

ANNEX I
Leases to be Rejected ⁽¹⁾

Lessor	Lessor's Notice Details	Other Notice Parties	Store No.	Leased Premises	Monthly Rental Obligation	Term of Lease	Rejection Date
American Nat'l B&T Co. of Chicago	American Nat'l B&T Co. of Chicago Trustee Under Trust No. 8467 120 East Wesley Street Morton, IL 60451	Foxfield Partners 888 Fox Glen Drive St Charles, IL 60174	17290 ⁽²⁾	2712 E Main St St. Charles, IL 60174-2445	\$13,538	5/31/2011	9/30/2010
AmREIT Lantern Lane, L.P.	AmREIT Lantern Lane, L.P. LP Attn: Max Shilstone 8 Greenway Plaza, Suite 1000 Houston, TX 77019	Differential Development - 1994, Ltd. c/o Differential Management, Inc. Attn: Bartley J. Rainey Houston, TX 77019	48030	12502 Memorial Drive Houston, TX 77024-6000	\$10,509	12/31/2010	9/30/2010
Benderson-Arcade Associates, LLC	c/o Developers Diversified Realty Corporation ACCT # 101491-20447-1052 P.O. Box 951701 Cleveland, OH 44193	Benderson-Arcade Associates, LLC Dept 101491-20447-1052 P.O. Box 951701 Cleveland, OH 44193	36555	6588 Main Street Arcade, NY 14009-1037	\$8,016	10/31/2010	9/30/2010
Chelsea Retail, LLC	Chelsea Retail, LLC 500 West 43rd Street, Suite 39A New York, NY 10036-4339	Chelsea Retail, LLC c/o Manufacturers and Traders Trust Company P.O. Box 8000 Buffalo, NY 14267	36953	189 8th Avenue New York, NY 10011-3302	\$20,999	9/30/2014	9/30/2010
Columbia Realty Venture	Columbia Realty Venture LLC C/O Bernstein Management Company Attn: Vice President of Commercial Management c/o Dandy Properties 11940 Jolleyville Road, Suite 300S Austin, TX 78759	Bernstein Management Company 5301 Wisconsin Av., NW Suite 600 Washington, DC 20015	11011	1805 Columbia Rd NW Washington, DC 20009-2001	\$21,260	1/31/2012	9/30/2010
Corners Shopping Center Limited Partners	c/o Dandy Properties 11940 Jolleyville Road, Suite 300S Austin, TX 78759	c/o Bernstein Management Corporation Attn: General Counsel Washington, DC 20015	48273	3003 S Lamar Blvd Ste F200 Austin, TX 78704-4703	\$9,640	6/30/2010	9/30/2010
Crofton Boulevard Associates	4801 St. Elmo Avenue, 2nd Floor Bethesda, MD 20814	Grossberg, Yocheleson, Fox & Beyda, LLP 2000 L Street, N.W., Suite 675 Washington, DC 20036	90363	1268 State Route 3 S Crofton, MD 21114-1320	\$12,246	9/30/2010	9/30/2010
Dicaphalous Properties Company	Dicaphalous Properties Company c/o The Widewaters Group, Inc. Attn: Jim Lavelle DeWitt, NY 13214	The Widewaters Group, Inc. 5786 Widewaters Parkway DeWitt, NY 13214	36509	4738 Onondaga Blvd Geddes, NY 13219-3304	\$9,891	3/31/2011	9/30/2010
DRM Retail Ventures L.L.C.	DRM Retail Ventures L.L.C. 1550 Timothy Road, Suite 103 Athens, GA 30606	DRM Retail Ventures L.L.C. P. O. Box 1943 Attn: David Mulkey Athens, GA 30603	13246	6670 Covington Highway Lithonia, GA 30058-4814	\$9,303	5/31/2012	9/30/2010
Elliott #1 Real Estate, Ltd	Elliott #1 Real Estate, Ltd #72 Cedar Lane Sulphur Springs, TX 75482		48337	903 Gilmer Street Sulphur Springs, TX 75482-4318	\$3,413	4/30/2011	9/30/2010
Fedder Management Company	c/o Fedder Management Corporation 10096 Red Run Boulevard, Suite 300 Owings Mills, MD 21117	Fedder Management Company 10096 Red Run Blvd., Suite 300 Owings Mills, MD 21117	90397	105 Hillsmere Drive Annapolis, MD 21403-3920	\$15,801	11/30/2010	9/30/2010

⁽¹⁾ The Debtor lessee for each of the Leases listed in Exhibit A is Blockbuster Inc.

⁽²⁾ Subleased to: Kayastha Investors, Inc. dba Papa John's Pizza, 1324 N Saddle Row, Addison, IL 60101, Attn: Kiran Kayastha

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FW VA - The Village Shopping Center, LLC	e/o Regency Centers Corporation Attn: Lease Administration One Independent Drive, Suite 114 Jacksonville, FL 32202-5019	FW VA - The Village Shopping Center, LLC Village Shopping Center P.O. Box 822167 Philadelphia, PA 19182-2167	Regency Centers 7027 Three Chopt Road Suite 210 Richmond, VA 23226	FW VA - The Village Shopping Center, LLC C/o Regency Centers Corporation Attn: Legal Dept One Independent Drive, Suite 114 Jacksonville, FL 32202-5019	51041 7009 Three Chopt Rd Richmond, VA 23226-3606	\$8,210	11/30/2010	9/30/2010
Galileo Moundsville, LLC	Galileo Moundsville, LLC e/o ERT Australian Management, L.P. 420 Lexington Avenue, 7th Floor New York, NY 10170	Galileo Moundsville, LLC P. O. Box 74623 Cleveland, OH 44194-4623	ERT Australian Management, L.P. 420 Lexington Avenue 7th Floor New York, NY 10170	ERT Australian Management, L.P. 420 Lexington Avenue 7th Floor New York, NY 10170	54021 1410 Lafayette Ave Moundsville, WV 26041-2319	\$9,023	4/30/2011	9/30/2010
Hamilton Plaza, LLC, Hamilton Zar LLC an	Hamilton Plaza, LLC, Hamilton Zar LLC and Nandar Hamilton LLC e/o Winbrook Management, Inc. New York, NY 10101	Hamilton Plaza, LLC, Hamilton Zar LLC and Nandar Hamilton LLC e/o Winbrook Management, Inc. New York, NY 10170			39418 2304 Dixie Highway Hamilton, OH 45015-1613	\$6,196	1/31/2012	9/30/2010
Heckscher Selden LLC, Sivan Seldan LLC,	Heckscher Selden LLC, Sivan Seldan LLC, LPS Seldan LLC and LPS Seldan LLC e/o Sivan Properties Corp Manhasset, NY 11030	Independence Plaza Joint Venture Sivan Seldan LLC, LPS Seldan LLC and LPS Seldan LLC P.O. Box 278 Manhasset, NY 11030		Independence Plaza Joint Venture Sivan Seldan LLC, LPS Seldan LLC and LPS Seldan LLC P.O. Box 278 Manhasset, NY 11030	36141 289 Independence Plaza Selden, NY 11784-2417	\$13,680	3/31/2011	9/30/2010
Heritage Oaks Station, LLC	Heritage Oaks Station, LLC e/o Peip Properties 11501 Northlake Drive Cincinnati, OH 45242	Heritage Oaks Station, LLC P.O. Box 713241 Cincinnati, OH 45271-3241	Phillips Edison & Company Lease Administration Department 11501 Northlake Drive Cincinnati, OH 45242	Heritage Oaks Station, LLC e/o Phillips Edison & Company 11501 Northlake Drive Cincinnati, OH 45242	66351 14 E Gridley Rd, Ste B Gridley, CA 95948-2604	\$4,048	2/29/2012	9/30/2010
HP Plainfield Partners, L.L.C.	HP Plainfield Berkshire Place, L.L.C. C/O Hamilton Partners attn: Todd Berlinghof Itasca, IL 60143				17489 13400 S Route 59 Ste B Plainfield, IL 60585-5826	\$9,643	1/31/2011	9/30/2010
Inland US Management, LLC	2907 Butterfield Road Oakbrook, IL 60523	Inland Western Pawtucket Boulevard, L.L.C. Lockbox # 774500 4500 Sultons Center Chicago, IL 60677-4005			95204 321 Armistice Blvd Pawtucket, RI 02861-2329	\$6,530	8/31/2012	9/30/2010
JBA Greentree Properties, LLC	e/o JBA Properties Ltd. 1460 Russell Road Suite 203 Petal, PA 19301-4271				96077 120 Greentree Drive Dover, DE 19904-7648	\$9,885	3/31/2013	9/30/2010
JFC Monroes, LLC	e/o Weyhill Commercial, LLC 2205-K Oak Ridge Road Suite 198 Oak Ridge, NC 27310	Weyhill Commercial, LLC 2205-K Oak Ridge Road Suite 198 Oak Ridge, NC 27310			37116 2205 Oak Ridge Rd, #A1 Oak Ridge, NC 27310-8728	\$6,337	11/30/2010	9/30/2010
KCM Evergreen Marketplace, LLC	KCM Evergreen Marketplace, LLC e/o Front Range Commercial, LLC P.O. Box 1695 Colorado Springs, CO 80903	Front Range Commercial, LLC 105 E. Moreno Ave, Second Floor Colorado Springs, CO 80903			8079 30790 Stage Coach Blvd Evergreen, CO 80439-7920	\$14,991	2/29/2012	9/30/2010
KOKO Marina Holdings, LLC	e/o Sofos Realty Corporation 7192 Kalaniana'ole Highway Suite A-143 Honolulu, HI 96825	KOKO Marina Holdings, LLC e/o Sofos Realty Corporation 600 Kapiolani Boulevard #200 Honolulu, HI 96813			91609 7192 Kalaniana'ole Hwy, #Q-101 Honolulu, HI 96825-1850	\$30,568	10/10/2010	9/30/2010
KOS Corporation	e/o Andros Corp/Global Realty 2451 McMullen Booth Road Suite 200 Clearwater, FL 33759				92119 3033 Enterprise Road Clearwater, FL 33759-1304	\$17,973	10/31/2010	9/30/2010

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Levin Properties, L.P.	e/o Levin Management Corporation 975 Route 22 West North Plainfield, NJ 07060-0326					42075	432 E Main St Middletown, PA 17057-2725	\$7,613	9/30/2010	9/30/2010
LILAC MALL ASSOCIATES, LLC	LILAC MALL ASSOCIATES, LLC e/o The Kempner Corporation 257 Mamaroneck Avenue White Plains, NY 10605	LILAC MALL ASSOCIATES, LLC e/o The Kempner Corporation 257 Mamaroneck Avenue White Plains, NY 10605				90663	52 Lilee Mall Rochester, NH 03867-1398	\$9,136	9/30/2011	9/30/2010
Magnum Group, L.L.C.	Magnum Group, L.L.C. C/O Michelina Yamevich 11215 State Line Kansas City, MO 64114	Magnum Associates C/O Michelina Yamevich 11215 State Line Road Kansas City, MO 64114				29064	5920 E Wilson Rd Kansas City, MO 64123-1941	\$4,120	11/30/2011	9/30/2010
Marlborough Square Associates, L.P.	e/o Patti Lawson 18 Dutton Farm Lane West Grove, PA 19390					42173	830 E Baltimore Pike Ste 9 Kennett Square, PA 19348-1842	\$9,345	10/31/2010	9/30/2010
Max Naggar & Mary Naggar, Co-Trustees	Attn: Morris M. Naggar 565 Massachusetts Avenue Cambridge, MA 02139	Langer & Meloughlin, LLP 137 Newbury Street Boston, MA 02116				25027	541 Massachusetts Avenue Cambridge, MA 02139-4030	\$16,167	5/31/2011	9/30/2010
MC Corp.	C/O Kimco Realty Corp 3333 New Hyde Park Road Lease code: 2978 SCTH0500/LBLOC/00 New Hyde Park, NY 11042					92235	2300 Dixwell Avenue Hamden, CT 06514-2108	\$13,873	9/30/2010	9/30/2010
Michael Moulhanna, Trustee of the Fourzol Realty Trust	Michael Moulhanna, Trustee of the Fourzol Realty Trust e/o Fourzol, LLC Property Management Franklin, MA 02038	Michael Moulhanna PO Box 1623 Brattleboro, VT 05302-1623				90666	342 Washington St Weymouth, MA 02188-2932	\$16,080	4/30/2011	9/30/2010
Midmall Resources Limited Partnership	Midmall Resources Limited Partnership C/O National Realty & Development 3 Manhattanville Rd Purchase, NY 10577-2117	Midmall Resources Limited Partnership C/O National Realty & Development 3 Manhattanville Rd Purchase, NY 10577-2117				34168	2200 Mt. Holly Rd. Burlington, NJ 08016-4100	\$13,021	12/31/2012	9/30/2010
Nguyen Development, LLC et. al.	e/o LT Commercial Property Management Company 1256 South Abel Street Milpitas, CA 95035					90427	34909 Newark Blvd. Newark, CA 94560-1215	\$16,065	2/29/2012	9/30/2010
Owl Associates I, L.L.C.	DMP Met 75 LLC and LBK Met 75 LLC e/o Price Brothers Management 12721 Metcalf Avenue, Suite 200 Overland Park, KS 66213	Price Brothers Management Company 12721 Metcalf Avenue, Ste 200 Overland Park, KS 66213-2623				20028	6979 W 75th St Overland Park, KS 66204-3028	\$7,668	12/31/2010	9/30/2010
Pacific/Bowie - Tracy II	Pacific/Bowie - Tracy II One Corporate Plaza, 2nd Floor Newport Beach, CA 92660	Pacific/Bowie - Tracy II P.O. Box 3060 Newport Beach, CA 92658				26791	14810 Highway 4 Ste D Discovery Bay, CA 94514-2235	\$9,244	1/31/2012	9/30/2010
Palms Plaza Partners, Ltd	Palms Plaza Partners, Ltd e/o JG Management Services, Inc. P.O. Box 10187 Tampa, FL 33679-0187					92106	1155 S Dale Mabry Hwy Ste 7 Tampa, FL 33629-5020	\$14,220	11/30/2012	9/30/2010

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Pennsville Shopping Center, LLC	e/o Property Management Alternatives, Inc. 120 North Pointe Blvd., Suite 301 Attention: Brian Finley Lancaster, PA 17601	Pennsville Shopping Center, LLC NW 5668 PO Box 1450 Minneapolis, MN 55485-5668	34080	2609 N Broadway Ste A Pennsville, NJ 08070-1201	\$4,554	8/31/2010	9/30/2010
Plaza East Associates, LLC	e/o Coldwell Banker Commercial, Sun Coast Partners, LLC 1437 Military Cutoff Road, Suite 201 Wilmington, NC 28403	Coldwell Banker Commercial, Sun Coast Partners, LLC 1437 Military Cutoff Road Suite 201 Wilmington, NC 28403	37022	1962 Eastwood Road Wilmington, NC 28403-7213	\$5,415	9/30/2010	9/30/2010
Portfolio Addison Town Center Retail, LP	Portfolio Addison Town Center Retail, LP e/o Cencor Realty Services, Inc. Agent P.O. Box 660394 Dallas, TX 75206-0394	Portfolio Addison Town Center Retail, LP e/o Cencor Realty Services, Inc. Agent P.O. Box 660394 Dallas, TX 75206-0394	48192	3750 Beltline Addison, TX 75001-4301	\$13,565	10/31/2011	9/30/2010
Randall E. Presley Trust	e/o The Presley Company 3151 Airway Avenue, Suite F207 Costa Mesa, CA 92626	Randall E. Presley Trust P.O. Box 2200 Newport Beach, CA 92658	48216	6423 Babcock Rd San Antonio, TX 78249-2950	\$8,978	2/29/2012	9/30/2010
Raritan Shopping Center, L.P.	Raritan Shopping Center, L.P. e/o United States Land Resources, L.P. 237 South Street Morristown, NJ 07960	Raritan Shopping Center, L.P. e/o Berger & Bomstein, PA 237 South Street Morristown, NJ 07960	34064	200 Orlando Dr Raritan, NJ 08869-2130	\$16,808	6/30/2011	9/30/2010
Riverhead Plaza, LLC	e/o Alan Ornstein Orrin Management, Inc. 84 Kensett Road Manhasset, NY 11030	Riverhead Plaza LLC e/o Smith, Finkelstein, Lundberg, Isler and Yakoboski, LLP Attn: Frnak Isler, Esq. 456 Griffing Avenue Riverhead, NY 11901	95686	1107 Old Country Rd Riverhead, NY 11901-2067	\$12,735	7/31/2011	9/30/2010
Sandpaper Development, L.L.C.	e/o Washington Mutual Bank 200 East Palmetto Park Road Boca Raton, FL 33432	The Schultz Organization 900 Route 9 North Attn: Samuel Giordano Woodbridge, NJ 07095	12001	365 S Federal Highway Deerfield Beach, FL 33441-4131	\$8,900	12/31/2012	9/30/2010
Shops of Forest Springs, L.C.	C/O Robert J. Thieneman & Associates 12488 LaGrange Road Louisville, KY 40245	Shops of Forest Springs, L.C. C/O Robert J. Thieneman & Associates 12488 LaGrange Road Louisville, KY 40245	21018	12476 LaGrange Rd Louisville, KY 40245-1901	\$7,678	4/30/2011	9/30/2010
Stanek Enterprises	e/o WEB Properties, Inc. P.O. Box 21469 Spokane, WA 99201	Stanek Management, LLC e/o WEB Properties Inc P.O. Box 21469 Spokane, WA 99201	52001	2501 E. 29th Avenue Spokane, WA 99223-4803	\$9,750	3/31/2013	9/30/2010
Stanley T. Cordozo	Cardozo Commercial Properties, LLC e/o Brekke Real Estate 1500 Standiford Avenue - Building D Modesto, CA 95350	Cardozo Commercial Properties, LLC, a California limited liability company e/o Brekke Real Estate Modesto, CA 95350	2667	2210 Patterson Rd Riverbank, CA 95367-9647	\$5,960	10/31/2011	9/30/2010
The Brown Family Trust	PO Box 240 Gillette, NJ 07933	The Brown Family Trust e/o Holmquist Property Management, Inc. P.O. Box 14 Palm Harbor, FL 34682	92123	5050 34th St South St. Petersburg, FL 33711-4514	\$11,299	11/30/2010	9/30/2010
The Kulhan Group, L.L.P.	e/o Robert Kulhan 612 Pean Street Greenville, IL 62246-2324	The Kulhan Group, L.L.P. e/o Robert Kulhan 612 Pean Street Greenville, IL 62246-2324	18609	2199 N Morton St Franklin, IN 46131-9624	\$7,571	12/31/2011	9/30/2010

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Thomas J. Joyce & Mary A. Joyce, Trustee	Thomas J. Joyce & Mary A. Joyce, Trustees Mnrd Colony Realty Trust c/o Mary A. Joyce, Trustee Scituate, MA 02066		25002	267 Old Colony Avenue Boston, MA 02127-3520	\$11,475	2/29/2012	9/30/2010
Wauconda Associates	Wauconda Associates c/o Fritz Duda Company 13555 Noel Road, Suite 1315 Dallas, TX 75240	Wauconda Associates 38172 Eagle Way Chicago, IL 60671-1381	17469	535 W. Liberty St Wauconda, IL 60084-2470	\$7,729	2/29/2012	9/30/2010
Wilshire Shelby Willow Run LLC	c/o Westwood Financial Corp. 11440 San Vicente Blvd. Suite 200 Los Angeles, CA 90049	Westwood Financial Corp. 9301 East Shea Blvd. Suite #124 Scottsdale, AZ 85260	8141	12910 N Zuni St Ste 1300 Westminster, CO 80234-1313	\$5,270	9/30/2010	9/30/2010