

EXHIBIT A

Borders
7/14/2011

<u>KIN PROPERTIES, INC. CURE REPORT</u>				
<u>Tenant/Landlord/Property Information</u>	<u>Debtors' Cure Amount Stated in Notices</u>	<u>Landlord's Description Of Cure Claim</u>	<u>Amount</u>	<u>Landlords' Cure Claim¹</u>
<u>HIGHLAND, INDIANA</u> Store No.: 10-176 Location Name: Unknown Street Address: 10135 Indianapolis Blvd. Tenant: Borders, Inc. Guarantor: Borders Group, Inc. Kin Property #: 3484 Landlord: Highbook, LLC	Unknown [Motion sent to wrong party - copy requested/ never received]	2010 1 st Half RE Taxes (Due-6/1/11 includes penalties) 2010 2 nd Half RE Taxes Interest ² Post-BR Inspection Town of Highland - Water/Sewer Legal Fees & Expenses	\$45,825.25 \$41,659.32 \$1,928.78 \$420.00 \$1,022.82 \$6,676.96	<u>\$97,533.13</u>

¹ As set forth in the KPI Landlords' Limited Objection, the Debtors are obligated to the KPI Landlords for any additional charges with respect to the KPI Leases and KPI Premises, but which are not yet known or currently due and payable, including, but not limited to, real estate taxes (including 2011 real estate taxes), amounts payable under reciprocal easement agreements, utilities (including electricity, gas, oil, water, telephone, sanitary sewer services and all other utilities), attorneys' fees and costs, repair, maintenance, and replacement obligations, and environmental cleanup obligations, or similar charges owing under the KPI Leases that remain undetermined as of the date hereof. Such undetermined amounts are not included in the cure claim amounts set forth herein.

Further documentation in support of these amounts will be provided directly to the Debtors as necessary and upon request. The KPI Landlords reserve the right to modify, increase, supplement and adjust this cure claim as necessary or appropriate under the circumstances. Any additional or further documentation shall be deemed to have been filed as of the date hereof.

² Interest = 161 days (petition date through July 25, 2011) at 5%.

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<u>CHAMPAIGN, ILLINOIS</u>				
<u>Store No.: 10-182</u> Location Name: Town Ctr Shopping Ctr Street Address: 802 West Town Center Blvd. Tenant: Borders, Inc. Guarantor: Borders Group, Inc. Kin Property #: 3485 Landlord: Chambook, LLC	\$47.00	2010 1 st Half RE Taxes (Due 6/1/11 includes penalties)	\$31,304.47	
		2010 2 nd Half RE Taxes	\$30,392.69	
		Interest ²	\$1,360.45	
		Post-BR Inspection (roof) & Post-BR Inspection (HVAC)	\$288.00 \$775.00	
		Urbana/Champaign Sanitary District	\$218.38	
		Legal Fees & Expenses	<u>\$6,676.96</u>	
			<u>\$71,015.95</u>	
<u>GENEVA, ILLINOIS</u>				
<u>Store No.: 10-197</u> Location Name: Randall Road Street Address: 1660 S. Randall Road Tenant: Borders, Inc. Guarantor: Borders Group, Inc. Kin Property #: 3486 Landlord: Genbook, LLC	\$0.00	2010 1 st Half RE Taxes (Due 6/1/11 includes penalties)	\$58,649.00	
		2010 2 nd Half RE Taxes	\$56,941.22	
		Interest ²	\$2,548.63	
		Post-BR Inspection	\$75.00	
		Legal Fees & Expenses	<u>\$6,676.96</u>	
			<u>\$124,890.81</u>	

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<u>ROCKFORD, ILLINOIS</u> <u>Store No.: 10-271</u> Location Name: Deane Drive Street Address: 199 Deane Drive Tenant: Borders, Inc. Guarantor: Borders Group, Inc. Kin Property #: 3490 Landlord: Fordbook, LLC	\$0.00	2010 1 st Half RE Taxes (Due 6/13/11 includes penalties) 2010 2 nd Half RE Taxes Interest ² Post-BR Inspection Legal Fees & Expenses	\$45,787.81 \$45,111.14 \$2,004.45 \$420.00 \$6,676.96	 <u>\$100,000.36</u>
<u>GLENDALE, ARIZONA</u> <u>Store No.: 10-170</u> Location Name: Arrowhead Shopping Ctr Street Address: 7320 West Bell Tenant: Borders, Inc. Guarantor: Borders Group, Inc. Kin Property No.: 3526 Landlord: Glenbook, LLC	\$0.00	Balance June Rent/Sales Tax Balance July Rent Sales Tax 2010 2 nd Half RE Taxes (Due 5/1/11 includes penalties) + 2.7% sales tax Interest ² + 2.7% sales tax Post-BR Inspection Legal Fees & Expenses	\$80.56 \$3,218.14 \$26,665.25 \$719.96 \$902.49 \$24.36 \$695.52 \$6,676.96	 <u>\$38,983.24</u>

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<u>EAU CLAIRE, WISCONSIN</u> <u>Store No.: 10-138</u> Location Name: Oak Point Plaza Street Address: 4030 Commonwealth Ave. Tenant: Borders, Inc. Guarantor: Borders Group, Inc. Kin Property No.: 3529 Landlord: Clairebook, LLC	\$0.00	2010 2 nd Half RE Taxes Interest ² Post-BR Inspection City of Eau Claire Water Legal Fees & Expenses	\$33,267.94 \$832.55 \$265.86 \$1,327.05 \$6,676.96	 <u>\$42,370.36</u>