UNITED STATES BANKRUPTCY COURT
DISTRICT OF MASSACHUSETTS

In re **52 SALEM STREET LLC** **Debtor**	**Chapter 11** **Case No. 26-10339-CJP**

INTERIM ORDER AUTHORIZING USE OF CASH COLLATERAL

This matter having come before the Court on the *Expedited Motion to Approve Use of Cash Collateral* [ECF No. 89] (the "Motion")[1] filed by 52 Salem Street LLC (the "Debtor") seeking entry of interim and final orders approving the Debtor's use of cash which may be cash collateral of certain of its secured creditors pursuant to Sections 361 and 363 of the United States Bankruptcy Code and Federal Rules of Bankruptcy Procedure 4001 and 6004 ("Cash Collateral"), as modified by this order; a hearing on the Motion having been held on August 7, 2026 (the "Hearing"); and the Court having considered the Motion, the arguments of the parties at the Hearing, and the record of the Debtor's case; and after due deliberation and consideration, IT IS HEREBY ORDERED THAT:

1. The Motion is approved on an interim basis only as set forth herein for the limited purpose of preventing irreparable harm per Fed. R. Bankr. P. 6003.

2. The Debtor is authorized to use Cash Collateral through and including September 2, 2026 (the "Budget Period") to pay the following items: (a) insurance premiums up to the amount of $2,750, (b) water costs up to the amount of $27,839, (c) utilities up to the amount of $240, (d) fees to the Office of the United States Trustee up to the amount of $250, and (e) real estate taxes that become due during the Budget Period up to the amount of $12,862.

3. Any creditor holding a valid, properly perfected, non-avoidable security interest in the Debtor's Cash Collateral shall retain a lien on the Debtor's post-petition Cash Collateral

[1] Capitalized terms not otherwise defined in this Order shall have the meanings ascribed to them in the Motion.

pursuant to 11 U.S.C. §552(b) which shall maintain the same priority, validity and enforceability as the creditor's respective pre-petition lien.

4. A further hearing on the Motion is scheduled for **September 3, 2026, at 11:00 a.m.** (prevailing Eastern Time) at the United States Bankruptcy Court, John W. McCormack Post Office and Courthouse, 5 Post Office Square, Boston, Massachusetts 02109, with the option for parties in interest to appear by zoom video. To obtain video access information, parties in interest shall email the Courtroom Deputy at cjp_courtroom_deputy@mab.uscourts.gov by **September 2, 2026, at 4:30 p.m**. (prevailing Eastern time), providing the contact information for the party seeking to appear by video.

5. Within one (1) business day after entry of this order, the Debtor shall serve, or cause to be served, by first class mail or other appropriate method of service, a copy of this order on the Notice Parties. Any responses or objections to a further order on the Motion shall be made in writing, filed with the Bankruptcy Court, and be served so as to be actually received no later than **September 1, 2026, at 5:00 p.m.** (prevailing Eastern time) by the following parties: (a) counsel for the Debtor, Christopher M. Condon, Esquire, Bowditch & Dewey, LLP, 75 Federal Street, Suite 1000, Boston, Massachusetts 02110 (ccondon@bowditch.com); (b) the Lienholders; and (c) those parties requesting notice pursuant to the applicable rules of procedure.

6. Nothing herein shall be deemed to waive the Debtor's right to seek further use of Cash Collateral or deemed to waive the right of any party-in-interest to object to such request on any grounds.

7. The Court shall retain jurisdiction to enforce this order and to determine any disputes arising from or related to this order.

Dated: August 7, 2026

Christopher J. Panos,
United States Bankruptcy Judge