (1391); RTBD, LLC (6505); RT of Carroll County, LLC (8836); RT Denver Franchise, L.P. (2621); RT Detroit Franchise, LLC (8738); RT Distributing, LLC (6096); RT Finance, LLC (7242); RT FL Gift Cards, Inc. (2189); RT Florida Equity, LLC (7159); RT Franchise Acquisition, LLC (1438); RT of Fruitland, Inc. (1103); RT Indianapolis Franchise, LLC (6016); RT Jonesboro Club (2726); RT KCMO Franchise, LLC (7020); RT Kentucky Restaurant Holdings, LLC (7435); RT Las Vegas Franchise, LLC (4969); RT Long Island Franchise, LLC (4072); RT of Maryland, LLC (7395); RT Michiana Franchise, LLC (8739); RT Michigan Franchise, LLC (8760); RT Minneapolis Franchise, LLC (2746); RT Minneapolis Holdings, LLC (7189); RT New England Franchise, LLC (4970); RT New Hampshire Restaurant Holdings, LLC (7438); RT New York Franchise, LLC (1154); RT Omaha Franchise, LLC (7442); RT Omaha Holdings, LLC (8647); RT One Percent Holdings, LLC (6689); RT One Percent Holdings II, LLC (2817); RT Orlando Franchise, LP (5105); RT Restaurant Services, LLC (7283); RT South Florida Franchise, LP (3535); RT Southwest Franchise, LLC (9715); RT St. Louis Franchise, LLC (6010); RT Tampa Franchise, LP (5290); RT Western Missouri Franchise, LLC (6082); RT West Palm Beach Franchise, LP (0359); RTTA, LP (0035); RTT Texas, Inc. (2461); RTTT, LLC (9194); Ruby Tuesday of Allegany County, Inc. (8011); Ruby Tuesday of Bryant, Inc. (6703); Ruby Tuesday of Columbia, Inc. (4091); Ruby Tuesday of Frederick, Inc. (4249); Ruby Tuesday of Linthicum, Inc. (8716); Ruby Tuesday of Marley Station, Inc. (1641); Ruby Tuesday of Pocomoke City, Inc. (0472); Ruby Tuesday of Russellville, Inc. (1601); and Ruby Tuesday of Salisbury, Inc. (5432). The Debtors’ mailing address is 333 East Broadway Ave., Maryville, TN 37804.

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

date for filing of claims of the Counterparties to the Rejected Leases; and it appearing that this Court has jurisdiction over this matter pursuant to 28 U.S.C. §§ 157 and 1334; and it appearing that this proceeding is a core proceeding pursuant to 28 U.S.C. §§ 1408 and 1409; and adequate notice of the Motion having been given; and it appearing that no other notice need be given; and after due deliberation and sufficient cause appearing therefore, IT IS HEREBY ORDERED THAT:

1. The Motion is GRANTED.
2. The Rejected Leases listed on **Exhibit 1** attached hereto are deemed rejected effective as of the Petition Date.
3. The Debtors are authorized to abandon any FF&E or other assets remaining at each Leased Premises pursuant to 11 U.S.C. § 554(a) without the applicable Landlord 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 Landlord shall be permitted to use or dispose of such abandoned FF&E or other assets remaining at such Leased Premises without notice or liability to the Debtors or any third person or entity.
4. Within three (3) business days after entry of this Order, the Debtors will serve this Order on the Counterparties to each Rejected Lease.
5. 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 bar date for general unsecured claims to be set by the Court, failing which such claim or claims by the Counterparty shall be forever barred.
6. The Debtors reserve all rights to contest any such claim and to contest the

characterization of each Rejected Lease, as executory or not.

7. 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.

8. Notwithstanding the possible applicability of Rules 6004(g), 7062, or 9014 of the Federal Rules of Bankruptcy Procedure, or otherwise, the terms and conditions of this Order shall be immediately effective and enforceable upon its entry.

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

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

Dated: _____, 2020

Honorable John T. Dorsey
United States Bankruptcy Judge

EXHIBIT 1

(Rejected Leases)

Rejected Leases

Lessor Name	Lessor Address	Debtor Lessee	Lease Description	Rejection Date
Fraluisal, LLC, as successor-in-interest to Carl D. Silver	<p>Fraluisal, LLC c/o Salvatore Gambino 26 Ruth Place Plainview, NY 11803</p> <p>Walsh, Colucci, Lubeley & Walsh, P.C. Attn: David J. Bomgardner, Esq. 4310 Prince William Parkway, Suite 300 Prince William, VA 22192</p>	Ruby Tuesday, Inc.	3693 Aquia 2844 JEFFERSON DAVIS HIGHWAY STAFFORD, VA 22554	OCTOBER 7, 2020
Freemall Associates, LLC	<p>Freemall Associates, LLC Attn: Center Manager 3710 Route 9, Suite 1000 Freehold, NJ 07728</p> <p>Freemall Associates, LLC c/o Macerich Company Attn: Legal Department 401 Wilshire Blvd., Suite 700 Santa Monica, CA 904087</p>	Ruby Tuesday, Inc.	2932 Freehold 3710 US HIGHWAY 9 FREEHOLD, NJ 7728	OCTOBER 7, 2020
French Associates I, LLC, as successor to SCF RC Funding IV LLC	French Associates I, LLC Attn: Bill French One American Square, Suite 1800 Indianapolis, IN 46282	RT Indianapolis Franchise, LLC Ruby Tuesday, Inc.	7654 96th Street 8133 EAST 96TH STREET INDIANAPOLIS, IN 46256	OCTOBER 7, 2020
G&VII Bellair Plaza LLC	<p>G&I VII Bellair Plaza LLC P.O. Box 865105 Orlando, FL 32886</p> <p>G&I VII Bellair Plaza LLC 220 E. 42nd Street, 27th Floor New York, NY 10017</p> <p>Bellair Plaza, Ltd. c/o Boulder Venture 4340 West Hillsborough Avenue Suite 212 Tampa, FL 33614</p> <p>Mark J. Ragusa, Esq. Gunster 401 East Jackson Street, Suite 2500 Tampa, FL 33602</p>	RT Orlando Franchise, LP Ruby Tuesday, Inc.	7119 Bellaire Plaza 2695 N ATLANTIC AVE DAYTONA BEACH, FL 32118	OCTOBER 7, 2020

Lessor Name	Lessor Address	Debtor Lessee	Lease Description	Rejection Date
G.L. "Buck" Harris d/b/a Marley Station Mall, as successor in interest to TKL-East	G.L. "Buck" Harris d/b/a Marley Station Mall c/o Gummer Group, LLC P.O. Box 888 Addison, TX 75001 Marley Station Mall Management Office Attn: General Manager 7900 Ritchie Hwy. Glen Burnie, MD 21061	Ruby Tuesday, Inc.	2960 Marley Station 7900 GOVERNOR RITCHIE HIGHWAY GLEN BURNIE, MD 21061	OCTOBER 7, 2020
GAA Investments, LLC, successor in interest to DAAL Realty	GAA Investments, LLC 2400 E. Coliseum Blvd., Suite 100 Fort Wayne, IN 46805	RT Michiana Franchise, LLC Ruby Tuesday, Inc.	7346 Ft. Wayne 1050 E. COLISEUM BLVD. FT. WAYNE, IN 46805	OCTOBER 7, 2020
GAJE, LLC, as successor in interest to OREOF 2017 Ruby LLC	GAJE LLC c/o David C. Skinner, Esq. David C. Skinner, L.L.C. Magnolia Financial Center, Suite 103 Birmingham, AL 35205 David C. Skinner, Esq. Zachary P. Trader, Esq David C. Skinner, LLC 1025 23rd Street South, Suite 103 Birmingham, AL 35205	Ruby Tuesday, Inc.	3651 Trussville 5957 CHALKVILLE MOUNTAIN RD. BIRMINGHAM, AL 35235	OCTOBER 7, 2020
Geenen Dekock Properties, LLC	Geenen Dekock Properties, LLC 12 West 8th Street, Suite 250 Holland, MI 49423 Thomas J. Vitale, Esq. Smith Haughey Rice & Roegge 100 Monroe Center NW Grand Rapids, MI 49503	RT Michiana Franchise, LLC Ruby Tuesday, Inc.	7350 Battle Creek 6083 B DRIVE NORTH BATTLE CREEK, MI 49014	OCTOBER 7, 2020
GI IX EMPIRE MOHAWK COMMONS LLC, successor in interest to Buffalo-Niskayuna Associates, LLC	GI IX EMPIRE MOHAWK COMMONS LLC C/O DLC MGMTCORP 565 TAXTER RD, STE 400 ELMSFORD, NY 10523 GI IX EMPIRE MOHAWK COMMONS LLC PO BOX 780671 ACCT 408004772 PHILADELPHIA, PA 19178	Ruby Tuesday, Inc.	4733 Mohawk Commons 416 BALLTOWN ROAD NISKAYUNA, NY 12304	OCTOBER 7, 2020

Lessor Name	Lessor Address	Debtor Lessee	Lease Description	Rejection Date
Golden Leaf, LLC, as successor in interest to Sayosha, LLC	Golden Leaf, LLC 101 Walker Road Chambersburg, PA 17201	Ruby Tuesday, Inc.	3231 Chambersburg 1121 LINCOLN HIGHWAY EAST CHAMBERSBURG, PA 17201	OCTOBER 7, 2020
GP Mall LLC, as successor in interest to Astolat Real Estate Corporation	GP Mall, LLC Attn: Ray Emerson c/o Glynn Place Mall Management Office 219 Mall Boulevard Brunswick, GA 31525	Ruby Tuesday, Inc.	2853 Brunswick 513 MALL BLVD. BRUNSWICK, GA 31525	OCTOBER 7, 2020
Grand Central Parkersburg LLC, as successor in interest to Grand Central Limited Partnership	Grand Central Parkersburg LLC c/o Glimcher Properties Limited Partnership Attn: General Counsel 180 East Broad Street, 21st Floor Columbus, OH 43215	Ruby Tuesday, Inc.	5048 Parkersburg 403 GRAND CENTRAL AVE VIENNA, WV 26105	OCTOBER 7, 2020
Grand IXVentures, LLC	Grand IX Ventures, LLC Attn: David V. Liner 1078 Riverbend Drive Advance, NC 27006 Elliot A. Fus, Esq. Blanco Tackaberry PO Drawer 25008 Winston-Salem, NC 27114-5008 Elliot A. Fus, Esq. Blanco Tackaberry 110 South Stratford Road, Suite 500 Winston-Salem, NC 27104-4299	Ruby Tuesday, Inc.	4205 Smithfield 160 SMITHFIELD XING SMITHFIELD, NC 27577	OCTOBER 7, 2020
GW Investments, LLC, as successor-in-interest to OREOF 2017 Ruby, LLC	GW Investments, LLC 7731 Bigham Court Tampa, FL 33625 Wey's Family Investments LLC 7302 Pelican Island Dr. Tampa, FL 33634 Tyler P. Brimmer, Esq. Schaan P. Barth, Esq. Fafinski Mark & Johnson, PA 775 Prairie Center Drive, Suite 400 Eden Prairie, MN 55344	RT Minneapolis Franchise, LLC Ruby Tuesday, Inc.	7382 Shakopee 4135 DEAN LAKES BOULEVARD SHAKOPEE, MN 55379	OCTOBER 7, 2020
HaiYang, Inc., as successor-in-interest to TMT33, LLC	HaiYang, Inc. 1526 Sandybrook Lane Wake Forest, NC 27587	Ruby Tuesday, Inc.	4437 Wilson 2935 RALEIGH ROAD WEST WILSON, NC 27896	OCTOBER 7, 2020

Lessor Name	Lessor Address	Debtor Lessee	Lease Description	Rejection Date
Hamilton Mall Realty, LLC, Hamilton Mall CH, LLC, and Hamilton Nassim, LLC, as successors in interest to Hamilton Associates, a Partnership	Hamilton Mall Realty, LLC Hamilton Mall CH, LLC Hamilton Nassim, LLC c/o Namco Realty LLC 150 Great Neck Road, Suite 304 Great Neck, NY 11021	Ruby Tuesday, Inc.	2929 Mays Landing 4403 BLACK HORSE PIKE MAYS LANDING, NJ 8330	OCTOBER 7, 2020
Hawthorne Centre Associates	Hawthorne Centre Associates c/o Burkwood Associates 255 Butler Avenue, Suite 203 Lancaster, PA 17601 Daniel R. Utain, Esq. Kaplin Stewart Meloff Reiter & Stein, P.C. 910 Harvest Drive Blue Bell, PA 19422	Ruby Tuesday, Inc.	3670 Lancaster 2002 FRUITVILLE PIKE LANCASTER, PA 17601	OCTOBER 7, 2020
Highway Host, Inc.	Highway Host, Inc. Attn: Dan Blalock P.O. Box 4750 Sevierville, TN 37864	Ruby Tuesday, Inc.	5117 Merchants Rd. 120 MERCHANTS DRIVE KNOXVILLE, TN 37912	OCTOBER 7, 2020
Holyoke Mall Company, LP	Holyoke Mall Company, LP The Clinton Exchange Attn: Management Division Four Clinton Square Syracuse, NY 13202-1078 Pyramid Management Group, LLC Attn: General Counsel The Clinton Exchange Four Clinton Square Syracuse, NY 13202-1078	Ruby Tuesday, Inc.	3619 Holyoke 50 HOLYOKE STREET HOLYOKE, MA 01040	OCTOBER 7, 2020
HOOVER MALL LIMITED LLC	HOOVER MALL LIMITED LLC PO BOX 86 SDS 12 2446 RE RIVERCHASE GALLERIA MINNEAPOLIS, MN 55486	Ruby Tuesday, Inc.	2615 Riverchase 2000 RIVERCHASE GALLERIA HOOVER, AL 35244	OCTOBER 7, 2020
INNKEEPER OF ABERDEEN INC	INNKEEPER OF ABERDEEN INC. C/O DALY SEVEN INC 5920 SOUTH MIAMI BLVD., STE 102 MORRISVILLE, NC 27560	Ruby Tuesday, Inc.	4260 Aberdeen 1505 NORTH SANDHILLS BLVD. ABERDEEN, NC 28315	OCTOBER 7, 2020

Lessor Name	Lessor Address	Debtor Lessee	Lease Description	Rejection Date
Interstate Augusta Properties, LLC	Interstate Augusta Properties, LLC 33 Boylston Street, Suite 3000 Chestnut Hill, MA 02467	RT New England Franchise, LLC Ruby Tuesday, Inc.	7291 Augusta 58 STEPHEN KING DRIVE AUGUSTA, ME 4330	OCTOBER 7, 2020
IVT SHOPS AT TOWN CENTER GERMANTOWN	IVT SHOPS AT TOWN CENTER GERMANTOWN C/O INVEN TRUST PROP MGMT LLC ATTN: PROPERTY MGR 3025 HIGHLAND PARKWAY, STE 350 DOWNERS GROVE IL 60515 IVT SHOPS AT TOWN CENTER GERMANTOWN C/O INVEN TRUST PROP MGMT LLC ATTN: LEGAL - LEASING & PROP MGT 3025 HIGHLAND PARKWAY, STE 350 DOWNERS GROVE IL 60515	Ruby Tuesday, Inc.	4368 Towncenter at Germantown 19800 CENTURY BLVD. GERMANTOWN, MD 20874	OCTOBER 7, 2020
J. Artson, LLC	J. Artson, LLC 401 Chathan Square Office Park Fredericksburg, VA 22405 Molly K. Flurry, Esq. Parrish Snead Franklin Simpson, PLC 910 Princess Anne St., 2nd Floor PO Box 7166 Fredericksburg, VA 22404	Ruby Tuesday, Inc.	4632 Kingstowne 6601 SOUTH VAN DORN ST. ALEXANDRIA, VA 22315	OCTOBER 7, 2020
JDN Real Estate — Hamilton, L.P.	JDN Real Estate - Hamilton, L.P. c/o JDN Realty Corporation Attn: Property Management 359 E. Paces Ferry Road, NE, Suite 400 Atlanta, GA 30305 Klehr, Harrison, Harvey, Branzburg & Ellers, LLP Attn: Lee R. Sussman, Esq. 260 South Broad Street Philadelphia, PA 19102	Ruby Tuesday, Inc.	4447 Hamilton 500 MARKETPLACE BLVD. HAMILTON, NJ 8691	OCTOBER 7, 2020
Jefferson Associates L.P.	Jefferson Associates L.P. d/b/a Blackwell Park LLC c/o Rosenthal Properties, LLC 1945 Old Gallows Road, Suite 300 Vienna, VA 22182 Wayne G. Tatusko, Esq. Watt, Tieder, Hoffar & Fitzgerald, LLP 7929 Westpark Drive, Suite 400 McLean, VA 22102	Ruby Tuesday, Inc.	4667 Warrenton 74 BLACKWELL PARC LANE WARRENTON, VA 20186	OCTOBER 7, 2020

Lessor Name	Lessor Address	Debtor Lessee	Lease Description	Rejection Date
JOSEPH AND NORMA ROOSA	JOSEPH ROOSA NORMA ROOSA c/o THE ROOSA COMPANY 4480 HUNGRY HOLLOW RD GREAT VALLEY, NY 14741 JOSEPH ROOSA NORMA ROOSA C/O THE ROOSA COMPANY PO BOX 67 SALAMANCA NY 14779	Ruby Tuesday, Inc.	4523 North Windham 6 NORTHRIDGE DRIVE NORTH WINDHAM, CT 06256	OCTOBER 7, 2020
JT Realty 3150, LLC as successor-in-interest to JAKS, LLC	JT Realty 3150, LLC c/o Joseph Tomlinson P.O. Box 67 Mathews, VA 23109	Ruby Tuesday, Inc.	4189 Kiln Creek 3150 KILN CREEK PARKWAY YORKTOWN, VA 23693	OCTOBER 7, 2020
KAIDA FLORIDA REAL ESTATE INC.	KAIDA FLORIDA REAL ESTATE INC. ATTN: YUN DA CHEN 7860 ROYAL MELBOURNE WAY DULUTH, GA 30097	Ruby Tuesday, Inc.	3675 Wells Road 1760 WELLS ROAD ORANGE PARK, FL 32073	OCTOBER 7, 2020
Keith E. Adams and Kim D. Adams, Trustees	Keith E Adams Kim D Adams 500 41st Avenue Santa Cruz, CA 95062 C. Jay Robbims, IV, Esq. 4870 Sadler Road, Suite 300 Glen Allen, VA 23060	Ruby Tuesday, Inc.	4322 Lynchburg 3810 WARDS ROAD LYNCHBURG, VA 24502	OCTOBER 7, 2020
Kew Ray, LLC	Kew Ray, LLC Attn: Kew Ray Baker 1640 Montcliff Drive Cumming, GA 30041 Monroe, PLLC Attn: Lisa Leaton 1612 Summit Avenue, Suite 100 Fort Worth, TX 76102 Matthew R. Johnson, Esq. Amy R. Harmon, Esq. O'Daniel McDonald, LLC 9040 Roswell Road, Suite 500 Atlanta, GA 30350	Ruby Tuesday, Inc.	3282 Jasper 258 HIGHWAY 78 WEST JASPER, AL 35501	OCTOBER 7, 2020

Lessor Name	Lessor Address	Debtor Lessee	Lease Description	Rejection Date
Kleban Greenville, LLC	<p>KLEBAN GREENVILLE, LLC c/o Lewis S. Hamilton, Esq. POWELL & HAMILTON Post Office Drawer 9 Greenville, AL 36037</p> <p>KLEBAN GREENVILLE, LLC c/o April Clyne 1189 Post Road, Suite 3B Fairfield, CT 06824</p> <p>Stephan B. Grozinger, Esq. 249 Lyons Plain Road Weston, CT 06883</p> <p>Lewis S. Hamilton, Esq. Powell & Hamilton Post Office Drawer 9 Greenville, AL 36037</p>	Ruby Tuesday, Inc.	3201 Greenville 91 CAHABA ROAD GREENVILLE, AL 36037	OCTOBER 7, 2020
KMART CORP	<p>KMART CORP. c/o SEARS HOLDINGS CORP ATTN: VP, LEASE & DEV 3333 BEVERLY RD. DEPT 824RE HOIFFMAN ESTATES, IL 60179</p> <p>CERTIFIED CAPITAL LPC c/o POMERANTZ, KAVINOKY & CO. 6351 OWENSMOUTH AVE, STE 203 WOODLAND HILLS, CA 91367</p> <p>VICTOR REAGAN TRUST C/O EUGUENE REAGAN 1901 WILMER ORCHARD CIRCLE QUINCY, IL 23201</p>	Ruby Tuesday, Inc.	7786 Quincy 3601 Broadway St. Quincy, IL 62305	OCTOBER 7, 2020

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KS Springfield Limited Partnership and PR Springfield/Delco Limited Partnership	KS Springfield Limited Partnership PR Springfield/Delco Limited Partnership c/o PREIT Services, LLC Attn: General Counsel One Commerce Square 2005 Market St., Suite 1000 Philadelphia, PA 19103 Management Office Springfield Mall Attn: General Manager 1250 Baltimore Pike Springfield, PA 19064 Kravco Simon Company Attn: Legal Department 225 West Washington Street Indianapolis, IN 46204	Ruby Tuesday, Inc.	2764 Springfield 1250 BALTIMORE PIKE SPRINGFIELD, PA 19064	OCTOBER 7, 2020
KSW PA Realty, LLC, as successor in interest to TMT33, LLC	KSW PA Realty, LLC P.O. Box 383 Jersey City, NJ 07303	Ruby Tuesday, Inc.	4291 Stroudsburg Route 611 1055 NORTH 9TH STREET STROUDSBURG, PA 18360	OCTOBER 7, 2020
Lakeforest Retail Investment, LLC, as successor in interest to Lakeforest Associates, GP	Lakeforest Retail Investment, LLC c/o Petrie Richardson Ventures II, LLC Attn: Accounts Receivable 1919 West Street, Suite 100 Annapolis, MD 21401	Ruby Tuesday, Inc.	3644 Lake Forest 701 RUSSELL AVE. SPACE D-223 GAITHERSBURG, MD 20877	OCTOBER 7, 2020
Lamastra Enterprises, Inc.	Lamastra Enterprises, Inc. Attn: Cheryl Frazier, President 225 Rodman Road Norfolk, VA 23503	Ruby Tuesday, Inc.	4987 Hampton Blvd. 8305 HAMPTON BLVD. NORFOLK, VA 23505	OCTOBER 7, 2020
LANES MILL CROSSING	LANES MILL CROSSING 242 ROUTE 79, SUITE 9 MORGANVILLE, NJ 07751	Ruby Tuesday, Inc.	4783 Howell 5169 RT 9 NORTH HOWELL, NJ 7731	OCTOBER 7, 2020
LANGLEY SQUARE ASSOCIATES LLC	LANGLEY SQUARE ASSOCIATES LLC C/O THE KATSIAS COMPANY PO BOX 922 VIRGINIA BEACH ,VA 23451	Ruby Tuesday, Inc.	4629 Langley Square Hampton 69 MERCURY BLVD. WEST HAMPTON, VA 23669	OCTOBER 7, 2020

Lessor Name	Lessor Address	Debtor Lessee	Lease Description	Rejection Date
Lanham LLLP	<p>Lanham LLLP c/o NAI The Michael Companies Inc. 10100 Business Pkwy Lanham, MD 20706</p> <p>Timothy F. Maloney, Esq. Levi S. Zaslou, Esq. Joseph, Greenwald & Laake, P.A. 6404 Ivy Lane, Suite 400 Greenbelt, Maryland 20770</p>	Ruby Tuesday, Inc.	3138 Lanham 10251 Martin Luther King Jr. Blvd. Bowie, MD 20720	OCTOBER 7, 2020
Las Vegas Adventure, LLC, successor in interest to APK Realty and Investments, Inc.	Las Vegas Adventure, LLC c/o Virtus Commercial 1333 N. Buffalo Dr., Suite 120 Las Vegas, NV 89128	RT Las Vegas Franchise, LLC Ruby Tuesday, Inc.	7142 Craig Road 865 WEST CRAIG ROAD LAS VEGAS, NV 89032	OCTOBER 7, 2020
Lehigh Valley Mall, LLC, as successor in interest to Mall at Lehigh Valley, L.P.	<p>Lehigh Valley Mall LLC c/o Simon Property Group, Inc. 225 West Washington Street Indianapolis, IN 46204</p> <p>H. Fintan McHugh, Esq. Petrikin, Wellman, Damico, Brown & Petrosa The William Penn Building 109 Chesley Drive Media, PA 19063</p>	Ruby Tuesday, Inc.	3960 Lehigh Valley Mall 101 LEHIGH VALLEY MALL WHITEHALL, PA 18052	OCTOBER 7, 2020
Lester Robbins, Trustee for Tamzin M. McMinn, et al., trading as Frick Joint Venture	<p>Lester Robbins Frick Joint Venture 1150 West Chestnut Street Union, NJ 07083</p> <p>Marcia Garciano, Accounts Receivable Theresa Drici, Managing Agent The Robbins Agency 1150 West Chestnut Street Union, NJ 07083</p> <p>Gruen & Goldstein, Esqs. 1945 Morris Avenue Union, NJ 07083</p> <p>Fred R. Gruen, Esq. Gruen & Goldstein 1150 West Chestnut Street PO Box 1553 Union, NJ 07083</p>	Ruby Tuesday, Inc.	4380 Union Plaza 2454 ROUTE 22 WEST UNION, NJ 07083	OCTOBER 7, 2020

Lessor Name	Lessor Address	Debtor Lessee	Lease Description	Rejection Date
LIBERTY PLACE RETAIL ASSOC LP	LIBERTY PLACE RETAIL ASSOC LP 24408 NETWORK PLACE CHICAGO, IL 60673	Ruby Tuesday, Inc.	4718 The Shops at Liberty Place 1625 CHESTNUT ST., SPACE 1 PHILADELPHIA, PA 19103	OCTOBER 7, 2020
LIMESTONE RUBY LLC ORION	LIMESTONE RUBY LLC ORION C/O OIMC 200 S BISCAYNE BLVD., 7TH FL MIAMI FL 33131	Ruby Tuesday, Inc.	4224 Fayetteville Pavilion 1405 HWY 85 NORTH FAYETTEVILLE, GA 30214	OCTOBER 7, 2020
LIMESTONE RUBY LLC ORION	LIMESTONE RUBY LLC ORION C/O OIMC 200 S BISCAYNE BLVD 7TH FL MIAMI, FL 33131 ORION INVESTMENT AND MGMT LTD. CORP. ATTN: SILVI SANTOVENIA 200 S. BISCAYNE BLVD., 7TH FL MIAMI, FL 33131 VICTORY CROSSING PROPERTY LLC C/O DIVARIS PROPERTY MGMT 4525 MAIN STREET STE 900 VIRGINIA BEACH, VA 23462	Ruby Tuesday, Inc.	4906 Portsmouth 4066 VICTORY BLVD. PORTSMOUTH, VA 23701	OCTOBER 7, 2020
LJB 1, LLC, successor in interest to M.B. Kahn Construction Company, LLC	LJB 1, LLC c/o Mink & Mink, Inc. 3081 East Commercial Blvd., #105 Fort Lauderdale, FL 33308	RT South Florida Franchise, LP Ruby Tuesday, Inc.	2205 Deerfield Beach 3887 W. HILLSBORO BLVD. DEERFIELD BEACH, FL 33442	OCTOBER 7, 2020
Lusavi Pagosa, LLC, as successor-in-interest to NRD RT 30, LLC	Lusavi Pagosa, LLC Attn: Matthew Mousavi 610 Newport Center Drive, Suite 1500 Newport Beach, CA 92660	RT Michigan Franchise, LLC Ruby Tuesday, Inc.	7089 Chesterfield 51295 GRATIOT AVE. CHESTERFIELD TOWNSHIP, MI 48051	OCTOBER 7, 2020
MacDade Mall Associates, LP	MacDade Mall Associates, LP c/o Wolfson Verrichia Group, Managing Agent Meetinghouse Business Center 120 West Germantown Pike, Suite 120 Plymouth Meeting, PA 19462	Ruby Tuesday, Inc.	4842 Ridley MacDade Mall 2650 MACDADE BLVD. HOLMES, PA 19043	OCTOBER 7, 2020

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Macerich Deptford, LLC	Macerich Deptford, LLC c/o Macerich Attention: Legal Department 401 Wilshire Boulevard, Suite 700 Santa Monica, CA 90401	Ruby Tuesday, Inc.	2954 Deptford 1750 DEPTFORD CENTER RD. DEPTFORD, NJ 08096	OCTOBER 7, 2020
Mach II MCB Silver Portfolio Owner One LLC, as successor in interest to Carl. D. Silver	Mach II MCB Silver Portfolio Owner One LLC c/o MCB Property Management, LLC 2701 N. Charles St., Suite 404 Baltimore, MD 21218 Jay Lask, Senior Portfolio Manager Jessica Thayer, Property Accounting Timothy Peyton, VP — Finance & Administration MCB Real Estate, LLC 2701 N. Charles Street, Suite 404 Baltimore MD 21218	Ruby Tuesday, Inc.	3366 Central Park 2951 PLANK ROAD FREDERICKSBURG, VA 22401	OCTOBER 7, 2020
Mainstreet, LLC, as successor to The Randall Family, LLC	Mainstreet, LLC Attn: Jay Evans 1306 University Blvd., Suite F Tuscaloosa, AL 35401 Ann L. Reardon, Esq. Caty C. Waldrop, Esq. Rosen Harwood, P.A. 2200 Jack Warner Parkway, Suite 200 Tuscaloosa, AL 35401	Ruby Tuesday, Inc.	3610 Tuscaloosa- Northport 311 MERCHANTS WALK TUSCALOOSA, AL 35406	OCTOBER 7, 2020
Mala, LLC	Mala, LLC 7171 SW 62nd Ave, Suite 503 Miami, FL 33143 Richard F. Kondla, Esq. Richard F. Kondla, P.A. 17071 West Dixie Highway North Miami Beach, FL 33160	RT South Florida Franchise, LP Ruby Tuesday, Inc.	2285 Homestead 801 NORTHEAST 8TH STREET HOMESTEAD, FL 33030	OCTOBER 7, 2020
Mall at Lima, LLC, as successor in interest to Simon Property Group, L.P.	Mall at Lima, LLC P.O. Box 6586 Carol Stream, IL 60197 Mall at Lima, LLC c/o M.S. Management Associates, Inc. 225 West Washington St. Indianapolis, IN 46204 Mall at Lima, LLC 1358 Momentum Place Chicago, IL 60689	Ruby Tuesday, Inc.	4315 Lima 2404 ELIDA RD. ELIDA, OH 45807	OCTOBER 7, 2020

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MANSFIELD COMMONS II LLC, successor in interest to NJ-Mansfield, LLC C/O SILBERT REALTY MGMT CO	MANSFIELD COMMONS II LLC C/O SILBERT REALTY MGMT CO. 85A DIVISION AVENUE MILLINGTON, NJ 07946 MANSFIELD COMMONS II LLC C/O SILBERT REALTY MGMT CO. PO BOX 406 MILLINGTON, NJ 07946	Ruby Tuesday, Inc.	4740 Mansfield Commons 1885 ROUTE 57 HACKETTSTOWN, NJ 7840	OCTOBER 7, 2020
McGregor Square LLC	McGregor Square, LLC c/o Southland Capital Realty Group 55 Midtown Park East Mobile, AL 36606 Thomas P. Oldweiler, Esq. J. Harris Oppenheimer, Esq. Armbrecht Jackson LLP PO Box 290 Mobile, AL 36601	Ruby Tuesday, Inc.	4983 McGregor Square 3930 AIRPORT BLVD., #2 MOBILE, AL 36608	OCTOBER 7, 2020
MERIDIAN MALL LP	MERIDIAN MALL LP PO BOX 955607 CBL 0379 ST LOUIS, MO 63195	RT Michiana Franchise, LLC Ruby Tuesday, Inc.	7355 Okemos 1982 WEST GRAND RIVER AVENUE OKEMOS, MI 48864	OCTOBER 7, 2020
Merritt Square Realty, LLC, successor in interest to John Hancock Mutual Life Insurance Company	Merritt Square Realty, LLC c/o Namdar Realty Group 150 Great Neck Road, Suite 304 Great Neck, NY 11021	RT Orlando Franchise, LP Ruby Tuesday, Inc.	2140 Merritt Island 777 EAST MERRITT CAUSEWAY MERRITT ISLAND, FL 32952	OCTOBER 7, 2020
Mesa Clemmons, LLC	Mesa Clemmons, LLC 5414 Merriam Street Bethesda, MD 20814 Attn: Adrienne Hedman Mesa Clemmons, LLC 6505 Lone Oak Drive Bethesda, MD 20817	Ruby Tuesday, Inc.	4947 Clemmons - Westwood Village Rd 6412 SESSIONS CT. CLEMMONS, NC 27012	OCTOBER 7, 2020

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MFB Randallstown, LLC, successor in interest to RELP Randallstown, LLC	MFB Randallstown, LLC c/o RD Management, LLC 810 7th Ave., 10th Floor New York, NY 10019 Richard G. Berger, Senior Counsel RD Management, LLC 810 7th Ave., 10th Floor New York, NY 10019 Kimberly A. Manuelides, Esq. Sagal, Filbert, Quasney & Betten, PA 600 Washington Avenue, #300 Towson, MD 21204	Ruby Tuesday, Inc.	5029 Randallstown 8731 LIBERTY ROAD RANDALLSTOWN, MD 21133	OCTOBER 7, 2020
MHF PRINCETON IV LLC	MHF PRINCETON IV LLC ATTN RENEE GAUVIN DUPUIS 300 CENTERVILLE RD SUITE 300 E WARWICK, RI 02886	Ruby Tuesday, Inc.	4243 Princeton 3817 ROUTE 1 PRINCETON, NJ 8540	OCTOBER 7, 2020
Michael Sarlo and Lory Sarlo, as Trustees of The Atlantis Trust Dated November 8, 2007, as successor-in-interest to OREOF 2017 Ruby LLC	Michael Sarlo Lory Sarlo 1842 Washington Way Venice, CA 90291	Ruby Tuesday, Inc.	4678 Statesville 210 TURNERSBURG HIGHWAY STATESVILLE, NC 28625	OCTOBER 7, 2020
Michael Sarlo and Lory Sarlo, as Trustees of The Atlantis Trust dated November 8, 2007, as successor to OREOF 2017 Ruby LLC	Michael Sarlo Lory Sarlo 1842 Washington Way Venice, CA 90291 Robert B. Ireland, III, Esq. Watkins & Eager PLLC 400 E. Capitol Street (39201) P.O. Box 650 Jackson, MS 39205-0650	Ruby Tuesday, Inc.	4406 Starkville 110-A HIGHWAY 12 W STARKVILLE, MS 39759	OCTOBER 7, 2020

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Michael W. Selna and Marja D. Selna, Trustees of the Michael W. Selna and Marja D. Selna Family Trust dated September 10, 1981, and Andrew M. Selna, and Blake W. Selna and Emily M. Selna, as Trustees of the Blake and Emily Trust dated November 16, 2009, and Kevin J. Selna and Bethany V. Selna	Michael W. Selna; Maria D. Selna Andrew W. Selna; Blake W. Selna Emily M. Selna 6284 Forester Drive Huntington Beach, CA 92648	Ruby Tuesday, Inc.	4691 Kings Mill 5456 KINGS CENTER DRIVE MASON, OH 45040	OCTOBER 7, 2020
Monticello Marketplace Associates, LLC	Monticello Marketplace Associates, LLC Attn: Alan B. Nusbaum Robert L. Dewey 1000 Bank of America Center One Commercial Place (23510) P.O. Box 2491 Norfolk, VA 23501 Wilcox & Savage, P.C. 1800 Bank of America Center One Commercial Place Norfolk, VA 23510-2197 James T. Cronwell, Esq. Sykes, Bourdon, Ahern & Levy, P.C. 4429 Bonney Road, Suite 500 Virginia Beach, VA 23462	Ruby Tuesday, Inc.	4111 Monticello Marketplace 4700 MONTICELLO AVE. WILLIAMSBURG, VA 23188	OCTOBER 7, 2020
Mountcastle Family Limited Liability Company, successor in interest to Oakmark Properties, LLC	Mountcastle Family Limited Liability Co. c/o Chas. Hawkins Co., Inc. / CORFAC International Attn: Accounts Receivable 760 Melrose Avenue Nashville, TN 37211 Oakmark Properties LLC c/o Mike Bennan, Principal 7373 E. Doubletree Ranch Road #200 Scottsdale, AZ 85258	RT Southwest Franchise, LLC Ruby Tuesday, Inc.	5421 44th Street & Washington 4415 EAST MONROE STREET PHOENIX, AZ 85034	OCTOBER 7, 2020
MURRAY SCHOLLS LLC	MURRAY SCHOLLS LLC UNIT 1177 PO BOX 2369 PORTLAND OR 97208 MURRAY SCHOLLS LLC 9895 S.E. SUNNYSIDE RD #P CLACKAMAS OR 97015	Ruby Tuesday, Inc.	7623 Beaverton 14550 SW MURRAY-SCHOLLS DRIVE BEAVERTON, OR 97007	OCTOBER 7, 2020

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Myra C. Clark	Myra C. Clark P.O. Box 1184 Seymour, TN 37865 Gentry, Tipton and McLemore Attn: Jim Tipton 900 South Gay Street, Suite 2300 Knoxville, TN 37902	Ruby Tuesday, Inc.	4616 Sevierville 630 WINFIELD DUNN PARKWAY SEVIERVILLE, TN 37876	OCTOBER 7, 2020
MYRTLE BEACH MALL LLC	MYRTLE BEACH MALL LLC C/O DIVARIS PROPERTY MGMT CORP ATTN ACCOUNTS RECEIVABLE 4525 MAIN STREET STE 900 VIRGINIA BEACH VA 23462 MYRTLE BEACH MALL LLC ATTN: GIL PRIEL 5900 CANOGA AVENUE, SUITE 400 WOODLAND HILLS CA 91367	Ruby Tuesday, Inc.	4256 Myrtle Beach 10177 NORTH KINGS HWY, SPC H-14 MYRTLE BEACH, SC 29572	OCTOBER 7, 2020
Naffah Investments, LLC	Naffah Investments, LLC 62 Oak Tree Drive Canfield, OH 44406	Ruby Tuesday, Inc.	5028 Canfield 4525 BOARDMAN- CANFIELD RD. CANFIELD, OH 44406	OCTOBER 7, 2020
NATIONAL RETAIL PROPERTIES LP	NATIONAL RETAIL PROPERTIES LP 450 S ORANGE AVE, STE 900 ORLANDO FL 32801	RT Denver Franchise, L.P. Ruby Tuesday, Inc.	2163 Arvada 5525 WADSWORTH BYPASS ARVADA, CO 80002	OCTOBER 7, 2020
National Land Resources, L.P.	National Land Resources, L.P. c/o National Realty & Development Corp. 3 Manhattanville Road Purchase, New York 10577 Timothy P. McKeown, Esq. Norris McLaughlin, P.A. 400 Crossing Blvd., 8th Floor PO Box 5933 Bridgewater, NJ 08807-5933	Ruby Tuesday, Inc.	3153 Phillipsburg 1234 U.S. ROUTE 22 PHILLIPSBURG, NJ 08865	OCTOBER 7, 2020
Neisloss Hampton, LLC, as successor in interest to GEM Big Bethel, LLC	Neisloss Hampton, LLC Attn: Angela Michal c/o Meadowood Properties, LLC 101 Sunnyside Blvd., Suite 105 Plainview, NY 11803	Ruby Tuesday, Inc.	3162 Hampton 60 TOWNE CENTRE PARKWAY HAMPTON, VA 23666	OCTOBER 7, 2020

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Nicholas Aberle and Connie Chau, Joint Tenancy, as successor-in-interest to OREOF 2017 Ruby LLC	Nicholas Aberle Connie Chau 204 Avenida San Carlos San Clemente, CA 92672	Ruby Tuesday, Inc.	4370 Tuscaloosa 6421 INTERSTATE DRIVE COTTONDALE, AL 35453	OCTOBER 7, 2020
NOM Academy, Ltd.	NOM Academy, Ltd. 3841 Green Hills Village Drive Suite 400 Nashville, TN 37215	Ruby Tuesday, Inc.	4912 Bessemer 808 ACADEMY DR. BESSEMER, AL 35022	OCTOBER 7, 2020
North Haven Holdings Limited Partnership	North Haven Holdings Limited Partnership c/o National Realty & Development Corp. 3 Manhattanville Road Purchase, NY 10577 Kevin W. Smith, Esq. The Pellegrino Law Firm, PC 475 Whitney Avenue New Haven, CT 06511	Ruby Tuesday, Inc.	4969 North Haven 150 UNIVERSAL DRIVE NORTH NORTH HAVEN, CT 6473	OCTOBER 7, 2020
Northeast Properties, LLC, successor in interest to NRD RT 30, LLC	Northeast Properties, LLC P.O. Box 1685 Jacksonville, NC 28541 John P. Marshall, Esq. White & Allen, P.A. PO Box 3169 Kinston, NC 28502	Ruby Tuesday, Inc.	3724 Jacksonville 1067 WESTERN BLVD. JACKSONVILLE, NC 28546	OCTOBER 7, 2020
NTS BLUEGRASS DEVEL PARTNERSHIP	NTS BLUEGRASS DEVEL PARTNERSHIP C/O NTS DEVELOPMENT CO. 3153 SOLUTIONS CENTER CHICAGO, IL 60677	Ruby Tuesday, Inc.	4520 Blankenbaker 11701 BLUEGRASS PARKWAY LOUISVILLE, KY 40299	OCTOBER 7, 2020

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NW Northgate Mall LLC, as successor in interest to Northgate Mall Durham, LLC	<p>NW Northgate Mall LLC Attn: Michael O'Shaughnessy 1819 Wazee Street Denver, CO 80202</p> <p>NW Northgate Mall LLC c/o Northwood Retail Attn: Johnathan Stewart 1058 W. Club Blvd., Suite 200 Durham, NC 27701</p> <p>NW Northgate Mall LLC c/o Northwood Investors Attn: Marshall Nevins 575 Fifth Avenue, 23rd Floor New York, NY 10017</p> <p>Nathan A. White, Esq. Alexander Ricks PLLC 1420 E. 7th St., Suite 100 Charlotte, NC 28204</p>	Ruby Tuesday, Inc.	2760 Durham 1058 WEST CLUB BLVD. DURHAM, NC 27701	OCTOBER 7, 2020
Oakdale Mall II, LLC	<p>Oakdale Mall II, LLC c/o Spinoso Real Estate Group, LLC 112 Northern Concourse North Syracuse, NY 13212</p> <p>Oakdale Mall II LLC, 601-635 Harry L Drive, Johnson City, NY 13790</p> <p>Gary F. Eisenberg, Esq. Perkinscoie 1155 Avenue of the Americas 22nd Floor New York, NY 10036-2711</p>	Ruby Tuesday, Inc.	2775 Binghamton 601-635 HARRY L DRIVE, SUITE #14 JOHNSON CITY, NY 13790	OCTOBER 7, 2020
Ocala Park Limited Partnership	<p>Ocala Park Limited Partnership c/o AJ&C Garfunkel Attn: Charles Garfunkel Scott Cooper Sadler, Property Manager 400 Mall Blvd., Suite M Savannah, GA 31406</p>	<p>RT Orlando Franchise, LP</p> <p>Ruby Tuesday, Inc.</p>	2136 Ocala 3500 S.W. COLLEGE ROAD OCALA, FL 34474	OCTOBER 7, 2020
OHP GEORGETOWN LLC	<p>OHP GEORGETOWN LLC 5120 TAYLOR MILL RD TAYLOR MILL, KY 41015</p> <p>SHOTOWN LLC ET AL C/O CALIBER COMMERCIAL PROP LLC 4201 SPRINGHURST BLVD STE 201 LOUISVILLE, KY 40241</p>	<p>RT Kentucky Restaurant Holdings, LLC</p> <p>Ruby Tuesday, Inc.</p>	7768 Georgetown 100 TIGER WAY GEORGETOWN, KY 40324	OCTOBER 7, 2020

Lessor Name	Lessor Address	Debtor Lessee	Lease Description	Rejection Date
OJJ SMS Investors LLC, as successor in interest to Signal Hill Two, LLC	<p>OJJ SMS Investors LLC Attn: Property Manager 11624 Cedar Chase Road Herndon, VA 20170-2476</p> <p>Regency Centers, L.P. 8618 Westwood Center Drive, #300 Vienna, VA 22182</p> <p>Regency Centers, L.P. Attn: Lease Administration; Legal Department 121 West Forsyth St., Suite 200 Jacksonville, FL 32202</p>	Ruby Tuesday, Inc.	5260 Signal Hill 9504 LIBERIA AVENUE MANASSAS, VA 20110	OCTOBER 7, 2020
Old Bridge Properties, LLC	<p>Old Bridge Properties c/o Fisher Brothers Attn: Robert C. Breyer 299 Park Ave. New York, NY 10171</p> <p>Fisher Brothers Attn: General Counsel 299 Park Ave. New York, NY 10171</p> <p>Old Bridge Properties, LLC c/o Capital Management Attn: Robert Breyer 485 Madison Ave., 24th Floor New York, NY 10022</p> <p>Benjamin I. Rubenstein, Esq. K&L Gates LLP One Newark Center, 10th Floor Newark, NJ 07102</p>	Ruby Tuesday, Inc.	4133 Old Bridge 1352 US HIGHWAY 9 OLD BRIDGE, NJ 08857	OCTOBER 7, 2020
Orchard Ridge Plaza	Orchard Ridge Plaza 4266 Woodlands Lane Orchard Lake, MI 48323	RT Detroit Franchise, LLC Ruby Tuesday, Inc.	7574 Farmington Hills 31066 TWELVE MILE ROAD FARMINGTON, HILLS MI 48334	OCTOBER 7, 2020
P&M Investment Company, LLC, as successor to Orion-NRD Ruby JV	P&M Investment Company, LLC Attn: Peter Park 2 Buckland Abbey Nashville, TN 37215	Ruby Tuesday, Inc.	4929 Chattanooga-Hixson 5595 HWY. 153 HIXSON, TN 37343	OCTOBER 7, 2020

Lessor Name	Lessor Address	Debtor Lessee	Lease Description	Rejection Date
Papazian Sherman Way, LLC, as successor to TMT33, LLC	Papazian Sherman Way, LLC Attn: Herbert Papazian 20001 Halstead Street Chatsworth, CA 91311 Guy W. Murphy, Jr., Esq. Hyden, Miron & Foster, PLLC 557 Locust Avenue Conway, AR 72034	RT Western Missouri Franchise, LLC Ruby Tuesday, Inc.	4331 Russellville 115 EAST HARRELL DRIVE RUSSELLVILLE, AR 72802	OCTOBER 7, 2020
Parkway Lodging Realty, LLC	Parkway Lodging Realty, LLC 399 Monmouth Street East Windsor, NJ 08520 Willard C. Shih, Esq. Zain A. Naqvi, Esq. Wilentz, Goldman & Spitzer, PA 90 Woodbridge Center Drive, Suite 900 PO Box 10 Woodbridge, NJ 07095	Ruby Tuesday, Inc.	5006 Brick 1875 ROUTE 70 LAKEWOOD, NJ 08701	OCTOBER 7, 2020
Paul H. Aberle and Heinrich J. Aberle, as successors in interest to Orion-NRD Ruby JV, LLC	Paul H. Aberle Heinrich J. Aberle 4589 Regalo Bello St. Las Vegas, NV 89135 Paul H. Aberle Heinrich J. Aberle 2443 Altisma Way, Unit C Carlsbad, CA 92009	Ruby Tuesday, Inc.	3298 Thomasville 15047 US 19 HIGHWAY SOUTH THOMASVILLE, GA 31792	OCTOBER 7, 2020
PBM Cape Coral RT, LLC, successor in interest to NAP Northpoint LLC	PBM Cape Coral RT, LLC 257 Crabapple Road Manhasset, NY 11030	Ruby Tuesday, Inc.	5538 Cape Coral Northpoint 1851 PINE ISLAND ROAD NE CAPE CORAL, FL 33909	OCTOBER 7, 2020
Pearson Properties	Pearson Properties PP-Cox Road LLC 1422 Burtonwood Drive, Suite 200 Gastonia, NC 28054 Pearson Properties Attn: Joseph P. Pearson 1422 Burtonwood Drive, Suite 200 Gastonia, NC 28054 Michael L. Carpenter, Esq. Gray, Layton, Kersh, Solomon, Furr & Smith, P.A. PO Box 2636 Gastonia, NC 28053	Ruby Tuesday, Inc.	3181 Gastonia 424 COX RD. GASTONIA, NC 28054	OCTOBER 7, 2020

Lessor Name	Lessor Address	Debtor Lessee	Lease Description	Rejection Date
Peter S. Stefanou and Bijana Stefanou (together, "Landlord")	Peter S. Stefanou Bijana Stefanou 5926 Beechhollow Court Cincinnati, OH 45233	Ruby Tuesday, Inc.	4724 Grove City 4065 MARLANE DRIVE GROVE CITY, OH 43123	OCTOBER 7, 2020
Philadelphia Premium Outlets, as successor in interest to Chelsea Limerick Holdings, LLC	Philadelphia Premium Outlets Attn: Stephen Coffey P.O. Box 822464 Philadelphia, PA 19182	Ruby Tuesday, Inc.	5216 Limerick 18 LIGHTCAP RD. BLDG 701 POTTSTOWN, PA 19464	OCTOBER 7, 2020
Phoenixville Associates, LP, as successor in interest to Walter E. Wolf, Jr.	Phoenixville Associates, LP Rock Creek Property Attn: Peter Saligman 419 S. 2nd Street, Suite 301 Philadelphia, PA 19147	RT Indianapolis Franchise, LLC Ruby Tuesday, Inc.	7652 Kokomo 515 EAST SOUTHWAY BLVD. KOKOMO, IN 46902	OCTOBER 7, 2020
Phyllis Tomoko Uyemura	Phyllis Tomoko Uyemura 1172 Princess Court Costa Mesa, CA 92626 Kimco Realty Corp. Mid-Atlantic Region 1954 Greenspring Drive, Suite 330 Timonium, MD 21093 Jennifer N. Fountain, Esq. Isaacson Sheridan 804 Green Valley Road, Suite 200 Greensboro, NC 27408	Ruby Tuesday, Inc.	3182 Cary 131 CROSSROADS BLVD. CARY, NC 27518	OCTOBER 7, 2020
PMP Properties, as successor to OREOF 2017 Ruby LLC	PMP Properties 3526 S. Tamarack St. Visalia, CA 93277	Ruby Tuesday, Inc.	3671 Columbiana 120 COLUMBIANA CIRCLE COLUMBIA, SC 29212	OCTOBER 7, 2020
Pompano Realty USA, LLC, as successor in interest to American Beauty	Pompano Realty USA, LLC c/o Colliers International 5260 Parkway Plaza Blvd., Suite 110 Charlotte, NC 28217	RT South Florida Franchise, LP Ruby Tuesday, Inc.	7717 Pompano Beach 299 SW 26TH AVE. POMPANO BEACH, FL 33069	OCTOBER 7, 2020

Lessor Name	Lessor Address	Debtor Lessee	Lease Description	Rejection Date
Port Charlotte Mall LLC	<p>Port Charlotte Mall LLC c/o M.S. Management Associates, Inc. 225 West Washington Street Indianapolis, IN 46204</p> <p>Port Charlotte Mall LLC c/o WP Glimcher Inc. Attn: General Counsel 180 East Broad Street Columbus, OH 43215</p>	<p>RT Tampa Franchise, LP</p> <p>Ruby Tuesday, Inc.</p>	<p>2106 Port Charlotte 1441 TAMIAMI TRAIL, SPACE #995 PORT CHARLOTTE, FL 33948</p>	OCTOBER 7, 2020
Poughkeepsie Galleria, LLC, as successor to Poughkeepsie Galleria Company	<p>Poughkeepsie Galleria, LLC c/o Pyramid Management Group, LLC The Clinton Exchange 4 Clinton Square Syracuse, NY 13202</p>	Ruby Tuesday, Inc.	<p>4230 Poughkeepsie Galleria Mall 2001 SOUTH ROAD POUGHKEEPSIE, NY 12601</p>	OCTOBER 7, 2020
PR Magnolia LLC as successor to Equity Properties and Development Company	<p>PR Magnolia LLC c/o PREIT Services, LLC Attn: General Counsel One Commerce Square 2005 Market St., Suite 1000 Philadelphia, PA 19103</p> <p>Magnolia Mall Management Office Attn: General Manager 2701 David McLeod Blvd. Florence, SC 29501</p> <p>Douglas M. Zayicek, Esq. Bellamy, Rutenberg, Copeland, Epps, Gravel & Bowers, P.A. 1000 29th Avenue North (29577) PO Box 357 Myrtle Beach, SC 29578-0357</p>	Ruby Tuesday, Inc.	<p>2880 Magnolia Mall 2701 DAVID MCLEOD BOULEVARD FLORENCE, SC 29501</p>	OCTOBER 7, 2020

EXHIBIT B

EXHIBIT B**(Rejected Leases)**

Lessor Name	Lessor Address	Debtor Lessee	Lease Description	Rejection Date
Fraluisal, LLC, as successor-in-interest to Carl D. Silver	Fraluisal, LLC c/o Salvatore Gambino 26 Ruth Place Plainview, NY 11803 Walsh, Colucci, Lubeley & Walsh, P.C. Attn: David J. Bomgardner, Esq. 4310 Prince William Parkway, Suite 300 Prince William, VA 22192	Ruby Tuesday, Inc.	3693 Aquia 2844 JEFFERSON DAVIS HIGHWAY STAFFORD, VA 22554	OCTOBER 7, 2020
Freemall Associates, LLC	Freemall Associates, LLC Attn: Center Manager 3710 Route 9, Suite 1000 Freehold, NJ 07728 Freemall Associates, LLC c/o Macerich Company Attn: Legal Department 401 Wilshire Blvd., Suite 700 Santa Monica, CA 904087	Ruby Tuesday, Inc.	2932 Freehold 3710 US HIGHWAY 9 FREEHOLD, NJ 7728	OCTOBER 7, 2020
French Associates I, LLC, as successor to SCF RC Funding IV LLC	French Associates I, LLC Attn: Bill French One American Square, Suite 1800 Indianapolis, IN 46282	RT Indianapolis Franchise, LLC Ruby Tuesday, Inc.	7654 96th Street 8133 EAST 96TH STREET INDIANAPOLIS, IN 46256	OCTOBER 7, 2020
G&IVII Bellair Plaza LLC	G&I VII Bellair Plaza LLC P.O. Box 865105 Orlando, FL 32886 G&I VII Bellair Plaza LLC 220 E. 42nd Street, 27th Floor New York, NY 10017 Bellair Plaza, Ltd. c/o Boulder Venture 4340 West Hillsborough Avenue Suite 212 Tampa, FL 33614 Mark J. Ragusa, Esq. Gunster 401 East Jackson Street, Suite 2500 Tampa, FL 33602	RT Orlando Franchise, LP Ruby Tuesday, Inc.	7119 Bellaire Plaza 2695 N ATLANTIC AVE DAYTONA BEACH, FL 32118	OCTOBER 7, 2020

Lessor Name	Lessor Address	Debtor Lessee	Lease Description	Rejection Date
G.L. "Buck" Harris d/b/a Marley Station Mall, as successor in interest to TKL-East	G.L. "Buck" Harris d/b/a Marley Station Mall c/o Gummer Group, LLC P.O. Box 888 Addison, TX 75001 Marley Station Mall Management Office Attn: General Manager 7900 Ritchie Hwy. Glen Burnie, MD 21061	Ruby Tuesday, Inc.	2960 Marley Station 7900 GOVERNOR RITCHIE HIGHWAY GLEN BURNIE, MD 21061	OCTOBER 7, 2020
GAA Investments, LLC, successor in interest to DAAL Realty	GAA Investments, LLC 2400 E. Coliseum Blvd., Suite 100 Fort Wayne, IN 46805	RT Michiana Franchise, LLC Ruby Tuesday, Inc.	7346 Ft. Wayne 1050 E. COLISEUM BLVD. FT. WAYNE, IN 46805	OCTOBER 7, 2020
GAJE, LLC, as successor in interest to OREOF 2017 Ruby LLC	GAJE LLC c/o David C. Skinner, Esq. David C. Skinner, L.L.C. Magnolia Financial Center, Suite 103 Birmingham, AL 35205 David C. Skinner, Esq. Zachary P. Trader, Esq David C. Skinner, LLC 1025 23rd Street South, Suite 103 Birmingham, AL 35205	Ruby Tuesday, Inc.	3651 Trussville 5957 CHALKVILLE MOUNTAIN RD. BIRMINGHAM, AL 35235	OCTOBER 7, 2020
Geenen Dekock Properties, LLC	Geenen Dekock Properties, LLC 12 West 8th Street, Suite 250 Holland, MI 49423 Thomas J. Vitale, Esq. Smith Haughey Rice & Roegge 100 Monroe Center NW Grand Rapids, MI 49503	RT Michiana Franchise, LLC Ruby Tuesday, Inc.	7350 Battle Creek 6083 B DRIVE NORTH BATTLE CREEK, MI 49014	OCTOBER 7, 2020
GI IX EMPIRE MOHAWK COMMONS LLC, successor in interest to Buffalo-Niskayuna Associates, LLC	GI IX EMPIRE MOHAWK COMMONS LLC C/O DLC MGMTCORP 565 TAXTER RD, STE 400 ELMSFORD, NY 10523 GI IX EMPIRE MOHAWK COMMONS LLC PO BOX 780671 ACCT 408004772 PHILADELPHIA, PA 19178	Ruby Tuesday, Inc.	4733 Mohawk Commons 416 BALLTOWN ROAD NISKAYUNA, NY 12304	OCTOBER 7, 2020
Golden Leaf, LLC, as successor in interest to Sayosha, LLC	Golden Leaf, LLC 101 Walker Road Chambersburg, PA 17201	Ruby Tuesday, Inc.	3231 Chambersburg 1121 LINCOLN HIGHWAY EAST CHAMBERSBURG, PA 17201	OCTOBER 7, 2020

Lessor Name	Lessor Address	Debtor Lessee	Lease Description	Rejection Date
GP Mall LLC, as successor in interest to Astolat Real Estate Corporation	GP Mall, LLC Attn: Ray Emerson c/o Glynn Place Mall Management Office 219 Mall Boulevard Brunswick, GA 31525	Ruby Tuesday, Inc.	2853 Brunswick 513 MALL BLVD. BRUNSWICK, GA 31525	OCTOBER 7, 2020
Grand Central Parkersburg LLC, as successor in interest to Grand Central Limited Partnership	Grand Central Parkersburg LLC c/o Glimcher Properties Limited Partnership Attn: General Counsel 180 East Broad Street, 21st Floor Columbus, OH 43215	Ruby Tuesday, Inc.	5048 Parkersburg 403 GRAND CENTRAL AVE VIENNA, WV 26105	OCTOBER 7, 2020
Grand IXVentures, LLC	Grand IX Ventures, LLC Attn: David V. Liner 1078 Riverbend Drive Advance, NC 27006 Elliot A. Fus, Esq. Blanco Tackaberry PO Drawer 25008 Winston-Salem, NC 27114-5008 Elliot A. Fus, Esq. Blanco Tackaberry 110 South Stratford Road, Suite 500 Winston-Salem, NC 27104-4299	Ruby Tuesday, Inc.	4205 Smithfield 160 SMITHFIELD XING SMITHFIELD, NC 27577	OCTOBER 7, 2020
GW Investments, LLC, as successor-in-interest to OREOF 2017 Ruby, LLC	GW Investments, LLC 7731 Bigham Court Tampa, FL 33625 Wey's Family Investments LLC 7302 Pelican Island Dr. Tampa, FL 33634 Tyler P. Brimmer, Esq. Schaan P. Barth, Esq. Fafinski Mark & Johnson, PA 775 Prairie Center Drive, Suite 400 Eden Prairie, MN 55344	RT Minneapolis Franchise, LLC Ruby Tuesday, Inc.	7382 Shakopee 4135 DEAN LAKES BOULEVARD SHAKOPEE, MN 55379	OCTOBER 7, 2020
HaiYang, Inc., as successor-in-interest to TMT33, LLC	HaiYang, Inc. 1526 Sandybrook Lane Wake Forest, NC 27587	Ruby Tuesday, Inc.	4437 Wilson 2935 RALEIGH ROAD WEST WILSON, NC 27896	OCTOBER 7, 2020
Hamilton Mall Realty, LLC, Hamilton Mall CH, LLC, and Hamilton Nassim, LLC, as successors in interest to Hamilton Associates, a Partnership	Hamilton Mall Realty, LLC Hamilton Mall CH, LLC Hamilton Nassim, LLC c/o Namco Realty LLC 150 Great Neck Road, Suite 304 Great Neck, NY 11021	Ruby Tuesday, Inc.	2929 Mays Landing 4403 BLACK HORSE PIKE MAYS LANDING, NJ 8330	OCTOBER 7, 2020

Lessor Name	Lessor Address	Debtor Lessee	Lease Description	Rejection Date
Hawthorne Centre Associates	Hawthorne Centre Associates c/o Burkwood Associates 255 Butler Avenue, Suite 203 Lancaster, PA 17601 Daniel R. Utain, Esq. Kaplin Stewart Meloff Reiter & Stein, P.C. 910 Harvest Drive Blue Bell, PA 19422	Ruby Tuesday, Inc.	3670 Lancaster 2002 FRUITVILLE PIKE LANCASTER, PA 17601	OCTOBER 7, 2020
Highway Host, Inc.	Highway Host, Inc. Attn: Dan Blalock P.O. Box 4750 Sevierville, TN 37864	Ruby Tuesday, Inc.	5117 Merchants Rd. 120 MERCHANTS DRIVE KNOXVILLE, TN 37912	OCTOBER 7, 2020
Holyoke Mall Company, LP	Holyoke Mall Company, LP The Clinton Exchange Attn: Management Division Four Clinton Square Syracuse, NY 13202-1078 Pyramid Management Group, LLC Attn: General Counsel The Clinton Exchange Four Clinton Square Syracuse, NY 13202-1078	Ruby Tuesday, Inc.	3619 Holyoke 50 HOLYOKE STREET HOLYOKE, MA 01040	OCTOBER 7, 2020
HOOVER MALL LIMITED LLC	HOOVER MALL LIMITED LLC PO BOX 86 SDS 12 2446 RE RIVERCHASE GALLERIA MINNEAPOLIS, MN 55486	Ruby Tuesday, Inc.	2615 Riverchase 2000 RIVERCHASE GALLERIA HOOVER, AL 35244	OCTOBER 7, 2020
INNKEEPER OF ABERDEEN INC	INNKEEPER OF ABERDEEN INC. C/O DALY SEVEN INC 5920 SOUTH MIAMI BLVD., STE 102 MORRISVILLE, NC 27560	Ruby Tuesday, Inc.	4260 Aberdeen 1505 NORTH SANDHILLS BLVD. ABERDEEN, NC 28315	OCTOBER 7, 2020
Interstate Augusta Properties, LLC	Interstate Augusta Properties, LLC 33 Boylston Street, Suite 3000 Chestnut Hill, MA 02467	RT New England Franchise, LLC Ruby Tuesday, Inc.	7291 Augusta 58 STEPHEN KING DRIVE AUGUSTA, ME 4330	OCTOBER 7, 2020

Lessor Name	Lessor Address	Debtor Lessee	Lease Description	Rejection Date
IVT SHOPS AT TOWN CENTER GERMANTOWN	<p>IVT SHOPS AT TOWN CENTER GERMANTOWN C/O INVEN TRUST PROP MGMT LLC ATTN: PROPERTY MGR 3025 HIGHLAND PARKWAY, STE 350 DOWNERS GROVE IL 60515</p> <p>IVT SHOPS AT TOWN CENTER GERMANTOWN C/O INVEN TRUST PROP MGMT LLC ATTN: LEGAL - LEASING & PROP MGT 3025 HIGHLAND PARKWAY, STE 350 DOWNERS GROVE IL 60515</p>	Ruby Tuesday, Inc.	4368 Towncenter at Germantown 19800 CENTURY BLVD. GERMANTOWN, MD 20874	OCTOBER 7, 2020
J. Artson, LLC	<p>J. Artson, LLC 401 Chathan Square Office Park Fredericksburg, VA 22405</p> <p>Molly K. Flurry, Esq. Parrish Snead Franklin Simpson, PLC 910 Princess Anne St., 2nd Floor PO Box 7166 Fredericksburg, VA 22404</p>	Ruby Tuesday, Inc.	4632 Kingstowne 6601 SOUTH VAN DORN ST. ALEXANDRIA, VA 22315	OCTOBER 7, 2020
JDN Real Estate — Hamilton, L.P.	<p>JDN Real Estate - Hamilton, L.P. c/o JDN Realty Corporation Attn: Property Management 359 E. Paces Ferry Road, NE, Suite 400 Atlanta, GA 30305</p> <p>Klehr, Harrison, Harvey, Branzburg & Ellers, LLP Attn: Lee R. Sussman, Esq. 260 South Broad Street Philadelphia, PA 19102</p>	Ruby Tuesday, Inc.	4447 Hamilton 500 MARKETPLACE BLVD. HAMILTON, NJ 8691	OCTOBER 7, 2020
Jefferson Associates L.P.	<p>Jefferson Associates L.P. d/b/a Blackwell Park LLC c/o Rosenthal Properties, LLC 1945 Old Gallows Road, Suite 300 Vienna, VA 22182</p> <p>Wayne G. Tatusko, Esq. Watt, Tieder, Hoffar & Fitzgerald, LLP 7929 Westpark Drive, Suite 400 McLean, VA 22102</p>	Ruby Tuesday, Inc.	4667 Warrenton 74 BLACKWELL PARC LANE WARRENTON, VA 20186	OCTOBER 7, 2020

Lessor Name	Lessor Address	Debtor Lessee	Lease Description	Rejection Date
JOSEPH AND NORMA ROOSA	JOSEPH ROOSA NORMA ROOSA c/o THE ROOSA COMPANY 4480 HUNGRY HOLLOW RD GREAT VALLEY, NY 14741 JOSEPH ROOSA NORMA ROOSA C/O THE ROOSA COMPANY PO BOX 67 SALAMANCA NY 14779	Ruby Tuesday, Inc.	4523 North Windham 6 NORTHRIDGE DRIVE NORTH WINDHAM, CT 06256	OCTOBER 7, 2020
JT Realty 3150, LLC as successor-in-interest to JAKS, LLC	JT Realty 3150, LLC c/o Joseph Tomlinson P.O. Box 67 Mathews, VA 23109	Ruby Tuesday, Inc.	4189 Kiln Creek 3150 KILN CREEK PARKWAY YORKTOWN, VA 23693	OCTOBER 7, 2020
KAIDA FLORIDA REAL ESTATE INC.	KAIDA FLORIDA REAL ESTATE INC. ATTN: YUN DA CHEN 7860 ROYAL MELBOURNE WAY DULUTH, GA 30097	Ruby Tuesday, Inc.	3675 Wells Road 1760 WELLS ROAD ORANGE PARK, FL 32073	OCTOBER 7, 2020
Keith E. Adams and Kim D. Adams, Trustees	Keith E Adams Kim D Adams 500 41st Avenue Santa Cruz, CA 95062 C. Jay Robbims, IV, Esq. 4870 Sadler Road, Suite 300 Glen Allen, VA 23060	Ruby Tuesday, Inc.	4322 Lynchburg 3810 WARDS ROAD LYNCHBURG, VA 24502	OCTOBER 7, 2020
Kew Ray, LLC	Kew Ray, LLC Attn: Kew Ray Baker 1640 Montcliff Drive Cumming, GA 30041 Monroe, PLLC Attn: Lisa Leaton 1612 Summit Avenue, Suite 100 Fort Worth, TX 76102 Matthew R. Johnson, Esq. Amy R. Harmon, Esq. O'Daniel McDonald, LLC 9040 Roswell Road, Suite 500 Atlanta, GA 30350	Ruby Tuesday, Inc.	3282 Jasper 258 HIGHWAY 78 WEST JASPER, AL 35501	OCTOBER 7, 2020

Lessor Name	Lessor Address	Debtor Lessee	Lease Description	Rejection Date
Kleban Greenville, LLC	<p>KLEBAN GREENVILLE, LLC c/o Lewis S. Hamilton, Esq. POWELL & HAMILTON Post Office Drawer 9 Greenville, AL 36037</p> <p>KLEBAN GREENVILLE, LLC c/o April Clyne 1189 Post Road, Suite 3B Fairfield, CT 06824</p> <p>Stephan B. Grozinger, Esq. 249 Lyons Plain Road Weston, CT 06883</p> <p>Lewis S. Hamilton, Esq. Powell & Hamilton Post Office Drawer 9 Greenville, AL 36037</p>	Ruby Tuesday, Inc.	3201 Greenville 91 CAHABA ROAD GREENVILLE, AL 36037	OCTOBER 7, 2020
KMART CORP	<p>KMART CORP. c/o SEARS HOLDINGS CORP ATTN: VP, LEASE & DEV 3333 BEVERLY RD. DEPT 824RE HOIFFMAN ESTATES, IL 60179</p> <p>CERTIFIED CAPITAL LPC c/o POMERANTZ, KAVINOKY & CO. 6351 OWENSMOUTH AVE, STE 203 WOODLAND HILLS, CA 91367</p> <p>VICTOR REAGAN TRUST C/O EUGUENE REAGAN 1901 WILMER ORCHARD CIRCLE QUINCY, IL 23201</p>	Ruby Tuesday, Inc.	7786 Quincy 3601 Broadway St. Quincy, IL 62305	OCTOBER 7, 2020
KS Springfield Limited Partnership and PR Springfield/Delco Limited Partnership	<p>KS Springfield Limited Partnership PR Springfield/Delco Limited Partnership c/o PREIT Services, LLC Attn: General Counsel One Commerce Square 2005 Market St., Suite 1000 Philadelphia, PA 19103</p> <p>Management Office Springfield Mall Attn: General Manager 1250 Baltimore Pike Springfield, PA 19064</p> <p>Kravco Simon Company Attn: Legal Department 225 West Washington Street Indianapolis, IN 46204</p>	Ruby Tuesday, Inc.	2764 Springfield 1250 BALTIMORE PIKE SPRINGFIELD, PA 19064	OCTOBER 7, 2020

Lessor Name	Lessor Address	Debtor Lessee	Lease Description	Rejection Date
KSW PA Realty, LLC, as successor in interest to TMT33, LLC	KSW PA Realty, LLC P.O. Box 383 Jersey City, NJ 07303	Ruby Tuesday, Inc.	4291 Stroudsburg Route 611 1055 NORTH 9TH STREET STROUDSBURG, PA 18360	OCTOBER 7, 2020
Lakeforest Retail Investment, LLC, as successor in interest to Lakeforest Associates, GP	Lakeforest Retail Investment, LLC c/o Petrie Richardson Ventures II, LLC Attn: Accounts Receivable 1919 West Street, Suite 100 Annapolis, MD 21401	Ruby Tuesday, Inc.	3644 Lake Forest 701 RUSSELL AVE. SPACE D-223 GAITHERSBURG, MD 20877	OCTOBER 7, 2020
Lamastra Enterprises, Inc.	Lamastra Enterprises, Inc. Attn: Cheryl Frazier, President 225 Rodman Road Norfolk, VA 23503	Ruby Tuesday, Inc.	4987 Hampton Blvd. 8305 HAMPTON BLVD. NORFOLK, VA 23505	OCTOBER 7, 2020
LANES MILL CROSSING	LANES MILL CROSSING 242 ROUTE 79, SUITE 9 MORGANVILLE, NJ 07751	Ruby Tuesday, Inc.	4783 Howell 5169 RT 9 NORTH HOWELL, NJ 7731	OCTOBER 7, 2020
LANGLEY SQUARE ASSOCIATES LLC	LANGLEY SQUARE ASSOCIATES LLC C/O THE KATSIAS COMPANY PO BOX 922 VIRGINIA BEACH ,VA 23451	Ruby Tuesday, Inc.	4629 Langley Square Hampton 69 MERCURY BLVD. WEST HAMPTON, VA 23669	OCTOBER 7, 2020
Lanham LLLP	Lanham LLLP c/o NAI The Michael Companies Inc. 10100 Business Pkwy Lanham, MD 20706 Timothy F. Maloney, Esq. Levi S. Zaslow, Esq. Joseph, Greenwald & Laake, P.A. 6404 Ivy Lane, Suite 400 Greenbelt, Maryland 20770	Ruby Tuesday, Inc.	3138 Lanham 10251 Martin Luther King Jr. Blvd. Bowie, MD 20720	OCTOBER 7, 2020
Las Vegas Adventure, LLC, successor in interest to APK Realty andInvestments, Inc.	Las Vegas Adventure, LLC c/o Virtus Commercial 1333 N. Buffalo Dr., Suite 120 Las Vegas, NV 89128	RT Las Vegas Franchise, LLC Ruby Tuesday, Inc.	7142 Craig Road 865 WEST CRAIG ROAD LAS VEGAS, NV 89032	OCTOBER 7, 2020

Lessor Name	Lessor Address	Debtor Lessee	Lease Description	Rejection Date
Lehigh Valley Mall, LLC, as successor in interest to Mall at Lehigh Valley, L.P.	Lehigh Valley Mall LLC c/o Simon Property Group, Inc. 225 West Washington Street Indianapolis, IN 46204 H. Fintan McHugh, Esq. Petrikin, Wellman, Damico, Brown & Petrosa The William Penn Building 109 Chesley Drive Media, PA 19063	Ruby Tuesday, Inc.	3960 Lehigh Valley Mall 101 LEHIGH VALLEY MALL WHITEHALL, PA 18052	OCTOBER 7, 2020
Lester Robbins, Trustee for Tamzin M. McMinn, et al., trading as FrickJoint Venture	Lester Robbins Frick Joint Venture 1150 West Chestnut Street Union, NJ 07083 Marcia Garciano, Accounts Receivable Theresa Drici, Managing Agent The Robbins Agency 1150 West Chestnut Street Union, NJ 07083 Gruen & Goldstein, Esqs. 1945 Morris Avenue Union, NJ 07083 Fred R. Gruen, Esq. Gruen & Goldstein 1150 West Chestnut Street PO Box 1553 Union, NJ 07083	Ruby Tuesday, Inc.	4380 Union Plaza 2454 ROUTE 22 WEST UNION, NJ 07083	OCTOBER 7, 2020
LIBERTY PLACE RETAIL ASSOC LP	LIBERTY PLACE RETAIL ASSOC LP 24408 NETWORK PLACE CHICAGO, IL 60673	Ruby Tuesday, Inc.	4718 The Shops at Liberty Place 1625 CHESTNUT ST., SPACE 1 PHILADELPHIA, PA 19103	OCTOBER 7, 2020
LIMESTONE RUBY LLC ORION	LIMESTONE RUBY LLC ORION C/O OIMC 200 S BISCAYNE BLVD., 7TH FL MIAMI FL 33131	Ruby Tuesday, Inc.	4224 Fayetteville Pavilion 1405 HWY 85 NORTH FAYETTEVILLE, GA 30214	OCTOBER 7, 2020

Lessor Name	Lessor Address	Debtor Lessee	Lease Description	Rejection Date
LIMESTONE RUBY LLC ORION	LIMESTONE RUBY LLC ORION C/O OIMC 200 S BISCAYNE BLVD 7TH FL MIAMI, FL 33131 ORION INVESTMENT AND MGMT LTD. CORP. ATTN: SILVI SANTOVENIA 200 S. BISCAYNE BLVD., 7TH FL MIAMI, FL 33131 VICTORY CROSSING PROPERTY LLC C/O DIVARIS PROPERTY MGMT 4525 MAIN STREET STE 900 VIRGINIA BEACH, VA 23462	Ruby Tuesday, Inc.	4906 Portsmouth 4066 VICTORY BLVD. PORTSMOUTH, VA 23701	OCTOBER 7, 2020
LJB 1, LLC, successor in interest to M.B. Kahn Construction Company, LLC	LJB 1, LLC c/o Mink & Mink, Inc. 3081 East Commercial Blvd., #105 Fort Lauderdale, FL 33308	RT South Florida Franchise, LP Ruby Tuesday, Inc.	2205 Deerfield Beach 3887 W. HILLSBORO BLVD. DEERFIELD BEACH, FL 33442	OCTOBER 7, 2020
Lusavi Pagosa, LLC, as successor-in-interest to NRD RT 30, LLC	Lusavi Pagosa, LLC Attn: Matthew Mousavi 610 Newport Center Drive, Suite 1500 Newport Beach, CA 92660	RT Michigan Franchise, LLC Ruby Tuesday, Inc.	7089 Chesterfield 51295 GRATIOT AVE. CHESTERFIELD TOWNSHIP, MI 48051	OCTOBER 7, 2020
MacDade Mall Associates, LP	MacDade Mall Associates, LP c/o Wolfson Verrichia Group, Managing Agent Meetinghouse Business Center 120 West Germantown Pike, Suite 120 Plymouth Meeting, PA 19462	Ruby Tuesday, Inc.	4842 Ridley MacDade Mall 2650 MACDADE BLVD. HOLMES, PA 19043	OCTOBER 7, 2020
Macerich Deptford, LLC	Macerich Deptford, LLC c/o Macerich Attention: Legal Department 401 Wilshire Boulevard, Suite 700 Santa Monica, CA 90401	Ruby Tuesday, Inc.	2954 Deptford 1750 DEPTFORD CENTER RD. DEPTFORD, NJ 08096	OCTOBER 7, 2020
Mach II MCB Silver Portfolio Owner One LLC, as successor in interest to Carl. D. Silver	Mach II MCB Silver Portfolio Owner One LLC c/o MCB Property Management, LLC 2701 N. Charles St., Suite 404 Baltimore, MD 21218 Jay Lask, Senior Portfolio Manager Jessica Thayer, Property Accounting Timothy Peyton, VP — Finance & Administration MCB Real Estate, LLC 2701 N. Charles Street, Suite 404 Baltimore MD 21218	Ruby Tuesday, Inc.	3366 Central Park 2951 PLANK ROAD FREDERICKSBURG, VA 22401	OCTOBER 7, 2020

Lessor Name	Lessor Address	Debtor Lessee	Lease Description	Rejection Date
Mainstreet, LLC, as successor to The Randall Family, LLC	Mainstreet, LLC Attn: Jay Evans 1306 University Blvd., Suite F Tuscaloosa, AL 35401 Ann L. Reardon, Esq. Caty C. Waldrop, Esq. Rosen Harwood, P.A. 2200 Jack Warner Parkway, Suite 200 Tuscaloosa, AL 35401	Ruby Tuesday, Inc.	3610 Tuscaloosa-Northport 311 MERCHANTS WALK TUSCALOOSA, AL 35406	OCTOBER 7, 2020
Mala, LLC	Mala, LLC 7171 SW 62nd Ave, Suite 503 Miami, FL 33143 Richard F. Kondla, Esq. Richard F. Kondla, P.A. 17071 West Dixie Highway North Miami Beach, FL 33160	RT South Florida Franchise, LP Ruby Tuesday, Inc.	2285 Homestead 801 NORTHEAST 8TH STREET HOMESTEAD, FL 33030	OCTOBER 7, 2020
Mall at Lima, LLC, as successor in interest to Simon Property Group, L.P.	Mall at Lima, LLC P.O. Box 6586 Carol Stream, IL 60197 Mall at Lima, LLC c/o M.S. Management Associates, Inc. 225 West Washington St. Indianapolis, IN 46204 Mall at Lima, LLC 1358 Momentum Place Chicago, IL 60689	Ruby Tuesday, Inc.	4315 Lima 2404 ELIDA RD. ELIDA, OH 45807	OCTOBER 7, 2020
MANSFIELD COMMONS II LLC, successor in interest to NJ-Mansfield, LLC C/O SILBERT REALTY MGMT CO	MANSFIELD COMMONS II LLC C/O SILBERT REALTY MGMT CO. 85A DIVISION AVENUE MILLINGTON, NJ 07946 MANSFIELD COMMONS II LLC C/O SILBERT REALTY MGMT CO. PO BOX 406 MILLINGTON, NJ 07946	Ruby Tuesday, Inc.	4740 Mansfield Commons 1885 ROUTE 57 HACKETTSTOWN, NJ 7840	OCTOBER 7, 2020
McGregor Square LLC	McGregor Square, LLC c/o Southland Capital Realty Group 55 Midtown Park East Mobile, AL 36606 Thomas P. Oldweiler, Esq. J. Harris Oppenheimer, Esq. Armbrecht Jackson LLP PO Box 290 Mobile, AL 36601	Ruby Tuesday, Inc.	4983 McGregor Square 3930 AIRPORT BLVD., #2 MOBILE, AL 36608	OCTOBER 7, 2020

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MERIDIAN MALL LP	MERIDIAN MALL LP PO BOX 955607 CBL 0379 ST LOUIS, MO 63195	RT Michiana Franchise, LLC Ruby Tuesday, Inc.	7355 Okemos 1982 WEST GRAND RIVER AVENUE OKEMOS, MI 48864	OCTOBER 7, 2020
Merritt Square Realty, LLC, successor in interest to John Hancock Mutual Life Insurance Company	Merritt Square Realty, LLC c/o Namdar Realty Group 150 Great Neck Road, Suite 304 Great Neck, NY 11021	RT Orlando Franchise, LP Ruby Tuesday, Inc.	2140 Merritt Island 777 EAST MERRITT CAUSEWAY MERRITT ISLAND, FL 32952	OCTOBER 7, 2020
Mesa Clemmons, LLC	Mesa Clemmons, LLC 5414 Merriam Street Bethesda, MD 20814 Attn: Adrienne Hedman Mesa Clemmons, LLC 6505 Lone Oak Drive Bethesda, MD 20817	Ruby Tuesday, Inc.	4947 Clemmons - Westwood Village Rd 6412 SESSIONS CT. CLEMMONS, NC 27012	OCTOBER 7, 2020
MFB Randallstown, LLC, successor in interest to RELP Randallstown, LLC	MFB Randallstown, LLC c/o RD Management, LLC 810 7th Ave., 10th Floor New York, NY 10019 Richard G. Berger, Senior Counsel RD Management, LLC 810 7th Ave., 10th Floor New York, NY 10019 Kimberly A. Manuelides, Esq. Sagal, Filbert, Quasney & Betten, PA 600 Washington Avenue, #300 Towson, MD 21204	Ruby Tuesday, Inc.	5029 Randallstown 8731 LIBERTY ROAD RANDALLSTOWN, MD 21133	OCTOBER 7, 2020
MHF PRINCETON IV LLC	MHF PRINCETON IV LLC ATTN RENEE GAUVIN DUPUIS 300 CENTERVILLE RD SUITE 300 E WARWICK, RI 02886	Ruby Tuesday, Inc.	4243 Princeton 3817 ROUTE 1 PRINCETON, NJ 8540	OCTOBER 7, 2020
Michael Sarlo and Lory Sarlo, as Trustees of The Atlantis Trust Dated November 8, 2007, as successor-in-interest to OREOF 2017 Ruby LLC	Michael Sarlo Lory Sarlo 1842 Washington Way Venice, CA 90291	Ruby Tuesday, Inc.	4678 Statesville 210 TURNERSBURG HIGHWAY STATESVILLE, NC 28625	OCTOBER 7, 2020

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Michael Sarlo and Lory Sarlo, as Trustees of The Atlantis Trust dated November 8, 2007, as successor to OREOF 2017 Ruby LLC	Michael Sarlo Lory Sarlo 1842 Washington Way Venice, CA 90291 Robert B. Ireland, III, Esq. Watkins & Eager PLLC 400 E. Capitol Street (39201) P.O. Box 650 Jackson, MS 39205-0650	Ruby Tuesday, Inc.	4406 Starkville 110-A HIGHWAY 12 W STARKVILLE, MS 39759	OCTOBER 7, 2020
Michael W. Selna and Marja D. Selna, Trustees of the Michael W. Selna and Marja D. Selna Family Trust dated September 10, 1981, and Andrew M. Selna, and Blake W. Selna and Emily M. Selna, as Trustees of the Blake and Emily Trust dated November 16, 2009, and Kevin J. Selna and Bethany V. Selna	Michael W. Selna; Maria D. Selna Andrew W. Selna; Blake W. Selna Emily M. Selna 6284 Forester Drive Huntington Beach, CA 92648	Ruby Tuesday, Inc.	4691 Kings Mill 5456 KINGS CENTER DRIVE MASON, OH 45040	OCTOBER 7, 2020
Monticello Marketplace Associates, LLC	Monticello Marketplace Associates, LLC Attn: Alan B. Nusbaum Robert L. Dewey 1000 Bank of America Center One Commercial Place (23510) P.O. Box 2491 Norfolk, VA 23501 Wilcox & Savage, P.C. 1800 Bank of America Center One Commercial Place Norfolk, VA 23510-2197 James T. Cronwell, Esq. Sykes, Bourdon, Ahern & Levy, P.C. 4429 Bonney Road, Suite 500 Virginia Beach, VA 23462	Ruby Tuesday, Inc.	4111 Monticello Marketplace 4700 MONTICELLO AVE. WILLIAMSBURG, VA 23188	OCTOBER 7, 2020
Mountcastle Family Limited Liability Company, successor in interest to Oakmark Properties, LLC	Mountcastle Family Limited Liability Co. c/o Chas. Hawkins Co., Inc. / CORFAC International Attn: Accounts Receivable 760 Melrose Avenue Nashville, TN 37211 Oakmark Properties LLC c/o Mike Bennan, Principal 7373 E. Doubletree Ranch Road #200 Scottsdale, AZ 85258	RT Southwest Franchise, LLC Ruby Tuesday, Inc.	5421 44th Street & Washington 4415 EAST MONROE STREET PHOENIX, AZ 85034	OCTOBER 7, 2020

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MURRAY SCHOLLS LLC	MURRAY SCHOLLS LLC UNIT 1177 PO BOX 2369 PORTLAND OR 97208 MURRAY SCHOLLS LLC 9895 S.E. SUNNYSIDE RD #P CLACKAMAS OR 97015	Ruby Tuesday, Inc.	7623 Beaverton 14550 SW MURRAY-SCHOLLS DRIVE BEAVERTON, OR 97007	OCTOBER 7, 2020
Myra C. Clark	Myra C. Clark P.O. Box 1184 Seymour, TN 37865 Gentry, Tipton and McLemore Attn: Jim Tipton 900 South Gay Street, Suite 2300 Knoxville, TN 37902	Ruby Tuesday, Inc.	4616 Sevierville 630 WINFIELD DUNN PARKWAY SEVIERVILLE, TN 37876	OCTOBER 7, 2020
MYRTLE BEACH MALL LLC	MYRTLE BEACH MALL LLC C/O DIVARIS PROPERTY MGMT CORP ATTN ACCOUNTS RECEIVABLE 4525 MAIN STREET STE 900 VIRGINIA BEACH VA 23462 MYRTLE BEACH MALL LLC ATTN: GIL PRIEL 5900 CANOGA AVENUE, SUITE 400 WOODLAND HILLS CA 91367	Ruby Tuesday, Inc.	4256 Myrtle Beach 10177 NORTH KINGS HWY, SPC H-14 MYRTLE BEACH, SC 29572	OCTOBER 7, 2020
Naffah Investments, LLC	Naffah Investments, LLC 62 Oak Tree Drive Canfield, OH 44406	Ruby Tuesday, Inc.	5028 Canfield 4525 BOARDMAN- CANFIELD RD. CANFIELD, OH 44406	OCTOBER 7, 2020
NATIONAL RETAIL PROPERTIES LP	NATIONAL RETAIL PROPERTIES LP 450 S ORANGE AVE, STE 900 ORLANDO FL 32801	RT Denver Franchise, L.P. Ruby Tuesday, Inc.	2163 Arvada 5525 WADSWORTH BYPASS ARVADA, CO 80002	OCTOBER 7, 2020
National Land Resources, L.P.	National Land Resources, L.P. c/o National Realty & Development Corp. 3 Manhattanville Road Purchase, New York 10577 Timothy P. McKeown, Esq. Norris McLaughlin, P.A. 400 Crossing Blvd., 8th Floor PO Box 5933 Bridgewater, NJ 08807-5933	Ruby Tuesday, Inc.	3153 Phillipsburg 1234 U.S. ROUTE 22 PHILLIPSBURG, NJ 08865	OCTOBER 7, 2020

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Neisloss Hampton, LLC, as successor in interest to GEM Big Bethel, LLC	Neisloss Hampton, LLC Attn: Angela Michal c/o Meadowood Properties, LLC 101 Sunnyside Blvd., Suite 105 Plainview, NY 11803	Ruby Tuesday, Inc.	3162 Hampton 60 TOWNE CENTRE PARKWAY HAMPTON, VA 23666	OCTOBER 7, 2020
Nicholas Aberle and Connie Chau, Joint Tenancy, as successor-in-interest to OREOF 2017 Ruby LLC	Nicholas Aberle Connie Chau 204 Avenida San Carlos San Clemente, CA 92672	Ruby Tuesday, Inc.	4370 Tuscaloosa 6421 INTERSTATE DRIVE COTTONDALE, AL 35453	OCTOBER 7, 2020
NOM Academy, Ltd.	NOM Academy, Ltd. 3841 Green Hills Village Drive Suite 400 Nashville, TN 37215	Ruby Tuesday, Inc.	4912 Bessemer 808 ACADEMY DR. BESSEMER, AL 35022	OCTOBER 7, 2020
North Haven Holdings Limited Partnership	North Haven Holdings Limited Partnership c/o National Realty & Development Corp. 3 Manhattanville Road Purchase, NY 10577 Kevin W. Smith, Esq. The Pellegrino Law Firm, PC 475 Whitney Avenue New Haven, CT 06511	Ruby Tuesday, Inc.	4969 North Haven 150 UNIVERSAL DRIVE NORTH NORTH HAVEN, CT 6473	OCTOBER 7, 2020
Northeast Properties, LLC, successor in interest to NRD RT 30, LLC	Northeast Properties, LLC P.O. Box 1685 Jacksonville, NC 28541 John P. Marshall, Esq. White & Allen, P.A. PO Box 3169 Kinston, NC 28502	Ruby Tuesday, Inc.	3724 Jacksonville 1067 WESTERN BLVD. JACKSONVILLE, NC 28546	OCTOBER 7, 2020
NTS BLUEGRASS DEVEL PARTNERSHIP	NTS BLUEGRASS DEVEL PARTNERSHIP C/O NTS DEVELOPMENT CO. 3153 SOLUTIONS CENTER CHICAGO, IL 60677	Ruby Tuesday, Inc.	4520 Blankenbaker 11701 BLUEGRASS PARKWAY LOUISVILLE, KY 40299	OCTOBER 7, 2020

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NW Northgate Mall LLC, as successor in interest to Northgate Mall Durham, LLC	<p>NW Northgate Mall LLC Attn: Michael O'Shaughnessy 1819 Wazee Street Denver, CO 80202</p> <p>NW Northgate Mall LLC c/o Northwood Retail Attn: Johnathan Stewart 1058 W. Club Blvd., Suite 200 Durham, NC 27701</p> <p>NW Northgate Mall LLC c/o Northwood Investors Attn: Marshall Nevins 575 Fifth Avenue, 23rd Floor New York, NY 10017</p> <p>Nathan A. White, Esq. Alexander Ricks PLLC 1420 E. 7th St., Suite 100 Charlotte, NC 28204</p>	Ruby Tuesday, Inc.	2760 Durham 1058 WEST CLUB BLVD. DURHAM, NC 27701	OCTOBER 7, 2020
Oakdale Mall II, LLC	<p>Oakdale Mall II, LLC c/o Spinoso Real Estate Group, LLC 112 Northern Concourse North Syracuse, NY 13212</p> <p>Oakdale Mall II LLC, 601-635 Harry L Drive, Johnson City, NY 13790</p> <p>Gary F. Eisenberg, Esq. Perkinscoie 1155 Avenue of the Americas 22nd Floor New York, NY 10036-2711</p>	Ruby Tuesday, Inc.	2775 Binghamton 601-635 HARRY L DRIVE, SUITE #14 JOHNSON CITY, NY 13790	OCTOBER 7, 2020
Ocala Park Limited Partnership	Ocala Park Limited Partnership c/o AJ&C Garfunkel Attn: Charles Garfunkel Scott Cooper Sadler, Property Manager 400 Mall Blvd., Suite M Savannah, GA 31406	RT Orlando Franchise, LP Ruby Tuesday, Inc.	2136 Ocala 3500 S.W. COLLEGE ROAD OCALA, FL 34474	OCTOBER 7, 2020
OHP GEORGETOWN LLC	<p>OHP GEORGETOWN LLC 5120 TAYLOR MILL RD TAYLOR MILL, KY 41015</p> <p>SHOTOWN LLC ET AL C/O CALIBER COMMERCIAL PROP LLC 4201 SPRINGHURST BLVD STE 201 LOUISVILLE, KY 40241</p>	RT Kentucky Restaurant Holdings, LLC Ruby Tuesday, Inc.	7768 Georgetown 100 TIGER WAY GEORGETOWN, KY 40324	OCTOBER 7, 2020

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OJJ SMS Investors LLC, as successor in interest to Signal Hill Two, LLC	<p>OJJ SMS Investors LLC Attn: Property Manager 11624 Cedar Chase Road Herndon, VA 20170-2476</p> <p>Regency Centers, L.P. 8618 Westwood Center Drive, #300 Vienna, VA 22182</p> <p>Regency Centers, L.P. Attn: Lease Administration; Legal Department 121 West Forsyth St., Suite 200 Jacksonville, FL 32202</p>	Ruby Tuesday, Inc.	5260 Signal Hill 9504 LIBERIA AVENUE MANASSAS, VA 20110	OCTOBER 7, 2020
Old Bridge Properties, LLC	<p>Old Bridge Properties c/o Fisher Brothers Attn: Robert C. Breyer 299 Park Ave. New York, NY 10171</p> <p>Fisher Brothers Attn: General Counsel 299 Park Ave. New York, NY 10171</p> <p>Old Bridge Properties, LLC c/o Capital Management Attn: Robert Breyer 485 Madison Ave., 24th Floor New York, NY 10022</p> <p>Benjamin I. Rubenstein, Esq. K&L Gates LLP One Newark Center, 10th Floor Newark, NJ 07102</p>	Ruby Tuesday, Inc.	4133 Old Bridge 1352 US HIGHWAY 9 OLD BRIDGE, NJ 08857	OCTOBER 7, 2020
Orchard Ridge Plaza	Orchard Ridge Plaza 4266 Woodlands Lane Orchard Lake, MI 48323	RT Detroit Franchise, LLC Ruby Tuesday, Inc.	7574 Farmington Hills 31066 TWELVE MILE ROAD FARMINGTON, HILLS MI 48334	OCTOBER 7, 2020
P&M Investment Company, LLC, as successor to Orion-NRD Ruby JV	P&M Investment Company, LLC Attn: Peter Park 2 Buckland Abbey Nashville, TN 37215	Ruby Tuesday, Inc.	4929 Chattanooga-Hixson 5595 HWY. 153 HIXSON, TN 37343	OCTOBER 7, 2020

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Papazian Sherman Way, LLC, as successor to TMT33, LLC	Papazian Sherman Way, LLC Attn: Herbert Papazian 20001 Halstead Street Chatsworth, CA 91311 Guy W. Murphy, Jr., Esq. Hyden, Miron & Foster, PLLC 557 Locust Avenue Conway, AR 72034	RT Western Missouri Franchise, LLC Ruby Tuesday, Inc.	4331 Russellville 115 EAST HARRELL DRIVE RUSSELLVILLE, AR 72802	OCTOBER 7, 2020
Parkway Lodging Realty, LLC	Parkway Lodging Realty, LLC 399 Monmouth Street East Windsor, NJ 08520 Willard C. Shih, Esq. Zain A. Naqvi, Esq. Wilentz, Goldman & Spitzer, PA 90 Woodbridge Center Drive, Suite 900 PO Box 10 Woodbridge, NJ 07095	Ruby Tuesday, Inc.	5006 Brick 1875 ROUTE 70 LAKEWOOD, NJ 08701	OCTOBER 7, 2020
Paul H. Aberle and Heinrich J. Aberle, as successors in interest to Orion-NRD Ruby JV, LLC	Paul H. Aberle Heinrich J. Aberle 4589 Regalo Bello St. Las Vegas, NV 89135 Paul H. Aberle Heinrich J. Aberle 2443 Altisma Way, Unit C Carlsbad, CA 92009	Ruby Tuesday, Inc.	3298 Thomasville 15047 US 19 HIGHWAY SOUTH THOMASVILLE, GA 31792	OCTOBER 7, 2020
PBM Cape Coral RT, LLC, successor in interest to NAP Northpoint LLC	PBM Cape Coral RT, LLC 257 Crabapple Road Manhasset, NY 11030	Ruby Tuesday, Inc.	5538 Cape Coral Northpoint 1851 PINE ISLAND ROAD NE CAPE CORAL, FL 33909	OCTOBER 7, 2020
Pearson Properties	Pearson Properties PP-Cox Road LLC 1422 Burtonwood Drive, Suite 200 Gastonia, NC 28054 Pearson Properties Attn: Joseph P. Pearson 1422 Burtonwood Drive, Suite 200 Gastonia, NC 28054 Michael L. Carpenter, Esq. Gray, Layton, Kersh, Solomon, Furr & Smith, P.A. PO Box 2636 Gastonia, NC 28053	Ruby Tuesday, Inc.	3181 Gastonia 424 COX RD. GASTONIA, NC 28054	OCTOBER 7, 2020

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Peter S. Stefanou and Bijana Stefanou (together, "Landlord")	Peter S. Stefanou Bijana Stefanou 5926 Beechhollow Court Cincinnati, OH 45233	Ruby Tuesday, Inc.	4724 Grove City 4065 MARLANE DRIVE GROVE CITY, OH 43123	OCTOBER 7, 2020
Philadelphia Premium Outlets, as successor in interest to Chelsea Limerick Holdings, LLC	Philadelphia Premium Outlets Attn: Stephen Coffey P.O. Box 822464 Philadelphia, PA 19182	Ruby Tuesday, Inc.	5216 Limerick 18 LIGHTCAP RD. BLDG 701 POTTSTOWN, PA 19464	OCTOBER 7, 2020
Phoenixville Associates, LP, as successor in interest to Walter E. Wolf, Jr.	Phoenixville Associates, LP Rock Creek Property Attn: Peter Saligman 419 S. 2nd Street, Suite 301 Philadelphia, PA 19147	RT Indianapolis Franchise, LLC Ruby Tuesday, Inc.	7652 Kokomo 515 EAST SOUTHWAY BLVD. KOKOMO, IN 46902	OCTOBER 7, 2020
Phyllis Tomoko Uyemura	Phyllis Tomoko Uyemura 1172 Princess Court Costa Mesa, CA 92626 Kimco Realty Corp. Mid-Atlantic Region 1954 Greenspring Drive, Suite 330 Timonium, MD 21093 Jennifer N. Fountain, Esq. Isaacson Sheridan 804 Green Valley Road, Suite 200 Greensboro, NC 27408	Ruby Tuesday, Inc.	3182 Cary 131 CROSSROADS BLVD. CARY, NC 27518	OCTOBER 7, 2020
PMP Properties, as successor to OREOF 2017 Ruby LLC	PMP Properties 3526 S. Tamarack St. Visalia, CA 93277	Ruby Tuesday, Inc.	3671 Columbiana 120 COLUMBIANA CIRCLE COLUMBIA, SC 29212	OCTOBER 7, 2020
Pompano Realty USA, LLC, as successor in interest to American Beauty	Pompano Realty USA, LLC c/o Colliers International 5260 Parkway Plaza Blvd., Suite 110 Charlotte, NC 28217	RT South Florida Franchise, LP Ruby Tuesday, Inc.	7717 Pompano Beach 299 SW 26TH AVE. POMPANO BEACH, FL 33069	OCTOBER 7, 2020
Port Charlotte Mall LLC	Port Charlotte Mall LLC c/o M.S. Management Associates, Inc. 225 West Washington Street Indianapolis, IN 46204 Port Charlotte Mall LLC c/o WP Glimcher Inc. Attn: General Counsel 180 East Broad Street Columbus, OH 43215	RT Tampa Franchise, LP Ruby Tuesday, Inc.	2106 Port Charlotte 1441 TAMIAMI TRAIL, SPACE #995 PORT CHARLOTTE, FL 33948	OCTOBER 7, 2020

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Poughkeepsie Galleria, LLC, as successor to Poughkeepsie Galleria Company	Poughkeepsie Galleria, LLC c/o Pyramid Management Group, LLC The Clinton Exchange 4 Clinton Square Syracuse, NY 13202	Ruby Tuesday, Inc.	4230 Poughkeepsie Galleria Mall 2001 SOUTH ROAD POUGHKEEPSIE, NY 12601	OCTOBER 7, 2020
PR Magnolia LLC as successor to Equity Properties and Development Company	PR Magnolia LLC c/o PREIT Services, LLC Attn: General Counsel One Commerce Square 2005 Market St., Suite 1000 Philadelphia, PA 19103 Magnolia Mall Management Office Attn: General Manager 2701 David McLeod Blvd. Florence, SC 29501 Douglas M. Zayicek, Esq. Bellamy, Rutenberg, Copeland, Epps, Gravel & Bowers, P.A. 1000 29th Avenue North (29577) PO Box 357 Myrtle Beach, SC 29578-0357	Ruby Tuesday, Inc.	2880 Magnolia Mall 2701 DAVID MCLEOD BOULEVARD FLORENCE, SC 29501	OCTOBER 7, 2020