

PLEASE TAKE FURTHER NOTICE that the Bidding Procedures Order approved, among other things, the implementation of the Bidding Procedures in connection with the disposition of substantially all of the Debtors' assets.

PLEASE TAKE FURTHER NOTICE that the deadline to bid on the Assets was established as June 15, 2016 at 5:00 p.m. (ET), and the Auction was scheduled for June 20, 2016 at 10:00 a.m. (ET).

PLEASE TAKE FURTHER NOTICE that the Debtors conducted the Auction for the Assets on June 20, 2016. At the conclusion thereof, the Debtors, in consultation with the Consultation Parties, designated the following Qualifying Bids as the Successful Bids and Back-Up Bids (if applicable) for each of the Assets:

<u>Courtyard Hotel</u> 275 Summer Street Stamford, CT 06901		
Debtor: Seaboard Hotel Associates, LLC		
	Successful Bidder	Back-Up Bidder
Bidder Name	ANNEMID, LLC	N/A
Proposed Purchase Price	\$26 million cash	
Assumed Contracts	See <u>Exhibit 1</u>	
Proposed Assignee(s) of Assumed Contracts	Bidder or its affiliate as set forth in Purchase and Sale Agreement	
Contact Information for Successful Bidder for Adequate Assurance Information	Cole Schotz P.C. 500 Delaware Avenue Suite 1410 Wilmington, DE 19801 Attn: Marion Quirk Email: mquirk@coleschotz.com	

<u>Park Square West</u> 101 Summer Street Stamford, CT 06901		
Debtor: Park Square West Associates, LLC		
	Successful Bidder	Back-Up Bidder
Bidder Name	ANNEMID, LLC	N/A
Proposed Purchase Price	\$40 million cash	
Assumed Contracts	See <u>Exhibit 2</u> -and- <i>All Residential Tenant Leases</i>	
Proposed Assignee(s) of Assumed Contracts	Bidder or its affiliate as set forth in Purchase and Sale Agreement	
Contact Information for Successful Bidder for Adequate Assurance Information	Cole Schotz P.C. 500 Delaware Avenue Suite 1410 Wilmington, DE 19801 Attn: Marion Quirk Email: mquirk@coleschotz.com	

<u>300 Main Street</u> 300 Main Street Stamford, CT 06901		
Debtor: 300 Main Street Associates, LLC		
	Successful Bidder	Back-Up Bidder
Bidder Name		N/A
Proposed Purchase Price	\$11,650,000.00 credit bid of first lien secured obligations	
Assumed Contracts	See <u>Exhibit 3</u>	
Proposed Assignee(s) of Assumed Contracts	Buyer or a newly formed single purpose entity affiliate	

Contact Information for Successful Bidder for Adequate Assurance Information	McCarter & English, LLP Attn: Joseph Lubertazzi, Esq. Four Gateway Center 100 Mulberry Street Newark, New Jersey 07102 Email: jlubertazzi@mccarter.com	
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220 Elm Street
220 Elm Street
New Canaan, CT 06840

Debtor: 220 Elm Street I, LLC and 220 Elm Street II, LLC

	Successful Bidder	Back-Up Bidder
Bidder Name	People's United Bank, N.A.	N/A
Proposed Purchase Price	\$6,957,717.00 credit bid of first lien obligations	
Assumed Contracts	See <u>Exhibit 4</u>	
Proposed Assignee(s) of Assumed Contracts	Bidder or its affiliate as set forth in Purchase and Sale Agreement	
Contact Information for Successful Bidder for Adequate Assurance Information	Neubert, Pepe & Monteith, P.C. 195 Church Street New Haven, Connecticut 06510 Attn: Douglas S. Skalka, Esq. (203) 821-2000 dskalka@npmlaw.com	

88 Hamilton Avenue
88 Hamilton Avenue
Stamford, CT 06902

Debtor: 88 Hamilton Avenue Associates, LLC

	Successful Bidder	Back-Up Bidder
Bidder Name	World Wrestling Entertainment, Inc., or its assignee as permitted under the terms of the Purchase and Sale Agreement	N/A
Proposed Purchase Price	\$26,870,581.51 (as adjusted pursuant to subsections 2.1(a)-(c) of the Purchase and Sale Agreement ("PSA")), as cash or cash-plus-debt assumption in the election of Buyer pursuant to Section 2.1.2(d) of the PSA.	

Assumed Contracts	See <u>Exhibit 5</u>	
Proposed Assignee(s) of Assumed Contracts	Bidder or its affiliate as set forth in Purchase and Sale Agreement	
Contact Information for Successful Bidder for Adequate Assurance Information	K&L Gates LLP Attn: Robert T. Honeywell, Esq. 599 Lexington Ave. New York, NY 10019 Email: robert.honeywell@klgates.com	

<u>Clocktower Close</u> 25 Grand Street Norwalk, CT 06851		
Debtor: Clocktower Close Associates, LLC		
	Successful Bidder	Back-Up Bidder
Bidder Name	Argo Partners II, LLC	Sam Toy
Proposed Purchase Price	\$655,000 cash	\$630,000 cash
Assumed Contracts	<i>Only residential tenant leases for</i> Unit #159 Unit #162 Unit #163 Unit #164 Unit #204 Unit #259	<i>Only residential tenant leases for</i> Unit #159 Unit #162 Unit #163 Unit #164 Unit #204 Unit #259
Proposed Assignee(s) of Assumed Contracts	Argo Partners II, LLC	Sam Toy
Contact Information for Successful Bidder for Adequate Assurance Information	Argo Partners II, LLC Attn: Matthew Binstock 12 West 37th Street, 9th Floor New York, NY 10018 Email: mattb@argopartners.net	Sam Toy Email: Samtoy75@yahoo.com

PLEASE TAKE FURTHER NOTICE that Counterparties to the Assumed Contracts³ may submit objections **on or prior to June 28, 2016 at 4:00 p.m. (ET)** solely on the basis of (i) adequate assurance of future performance by a Successful Bidder or Back-Up Bidder (where applicable) for a Property and (ii) any Cure Amount that arose after June 8, 2016.

PLEASE TAKE FURTHER NOTICE that parties who wish to object solely with respect to an objection to the conduct of the Auction, the designation of any Successful Bidder or Bid or Back-Up Bidder or Bid, the terms (including price) of such bids, and the Debtors' inability to satisfy the conditions of section 363(f) of the Bankruptcy Code with respect to a Successful Bid or Back-Up Bid must file such objection **on or prior to June 23, 2016 at 4:00 p.m. (ET)**.

PLEASE TAKE FURTHER NOTICE that the Debtors intend to file the final purchase agreement and submit respective forms of order approving the sales of the Assets under prior to the Sale Hearing.

Dated: June 21, 2016
Wilmington, Delaware

Respectfully submitted,

By: /s/ Ryan M. Bartley
YOUNG CONAWAY STARGATT & TAYLOR, LLP
Robert S. Brady (No. 2847)
Sean T. Greecher (No. 4484)
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*Attorneys for the Debtors and
Debtors in Possession*

³ The Debtors reserve the right to challenge whether any agreement listed on Exhibits 1 through 5 to this notice is an executory contract or unexpired lease and by listing such agreement on the Exhibits hereto, the Debtors are not conceding that any contract or lease remains executory or unexpired.

Exhibit 1**Courtyard Hotel Assumed Contracts¹**

<u>NAME OF COUNTERPARTY</u>	<u>CONTRACT DESCRIPTION</u>
AT & T	INTERNET SERVICE PROVIDER AGREEMENT DATED MARCH 14, 2013
CITY CARTING & RECYCLING INC.	REFUSE AND RECYCLING SERVICE AGREEMENT DATED OCTOBER 27, 2014
GDF SUEZ ENERGY RESOURCES NA INC	SALES CONFIRMATION REGARDING THE PURCHASE AND SALE OF ELECTRIC ENERGY AND RELATED SERVICES ENTERED ON SEPTEMBER 25, 2015
GDF SUEZ ENERGY RESOURCES NA INC	MASTER ELECTRIC ENERGY SALES AGREEMENT EFFECTIVE NOVEMBER 18, 2014
GREEN RIDE GLOBAL INC., C.O.B. GREEN HOTELS GLOBAL	END USER LICENSE AGREEMENT
MUZAK LLC D/B/A MOOD MEDIA	MUSIC SERVICE AGREEMENT AMENDMENT DATED OCTOBER 27, 2004, as amended July 24, 2014
ONE ATLANTIC INVESTOR ASSOCIATES, LLC	PARKING GARAGE LICENSE AGREEMENT DATED APRIL 2011 (Licensor)
OTIS ELEVATOR COMPANY	ELEVATOR MAINTENANCE AGREEMENT DATED DECEMBER 21, 2005 AND ADDENDUM DATED MARCH 28, 2006
PROPARK, INC.	PARKING MANAGEMENT AGREEMENT DATED APRIL 1, 2004
RELATIVE GOURMET, LLC	LEASE MODIFICATION AGREEMENT DATED AUGUST 17, 2011
RELATIVE GOURMET, LLC	LEASE AGREEMENT DATED FEBRUARY 21, 2006
SONIFI SOLUTIONS, INC.	ON COMMAND SERVICE AGREEMENT DATED FEBRUARY 20, 2014
TOWN SPORTS INTERNATIONAL	LAUNDRY SERVICES AGREEMENT DATED JULY 9, 2013
CBS - CONNECTICUT BUSINESS SYSTEMS, LLC	XEROX COPIER MAINTENANCE AGREEMENT, DATED OCTOBER 9, 2014
DCI - DESIGN COMMUNICATIONS, INC.	PHONE SYSTEM EQUIPMENT MAINTENANCE CONTRACT, DATED NOVEMBER 1, 2005

¹ Buyer has reserved the right to remove any of these contracts or lease from the list of contracts and leases to be assumed and assigned at closing.

<u>NAME OF COUNTERPARTY</u>	<u>CONTRACT DESCRIPTION</u>
ECOLAB INC	ECOTEMP LEASE AGREEMENT, DATED DECEMBER 19, 2006
ECOLAB INC	GLASS WASHER
EDITH B MILLER AND ARTHUR I MILLER CO-TRUSTEES OF EDITH B MILLER REVOCABLE TRUST DATED APRIL 28, 1994; NORMA B. KOHN; GERTRUDE S. SHERMAN; AND WILLIAM M. SHERMAN AND BRUCE R. SHERMAN, CO-EXECUTORS OF ESTATE OF JOSEPH K. SHERMAN	GROUND LEASE BETWEEN TR SUMMER, LLC, AS TENANT AND EDITH B. MILLER AND ARTHUR I. MILLER, CO TRUSTEES, ET AL., AS LANDLORD, DATED JANUARY 22, 2001, assigned to Seaboard Hotel Associates, LLC as of April 29, 2011
ESC - ENVIRONMENTAL SYSTEMS CORPORATION	DIRECT DIGITAL CONTROL/BLDG AUTOMATION SYSTEM - JANUARY 28, 2014
FAIRFIELD COUNTY SPRINKLER CO., INC.	FIRE SPRINKLER INSPECTION SERVICE AGREEMENT, DATED FEBRUARY 3, 2006
FOUR WINDS INTERACTIVE LLC	DIGITAL SIGNAGE SYSTEM LICENSE AND MAINTENANCE AGREEMENT, EFFECTIVE NOVEMBER 8, 2013
GREEN HOTEL GLOBAL	CARBON FOOTPRINT
H O PENN MACHINERY CO., INC.	PREVENTATIVE MAINTENANCE AGREEMENT DATED MAY 18, 2015
IBM CREDIT LLC	TERM LEASE FOR MARRIOTT LEASING PROGRAM, MASTER AGREEMENT NO. 2235238
MARRIOTT INTERNATIONAL, INC	TRADITIONAL REVENUE MANAGEMENT CONSULTING AGREEMENT DATED JAN 1, 2012
MARRIOTT INTERNATIONAL, INC	RELICENSING FRANCHISE AGREEMENT DATED MAY 3, 2011
NALCO AN ECOLAB COMPANY	WATER CARE PROGRAM FEE DATED AUGUST 13, 2013
ONITY INC	EXTENDED WARRANTY PLAN ACCEPTANCE AGREEMENT EFFECTIVE JUNE 21, 2014
ONITY INC	EXTENDED WARRANTY PLAN AGREEMENT EFFECTIVE JUNE 21, 2015 TO JUNE 20, 2016
ORACLE AMERICA, INC	MICROS SUPPORT SERVICES AGREEMENT, DATED NOVEMBER 30, 2015
ORACLE MICROS SYSTEMS	BAR CASH REGISTER
PEPE MOTORS CORP.	COMMERCIAL LEASE AGREEMENT DATED FEBRUARY 1, 2016 FOR MERCEDES-BENZ

<u>NAME OF COUNTERPARTY</u>	<u>CONTRACT DESCRIPTION</u>
	COMMERCIAL VAN
PITNEY BOWES GLOBAL FINANCIAL SERVICES	LEASE AGREEMENT DATED AUGUST 10, 2012
PITNEY BOWES GLOBAL FINANCIAL SERVICES	PITNEY BOWES EZ LEASE DATED AUGUST 20, 2015
PROSOLUTIONS	SALES AND CATERING EVALUATIONS AGREEMENT DATED JANUARY 5, 2015
RED HAWK FIRE & SECURITY	INSPECTION AND SERVICE AGREEMENT DATED MARCH 15, 2013
STUART DEAN CO., INC.	MARBLE RESTORATION CONTRACT, DATED SEPTEMBER 1, 2013
TOLARI, LLC	USE AGREEMENT DATED SEPTEMBER 1, 2010, assigned to Seaboard Hotel Associates, LLC as of April 29, 2011
URGO HOTELS LP	MANAGEMENT AGREEMENT FOR THE STAMFORD, CONNECTICUT COUNTYARD HOTEL DATED MAY 9, 2014 (AS AMENDED)
XEROX FINANCIAL SERVICES LLC	LEASE FOR XEROX 5845 DATED AUGUST 21, 2013
XEROX FINANCIAL SERVICES LLC	LEASE FOR XEROX 6605DN DATED OCTOBER 9, 2014
XETA TECHNOLOGIES	DIRECT SERVICE CONTRACT FOR CALL ACCOUNTING SYSTEM DATED JANUARY 25, 2006

Exhibit 2**Park Square West Assumed Contacts¹**

<u>NAME OF COUNTERPARTY</u>	<u>CONTRACT DESCRIPTION</u>
ONE ATLANTIC INVESTOR ASSOCIATES, LLC	PARKING GARAGE LICENSE AGREEMENT DATED JANUARY 1, 2012 (LICENSOR)
CITY OF STAMFORD CT	LEASE AND PARKING GARAGE OPERATING AGREEMENT DTD MAY 2, 2002
GREAT NORTHERN ELEVATOR CO LLC	GENERAL MAINTENANCE SERVICE AGREEMENT
OTIS ELEVATOR CO	OTIS MAINTENANCE RE GEARED ELEVONIC PASSENGER ELEVATORS DATED MARCH 21, 2002
ROUND 1 FITNESS INC DBA LA BOXING STAMFORD	LEASE AGREEMENT DATED 09/12/2012
STEWART AND STEVENSON POWER PRODUCTS LLC	MASTER SERVICE AGREEMENT DATED 02/01/16
UNICT CORP DBA KASHI JAPANESE	LEASE AGREEMENT DATED AS OF 07/29/2014, AS MODIFIED MARCH 13, 2015

¹ Buyer has reserved the right to remove any of these contracts or lease from the list of contracts and leases to be assumed and assigned at closing.

Exhibit 3**300 Main Street Assumed Contacts¹**

Name of Counterparty	Contract Description
ATLANTIC STREET CAPITAL MANAGEMENT LLC	LEASE AGREEMENT DATED 09/1/2009 (AS MODIFIED AND EXTENDED)
BURKE AND ASSOCIATES LLC DBA BURKEERC	LEASE AGREEMENT DATED 10/10/2013 (AS MODIFIED)
TM BURKE AND ASSOCIATES LLC	LEASE AGREEMENT DATED 10/10/2013
CLEAN ENERGY FINANCE INVESTMENT AUTHORITY	LEASE AGREEMENT DATED 11/20/2012 (AS AMENDED)
ELIZABETH ARDEN SPAS INC	LEASE AGREEMENT DATED 05/05/2003 (AS MODIFIED)
ENHANCED CAPITAL PARTNERS LLC	LEASE AGREEMENT DATED 12/17/2013 (AS MODIFIED)
HOLDEN CAPITAL MANAGEMENT LLC	LEASE AGREEMENT DATED 03/17/2011 (AS MODIFIED)
HOLDEN CAPITAL MANAGEMENT LLC	LEASE AGREEMENT DATED 3/17/2011 (AS AMENDED)
INTEGRATED HEALTH LLC	LEASE AGREEMENT DATED 7/29/2003 (AS AMENDED)
JAPAN RACING ASSOCIATION	LEASE AGREEMENT DATED 04/13/2001 (AS AMENDED)
JAPAN RACING ASSOCIATION	LEASE AGREEMENT DATED 04/13/2001 (AS MODIFIED)
JONATHAN ROSE COMPANIES INC	LEASE AGREEMENT DATED 12/8/2009
JONATHAN ROSE COMPANIES INC	LEASE AGREEMENT DATED 12/8/2009 (AS MODIFIED)
MYRCA DUFUR	LEASE AGREEMENT DATED 5/17/2005 (AS AMENDED)

¹ Buyer's right to remove any of these contracts or leases for assumption and assignment is reserved.

Name of Counterparty	Contract Description
MYRCA PERRELLI	LEASE AGREEMENT DATED 05/17/2005 (AS MODIFIED AND EXTENDED)
PR RESOURCES INC	LEASE AGREEMENT DATED 06/18/2003 (AS MODIFIED AND RENEWED)
PROPARK INC	LEASE AGREEMENT DATED 9/1/2002 (AS AMENDED)
SPIRIT RESIDENTIAL PARTNERS LLC	LEASE AGREEMENT DATED 02/19/2015
STAMFORD ACHIEVES	LICENSE AGREEMENT DATED 04/17/2012
TRACKMAN INC	LEASE AGREEMENT DATED 09/08/2014
VISUAL ELEMENTS LLC	LEASE AGREEMENT DATED 07/16/2012 (AS AMENDED)
WELLS FARGO BANK NA	LEASE AGREEMENT DATED 8/30/2002 (AS AMENDED)
WELLS FARGO CORP PROPERTIES GROUP	LEASE AGREEMENT DATED 05/30/2012
GREAT NORTHERN ELEVATOR CO LLC	GENERAL MAINTENANCE SERVICE AGREEMENT
STEWART AND STEVENSON POWER PRODUCTS LLC	MASTER SERVICE AGREEMENT DATED 02/01/16

Exhibit 4**220 Elm Street Assumed Contacts****Ground Lease**

Name of Counterparty	Contract Description
TOWN OF NEW CANAAN	LEASE BETWEEN TOWN OF NEW CANAAN, CONNECTICUT, AS LANDLORD, AND TOWN CLOSE ASSOCIATES, L.P., AS TENANT, DATED SEPTEMBER 21, 2001, assigned to 220 Elm Street I, LLC and 220 Elm Street II, LLC as of October 14, 2005

Subleases

Name of Counterparty	Contract Description
BNC Financial Group, Inc.	Lease Agreement dated July 11, 2012
Fortress Investment Group, LLC	Lease Agreement August 29, 2007 (as modified)
Gridiron Capital, LLC	Lease Agreement dated July 31, 2006 (as modified)

Exhibit 5

88 Hamilton Assumed Contacts

- 1) Lease Agreement, dated July 11, 2007, between Poplar Pointe Partners, Ltd. I, as Landlord, and World Wrestling Entertainment, Inc., as Tenant, as amended by:
 - a) First Lease Amendment, dated January 18, 2013;
 - b) Second Lease Amendment, dated February 6, 2014;
 - c) Third Lease Amendment, dated December 4, 2014;
 - d) Fourth Lease Amendment, dated December 17, 2015.

- 2) Lease, dated May 11, 2000, between Reliance Hamilton Associates, LLC, as Landlord, and World Wrestling Federation Entertainment, Inc., as Tenant, as amended by:
 - a) Lease Amendment, dated March 1, 2006;
 - b) Second Lease Amendment, dated October 2008;
 - c) Third Lease Amendment, dated August 30, 2012;
 - d) Fourth Lease Amendment, dated December 4, 2014;
 - e) Fifth Lease Amendment, dated December 17, 2015.

- 3) Lease Agreement, dated December 20, 2002, between Poplar Pointe Partners, Ltd. I, as Landlord, and AmeriCares, Inc., as Tenant, as amended by:
 - a) Lease Amendment, dated October 29, 2005;
 - b) Second Amendment of Lease, dated March 31, 2007;
 - c) Third Amendment of Lease, dated May 2007;
 - d) Fourth Amendment of Lease, dated September 2, 2008

(as so amended, the “**Americares Lease**”)

The AmeriCares Lease Agreement includes all of the Tenant’s rights under that certain Sublease, dated Jan. 1, 2008, between AmeriCares Foundation, Inc., as Sub-Landlord, and World Wrestling Entertainment, Inc., as Sub-Tenant, as amended by:

 - a) Amendment to Sublease, dated February 14, 2011;
 - b) Amendment to Sublease, dated October 1, 2015.

- 4) Lease Agreement, dated January 2004, between Poplar Pointe Partners, Ltd. I, as Landlord, and The Squash Alley, LLC, as Tenant, as amended by:
 - a) First Lease Amendment, dated September 2013.

- 5) Lease Agreement, dated December 13, 2006, between Poplar Pointe Partners, Ltd. I, as Landlord, and Retail Brand Alliance, Inc. d/b/a Carolee Division, as Tenant, as amended