

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE DISTRICT OF DELAWARE**

In re:)	
)	Chapter 11
CRAFTWORKS PARENT, LLC, <i>et al.</i> , ¹)	Case No. 20-10475 (BLS)
)	
)	(Jointly Administered)
)	

NOTICE OF AGENDA OF MATTERS SCHEDULED FOR TELEPHONIC
HEARING ON JUNE 30, 2020 AT 10:30 A.M. (PREVAILING EASTERN TIME)

PLEASE NOTE YOU MUST APPEAR THROUGH BOTH COURTCALL AND ZOOM. TO APPEAR VIA VIDEO CONFERENCE VIA ZOOM AND COURTCALL, PARTIES SHOULD USE THE INSTRUCTIONS BELOW:

Join ZoomGov Meeting: <https://debuscourts.zoomgov.com/j/1617829430>

Meeting ID: 161 782 9430

Password: 742203

To appear telephonically via CourtCall, parties must make prior arrangements through CourtCall by telephone (866) 582-6878.

CONTESTED MATTERS GOING FORWARD:

1. Debtors’ Motion for an Order (I) Authorizing and Approving Semi-Private Sale of Debtors’ Assets Free and Clear of All Liens, Claims, Encumbrances, and Other Interests; (II) Authorizing and Approving Assumption and Assignment of Certain Executory Contracts and Unexpired Leases Related Thereto; and (III) Granting Related Relief [Docket No. 336; Filed 5/4/2020]

¹ The Debtors in these chapter 11 cases, along with the last four digits of each Debtor's federal tax identification number are: Big River Breweries, Inc. (6292); Brew Moon Colorado, Inc. (5001); Chophouse License, LLC (2340); Craft Brewery Holding, Inc. (1228); CraftWorks Holdings, LLC (7163); CraftWorks Intermediate Co, LLC (9810); CraftWorks Parent, LLC (3345); CraftWorks Restaurants & Breweries Group, Inc. (4820); CraftWorks Restaurants & Breweries, Inc. (2504); CraftWorks Restaurants & Breweries, LLC (0676); GB Acquisition, Inc. (5175); GB Franchise, LLC (7716); GB Kansas, LLC (0924); GB Maryland, Inc. (6439); GB Parent, Inc. (1281); GBBR Texas, Inc. (9904); Gordon Biersch Brewery Restaurant Group, Inc. (8023); Harbor East Brewery, LLC (7759); Logan's Restaurants, Inc. (9987); Logan's Roadhouse, Inc. (2074); Logan's Roadhouse of Kansas, Inc. (8716); Logan's Roadhouse of Texas, Inc. (2372); LRI Holdings, Inc. (4571); Old Chicago Franchising LLC (7249); Old Chicago of Colorado, Inc. (4857); Old Chicago of Kansas, Inc. (0606); Old Chicago Oregon, LLC (5083); Old Chicago Parker Crossing, Inc. (9218); Old Chicago Taproom, LLC (5838); Old Chicago Westminster, Inc. (5759); Roadhouse Intermediate Inc. (6159); Roadhouse Midco Inc. (6337); Roadhouse Parent Inc. (5108); Rock Bottom Arizona, Inc. (4848); Rock Bottom License, LLC (9033); Rock Bottom of Minneapolis, Inc. (5762); Wadsworth Old Chicago, Inc. (4849); Walnut Brewery, Inc. (7405). The Debtors' mailing address is 3011 Armory Drive, Suite 300, Nashville, TN 37204.

Related Documents:

- A. Declaration of Vineet ("Vin") Batra in Support of Debtors' Motion for an Order (I) Authorizing and Approving Semi-Private Sale of Debtors' Assets Free and Clear of All Liens, Claims, Encumbrances, and Other Interests; (II) Authorizing and Approving Assumption and Assignment of Certain Executory Contracts and Unexpired Leases Related Thereto; and (III) Granting Related Relief [Docket No. 337; Filed 5/4/2020]
- B. Order Shortening the Notice Period on Debtors' Motion for an Order (I) Authorizing and Approving Semi-Private Sale of Debtors' Assets Free and Clear of All Liens, Claims, Encumbrances, and Other Interests; (II) Authorizing and Approving Assumption and Assignment of Certain Executory Contracts and Unexpired Leases Related Thereto; and (III) Granting Related Relief [Docket No. 344; Entered 5/6/2020]
- C. Notice of Cure Amounts and Potential Assumption and Assignment of Executory Contracts and Unexpired Leases [Docket No. 348; Filed 5/6/2020]
- D. Notice of Filing of Asset Purchase Agreement [Docket No. 539; Filed 5/22/20]
- E. Order (I) Authorizing and Approving Semi-Private Sale of Debtors' Assets Free and Clear of all Liens, Claims, Encumbrances and Other Interests; (II) Authorizing and Approving Assumption and Assignment of Certain Executory Contracts and Unexpired Leases Related Thereto; and (III) Granting Related Relief [Docket No. 540; Entered 5/25/20]
- F. Certification of Counsel Regarding Supplement to Sale Order [Docket No. 336] [Docket No. 554; Filed 5/29/2020]
- G. Supplemental Order (I) Authorizing and Approving Semi-Private Sale of Debtors' Assets Free and Clear of All Liens, Claims, Encumbrances, and Other Interests; (II) Authorizing and Approving Assumption and Assignment of Certain Executory Contracts and Unexpired Leases Related Thereto; and (III) Granting Related Relief [Docket No. 559; Filed 6/1/2020]

Response Deadline: May 15, 2020 at 4:00 p.m.

Responses Received:

- A. Objection of Central Park at Highlands Ranch Retail, LLC to Debtors' Designated Cure Amounts [Docket No. 364; Filed 5/12/2020]
- B. Limited Objection of Gateway Washington, Inc. to Debtors' Motion for an Order (I) Authorizing and Approving Semi-Private Sale of Debtors Assets Free and Clear of Liens, Claims, Encumbrances, and Other Interests; (II) Authorizing and Approving Assumption and Assignment of Certain Executory Contracts and Unexpired Leases Related Thereto; and (III) Granting Related Relief [Docket No. 365; Filed 5/12/2020]
- C. Objection of IREIT Shreveport Regal Court, L.L.C. to Notice of Cure Amounts and Potential Assumption and Assignment of Executory Contracts and Unexpired Leases [Docket No. 417; Filed 5/13/2020]
- D. Objection of Cole LR Troy OH, LLC to Notice of Cure Amounts and Potential Assumption and Assignment of Executory Contracts and Unexpired Leases [Docket No. 418; Filed 5/13/2020]
- E. Objection of Flowood MS Retail Investors, LP to Lease Cure Amount [Docket No. 419; Filed 5/13/2020]
- F. Limited Objection and Reservation of Rights of Robert Davies Volk as Trustee for the Robert Davies Volk Living Trust U/T/D August 7, 1997 to the Notice of Cure Amounts and Potential Assumption and Assignment of Executory Contracts and Unexpired Leases [Docket No. 437; Filed 5/13/2020]
- G. Objection of FirstBank to Debtors' Notice of Cure Amounts and Potential Assumption and Assignment of Executory Contracts and Expired Leases [Docket No. 447; Filed 5/13/2020]
- H. Objection of IRC Stone Creek, L.L.C. to Notice of Cure Amounts and Potential Assumption and Assignment of Executory Contracts and Unexpired Leases [Docket No. 450; Filed 5/13/2020]
- I. Objection of Cigna to Motion for an Order (I) Authorizing and Approving Semi-Private Sale of Debtors Assets Free and Clear of All Liens, Claims, Encumbrances, and Other Interests; (II) Authorizing and Approving Assumption and Assignment of Certain Executory Contracts and Unexpired Leases Related Thereto; and (III) Granting Related Relief [Docket No. 454; Filed 5/14/2020]

- J. Limited Objection of Plaza on Union LLC to Notice of Cure Amounts and Potential Assumption and Assignment of Executory Contracts and Unexpired Leases [Docket No. 455; Filed 5/14/2020]
- K. Limited Objection of Xentury City Development Company, L.C. to Motion for an Order (I) Authorizing and Approving Semi-Private Sale of Debtors Assets Free and Clear of All Liens, Claims, Encumbrances, and Other Interests; (II) Authorizing and Approving Assumption and Assignment of Certain Executory Contracts and Unexpired Leases Related Thereto; and (III) Granting Related Relief [Docket No. 458; Filed 5/14/2020]
- L. Reservation of Rights of Hazem Ouf Regarding Motion for an Order (I) Authorizing and Approving Semi-Private Sale of Debtors Assets Free and Clear of All Liens, Claims, Encumbrances, and Other Interests; (II) Authorizing and Approving Assumption and Assignment of Certain Executory Contracts and Unexpired Leases Related Thereto; and (III) Granting Related Relief [Docket No. 461; Filed 5/14/2020]
- M. Limited Objection, Reservation of Rights and Joinder to Debtors' Motion for an Order (I) Authorizing and Approving Semi-Private Sale of Debtors' Assets Free and Clear of All Liens, Claims, Encumbrances, and Other Interests; (II) Authorizing and Approving Assumption and Assignment of Certain Executory Contracts and Unexpired Leases Related Thereto; and (III) Granting Related Relief [Docket No. 464; Filed 5/14/2020]
- N. Objection of Broad Street Land Company, LLC Notice of Cure Amounts and Potential Assumption and Assignment of Executory Contracts and Unexpired Leases [Docket No. 465; Filed 5/14/2020]
- O. Objection of (I) Cole LR Florence AL DST; (II) Cole LR Tuscaloosa AL DST; (III) CNL Net Lease Funding 2003, LLC; and (IV) ARC CAFEUSA001, LLC to Notice of Cure Amounts and Potential Assumption and Assignment of Executory Contracts and Unexpired Leases [Docket No. 466; Filed 5/14/2020]
- P. Limited Objection of Tower Investments, LLC-Tower 111 Broadway, LLC to the Notice of Cure Amounts and Potential Assumption and Assignment of Executory Contracts and Unexpired Leases [Docket No. 469; Filed 5/15/2020]
- Q. Objection and Reservation of Rights of Blazon, Ltd. Concerning Notice to Contract Parties to Potentially Assumed, Assigned and

Sold Executory Contracts and Unexpired Leases [Docket No. 470; Filed 5/15/2020]

- R. Objection and Reservation of Rights Chick-fil-A, Inc. to Notice to Contract Parties to Potentially Assumed, Assigned and Sold Executory Contracts and Unexpired Leases [Docket No. 471; Filed 5/15/2020]
- S. Objection and Reservation of Rights of NTS Bluegrass Commonwealth Park to the (I) Debtors Notice of Cure Amounts and Potential Assumption and Assignment of Executory Contracts or Unexpired Leases and (II) Proposed Sale of Debtors Assets [Docket No. 474; Filed 5/15/2020]
- T. Limited Objection and Reservation of Rights of OCI RE Cool Springs Partners, LLC in its Capacity as Landlord to Debtors' Motion for an Order (I) Authorizing and Approving Semi-Private Sale of Debtors' Assets Free and Clear of Liens, Encumbrances, and Other Interests; (II) Authorizing and Approving Assumption and Assignment of Certain Executory Contracts and Unexpired Leases Related Thereto; and (III) Granting Related Relief [Docket No. 475; Filed 5/15/2020]
- U. Limited Objection and Reservation of Rights of Ecolab, Inc. to Debtors' Motion for an Order (I) Authorizing and Approving Semi-Private Sale of Substantially All of Debtors' Assets Free and Clear of Liens, Claims, Encumbrances, and Interests; and (II) Authorizing and Approving the Assumption and Assignment of Certain Executory Contracts and Unexpired Leases Related Thereto, and (III) Granting Related Relief [Docket No. 477; Filed 5/15/2020]
- V. Limited Objection of Cracknerck West Retail LLC to Debtors' Notice of Cure Amounts and Possible Assumption and Assignment of Executory Contracts [Docket No. 478; Filed 5/15/2020]
- W. Response and Reservation of Rights of 1801 West Parmer Lane, LLC Concerning Notice to Contract Parties to Potentially Assumed, Assigned and Sold Executory Contracts and Unexpired Leases [Docket No. 481; Filed 5/15/2020]
- X. Objection of Brookfield Property REIT Inc., National Retail Properties, LP, Regency Centers LP, and Site Centers Corp. to the Proposed Assumption and Assignment of Certain Leases [Docket No. 482; Filed 5/15/2020]

- Y. Objection of Miller Land Partnership, L.P. to the Proposed Assumption and Assignment of Certain Leases [Docket No. 483; Filed 5/15/2020]
- Z. Objection of Mayhill Partners, L.P. to the Notice of Proposed Assumption and Assignment of Certain Leases [Docket No. 486; Filed 5/15/2020]
- AA. Limited Objection Limited Objection of The Chubb Companies to Debtors' Motion for an Order (I) Authorizing and Approving Semi-Private Sale of Debtor Assets Free and Clear of All Liens, Claims, Encumbrances, and Other Interests; (II) Authorizing and Approving Assumption and Assignment of Certain Executory Contracts and Unexpired Leases Related Thereto; and (III) Granting Related Relief [Docket No. 487; Filed 5/15/2020]
- BB. Limited Objection of Seayco-THF Conway Development, LLC, THF Prairie Center Retail, One, LLC, THF-D Charleston Development, LLC Notice of Proposed Assumption and Assignment of Certain Leases [Docket No. 488; Filed 5/15/2020]
- CC. Objection of WestCol Center, LLC to Debtors' Notice of Cure Amounts and Potential Assumption and Assignment of Executory Contracts and Unexpired Leases [Docket No. 489; Filed 5/15/2020]
- DD. Limited Objection of Brixmor Operating Partnership LP, Federal Realty Investment Trust, G&I VI Promenade, LLC, Independence Plaza Investment Group, Inc., PGIM Real Estate, Primestor Development, Inc., Realty Income Corporation, Starwood Retail Partners LLC, Store Master Funding VIII, LLC, The Macerich Company, and YTC Mall Owner, LLC to (1) Debtors Motion for an Order (I) Authorizing and Approving Semi-Private Sale Of Debtors Assets Free and Clear of All Liens, Claims, Encumbrances, and Other Interests; (II) Authorizing and Approving Assumption and Assignment of Certain Executory Contracts and Unexpired Leases Related Thereto; and (III) Granting Related Relief and (2) Notice of Cure Amounts and Potential Assumption and Assignment of Executory Contracts and Unexpired Leases [Docket No. 491; Filed 5/15/2020]
- EE. Objection of Evin-Greeley, LLC Debtors' Notice of Cure Amounts and Potential Assumption and Assignment of Executory Contracts and Unexpired Leases [Docket No. 492; Filed 5/15/2020]

- FF. Objection of Evin-Greeley, LLC Debtors Notice of Cure Amounts and Potential Assumption and Assignment of Executory Contracts and Unexpired Leases [Docket No. 493; Filed 5/15/2020]
- GG. Objection of Evin-Greeley, LLC Debtors Notice of Cure Amounts and Potential Assumption and Assignment of Executory Contracts and Unexpired Leases [Docket No. 494; Filed 5/15/2020]
- HH. Objection of Lion Orland Park, LLC to Debtors' Notice of Cure Amounts and Potential Assumption and Assignment of Executory Contracts and Unexpired Leases [Docket No. 495; Filed 5/15/2020]
- II. Objection and Reservation of Rights of Stellar Loyalty, Inc. to the Debtors Notice of Cure Amounts and Potential Assumption and Assignment of Executory Contracts and Unexpired Leases [Docket No. 496; Filed 5/15/2020]
- JJ. Limited Objection of Marine Iron & Ship Building Company d/b/a Marine Iron Properties to Notice of Cure Amounts and Potential Assumption and Assignment of Executory Contracts and Unexpired Leases [Docket No. 498; Filed 5/15/2020]
- KK. Limited Objection of CBL & Associates Management, Inc to Debtors' Notice of Cure Amounts and Potential Assumption and Assignment of Executory Contracts and Unexpired Leases [Docket No. 501; Filed 5/15/2020]
- LL. Limited Objection of 518 Laurel, L.L.C.; Arizona, L.L.C.; Beautiful, L.L.C.; Dulcet, L.L.C.; Lagomorph, L.L.C; and Zymotic, L.L.C. to Notice of Cure Amounts and Potential Assumption and Assignment of Executory Contracts and Unexpired Leases [Docket No. 505; Filed 5/18/2020]
- MM. Limited Objection and Reservation of Rights of Hjorting Family Trust to Debtors' Motion for an Order (I) Authorizing and Approving Semi-Private Sale of Debtors' Assets Free and Clear of All Liens, Claims, Encumbrances, and Other Interests; (II) Authorizing and Approving Assumption and Assignment of Certain Executory Contracts and Unexpired Leases Related Thereto; and (III) Granting Related Relief Leases [Docket No. 506; Filed 5/18/2020]
- NN. Limited Objection and Reservation of Rights of Weingarten Sheridan LLC to Debtors' Motion for an Order (I) Authorizing and Approving Semi-Private Sale of Debtors' Assets Free and Clear of All Liens, Claims, Encumbrances, and Other Interests; (II)

Authorizing and Approving Assumption and Assignment of Certain Executory Contracts and Unexpired Leases Related Thereto; and (III) Granting Related Relief [Docket No. 507; Filed 5/18/2020]

- OO. Reservation of Rights of The Official Committee of Unsecured Creditors to the Debtors' Motion for an Order (I) Authorizing and Approving Semi-Private Sale of Debtors' Assets Free and Clear of All Liens, Claims, Encumbrances, and Other Interests; (II) Authorizing and Approving Assumption and Assignment of Certain Executory Contracts and Unexpired Leases Related Thereto; and (III) Granting Related Relief [Docket No. 508; Filed 5/18/2020]
- PP. Objection of I King LLC and CHW, LLC to Debtors' (1) Notice of Cure Amounts and Potential Assumption and Assignment of Executory Contracts and Unexpired Leases and (2) Motion for Order (I) Authorizing and Approving Semi-Private Sale of Debtors Assets Free and Clean of All Liens, Claims, Encumbrances, and other Interest; (II) Authorizing and Approving Assumption and Assignment of Certain Executory Contracts and Unexpired Lease Related Thereto; and (III) Granting Related Relief [Docket No. 509; Filed 5/18/2020]
- QQ. Limited Objection and Reservation of Rights of Simon Property Group, Inc. to the (I) Debtors Notice of Cure Amounts and Potential Assumption and Assignment of Executory Contracts or Unexpired Leases and (II) Proposed Sale of Debtors Assets [Docket No. 510; Filed 5/18/2020]
- RR. Objection of 240 Conference Associates, LLC to Notice of Cure Amounts and Potential Assumption and Assignment of Executory Contracts and Unexpired Lease [Docket No. 512; Filed 5/18/2020]
- SS. Amended Objection Limited Objection of Tower Investments-Tower 111 Broadway to the Notice of Cure Amounts and Potential Assumption and Assignment of Executory Contracts and Unexpired Leases [Docket No. 513; Filed 5/18/2020]
- TT. Reservation of Rights of Wells Fargo Bank, National Association to Debtors' Sale Motion and Proposed Final DIP Financing [Docket No. 514; Filed 5/18/2020]
- VV. Objection of DSI/DataSource, Inc. to Debtors' Notice of Cure Amounts and Potential Assumption and Assignment of Executory Contracts and Unexpired Leases [Docket No. 521; Filed 5/18/2020]

- WW. Limited Objection of Spirit SPE Loan Portfolio 2013-2, LLC and Spirit LR Johnson City, TN, LLC to (1) Debtors' Motion for an Order (I) Authorizing and Approving Semi-Private Sale of Debtors Assets Free and Clear of Liens, Claims, Encumbrances, and Other Interests; (II) Authorizing and Approving Assumption and Assignment of Certain Executory Contracts and Unexpired Leases related thereto; and (III) Granting Related Relief and (2) Notice of Cure Amounts and Potential Assumption and Assignment of Executory Contracts and Unexpired Leases [Docket No. 522; Filed 5/18/2020]
- XX. Second Amended Limited Objection of Tower Investments, LLC- Tower 111 Broadway to the Notice of Cure Amounts and Potential Assumption and Assignment of Executory Contracts and Unexpired Leases [Docket No. 547; Filed 5/27/2020]
- YY. Response of Hjorting Family Trust to Certification of Counsel Regarding Supplement to Sale Order [Docket No. 336] and Objection to Relief Sought Thereby [Docket No. 558; File 6/1/2020]

Status: The Court has entered orders at docket numbers 540, 559, and 586 approving the sale and the assumption and assignment of certain contracts and leases. The remaining objections to cure amounts will be further adjourned. The Debtors' and the counterparties to such agreements will continue discussions and will seek to present a further supplemental sale order. The hearing is going forward as a status conference solely as to the adequate assurance objections filed by Tower 111 Broadway, LLC at docket numbers 469, 547, and 547.

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Dated: June 26, 2020
Wilmington, Delaware

/s/ Michael W. Yurkewicz

KLEHR HARRISON HARVEY BRANZBURG LLP

Domenic E. Pacitti (DE Bar No. 3989)
Michael W. Yurkewicz (DE Bar No. 4165)
919 N. Market Street, Suite 1000
Wilmington, DE 19801
Telephone: (302) 426-1189
Facsimile: (302) 426-9193

-and-

KLEHR HARRISON HARVEY BRANZBURG LLP

Morton R. Branzburg
1835 Market Street, 14th Floor
Philadelphia, PA 19103
Telephone: (215) 569-2700
Facsimile: (215) 568-6603

-and-

KATTEN MUCHIN ROSENMAN LLP

Steven J. Reisman (admitted *pro hac vice*)
575 Madison Avenue
New York, NY 10022
Telephone: (212) 940-8800
Facsimile: (212) 940-8876

-and-

KATTEN MUCHIN ROSENMAN LLP

Peter A. Siddiqui (admitted *pro hac vice*)
525 W. Monroe Street
Chicago, IL 60661
Telephone: (312) 902-5200
Facsimile: (312) 902-1061

Attorneys for the Debtors and Debtors in Possession