

THE FOLLOWING ORDER
IS APPROVED AND ENTERED
AS THE ORDER OF THIS COURT:



DATED: July 19, 2010

A handwritten signature in black ink, appearing to be "P. Pepper", written over a horizontal line.

Honorable Pamela Pepper
Chief United States Bankruptcy Judge

UNITED STATES BANKRUPTCY COURT
EASTERN DISTRICT OF WISCONSIN

In re RENAISSANT LAFAYETTE, LLC,
Debtor.

Chapter 11
Case No. 09-38166-pp

**EIGHTH INTERIM ORDER (A) AUTHORIZING DEBTOR TO OBTAIN
POSTPETITION SECURED FINANCING
AND (B) GRANTING OTHER RELIEF**

This matter came before the Court on the motion of Renaissance LaFayette, LLC (the "Debtor") to, *inter alia*, obtain post-petition financing on an interim basis, grant adequate protection to persons with an interest in the Debtor's assets proposed to be pledged to secure the post-petition financing, and set a final hearing on the Debtor's use of cash collateral and the proposed postpetition financing (the "Motion"). The Court entered an Interim Order (A) Authorizing Debtor to Obtain Postpetition Secured Financing and (B) Granting Other Relief (the "Original Interim DIP Order") on January

25, 2010. The Original Interim DIP Order authorized the Debtor to: (i) utilize any cash currently held by it or obtained by it in the normal course of its business through January 20, 2010 from rental income or assessments from owners; (ii) borrow from Amalgamated Bank, as the Trustee of Longview Ultra Construction Loan Investment Fund fka Longview Ultra 1 Construction Loan Investment Fund (the "Lender") up to an aggregate principal amount of \$116,742.00 (plus interest at an annual rate of 12.5%) pursuant to the terms of the Original Interim DIP Order and the Budget attached to the Original Interim DIP Order.

The Court entered a Second Interim Order (A) Authorizing Debtor to Obtain Postpetition Secured Financing and (B) Granting Other Relief (the "Second Interim DIP Order") on March 1, 2010. The Second Interim DIP Order extended the Original Interim DIP Order until March 3, 2010 on the same terms as stated in the Original Interim DIP Order, with the changes described in the Second Interim DIP Order.

The Court entered a Third Interim Order (A) Authorizing Debtor to Obtain Postpetition Secured Financing and (B) Granting Other Relief (the "Third Interim DIP Order") on March 16, 2010. The Third Interim DIP Order extended the Original Interim DIP Order until April 5, 2010 on the same terms as stated in the Original Interim DIP Order, with the changes described in the Second Interim DIP Order and the Third Interim DIP Order.

The Court entered a Fourth Interim Order (A) Authorizing the Debtor to Obtain Postpetition Secured Financing and (B) Granting Other Relief (the "Fourth Interim DIP Order") on April 14, 2010. The Fourth Interim DIP Order extended the Original Interim DIP Order until April 21, 2010 on the same terms and conditions as stated in the Original

Interim DIP Order, with the changes described in the Second Interim DIP Order, the Third Interim DIP Order, and the Fourth Interim DIP Order.

The Court entered a Fifth Interim Order (A) Authorizing the Debtor to Obtain Postpetition Secured Financing and (B) Granting Other Relief (the "Fifth Interim DIP Order") on April 26, 2010. The Fifth Interim DIP Order extended the Original Interim DIP Order until May 17, 2010 on the same terms and conditions as stated in the Original Interim DIP Order, with the changes described in the Second Interim DIP Order, the Third Interim DIP Order, the Fourth Interim DIP Order, and the Fifth Interim DIP Order.

The Court entered a Sixth Interim Order (A) Authorizing the Debtor to Obtain Postpetition Secured Financing and (B) Granting Other Relief (the "Sixth Interim DIP Order") on June 3, 2010. The Sixth Interim DIP Order extended the Original Interim DIP Order until June 7, 2010 on the same terms and conditions as stated in the Original Interim DIP Order, with the changes described in the Second Interim DIP Order, the Third Interim DIP Order, the Fourth Interim DIP Order, the Fifth Interim DIP Order, and the Sixth Interim DIP Order.

The Court entered a Seventh Interim Order (A) Authorizing the Debtor to Obtain Postpetition Secured Financing and (B) Granting Other Relief (the "Seventh Interim DIP Order") on June 17, 2010. The Seventh Interim DIP Order extended the Original Interim DIP Order until July 9, 2010 on the same terms and conditions as stated in the Original Interim DIP Order, with the changes described in the Second Interim DIP Order, the Third Interim DIP Order, the Fourth Interim DIP Order, the Fifth Interim DIP Order, the Sixth Interim DIP Order, and the Seventh Interim DIP Order.

The Debtor and Lender have agreed to an extension of the existing Original Interim DIP Order, as modified by the Second Interim DIP Order, the Third Interim DIP Order, the Fourth Interim DIP Order, the Fifth Interim DIP Order, the Sixth Interim DIP Order, and the Seventh Interim DIP Order to September 3, 2010 on the terms set forth in this Order and the attached Budget. The Court having found good cause to extend the Original Interim DIP Order, as modified by the Second Interim DIP Order, the Third Interim DIP Order, the Fourth Interim DIP Order, the Fifth Interim DIP Order, the Sixth Interim DIP Order, and the Seventh Interim DIP Order hereby orders as follows:

NOW, THEREFORE, IT IS HEREBY ORDERED THAT:

1. Extension of Original Interim DIP Order, as modified by the Second Interim DIP Order, the Third Interim DIP Order, the Fourth Interim DIP Order, the Fifth Interim DIP Order, the Sixth Interim DIP Order, and the Seventh Interim DIP Order. The Original Interim DIP Order, as modified by the Second Interim DIP Order, the Third Interim DIP Order, the Fourth Interim DIP Order, the Fifth Interim DIP Order, the Sixth Interim DIP Order, and the Seventh Interim DIP Order is incorporated herein by reference and is extended until September 3, 2010 on the same terms as stated in the Original Interim DIP Order, as modified by the Second Interim DIP Order, the Third Interim DIP Order, the Fourth Interim DIP Order, the Fifth Interim DIP Order, the Sixth Interim DIP Order, and the Seventh Interim DIP Order, and with the changes described in this Order. For the avoidance of doubt, all funds disbursed pursuant to this Order and any amounts disbursed by Lender following July 9, 2010 but before entry of this Order shall be granted the same superpriority status and other protections as set forth in the Original Interim DIP Order.

2. Debtor Authorized to Borrow. The Debtor is authorized to borrow any additional amounts (plus interest at an annual rate of 12.5%) that were actually disbursed by Lender following July 9, 2010 but before entry of this Order. In addition to utilizing any cash currently held by it or that will be obtained by it in the normal course of its business through September 3, 2010 from rental income or assessments from owners, the Debtor is authorized to borrow from the Lender an additional aggregate principal amount sufficient to cover budgeted expenses through September 3, 2010 (plus interest at an annual rate of 12.5%) pursuant to the terms of the Original Interim DIP Order. The Lender shall disburse such funds to the Debtor from week to week pursuant to the budget attached hereto as **Exhibit A** (the "Budget") which Budget shall be subject to the prior approval of the Lender. When the Debtor requires a disbursement in accordance with the approved Budget, the Debtor will submit to the Lender a request to borrow with such documentation as may be reasonably requested by the Lender. On Tuesday of each week the Debtor shall submit to the Lender an updated Budget showing actual expenditures versus projected expenditures for past weeks and updated budgeted expenditures for future weeks. The Budget may be amended from time to time upon agreement of the Debtor and the Lender and written notice to the 20 largest unsecured creditors, the Official Committee of Unsecured Creditors (the "Committee"), and the U.S. Trustee, provided, however, that the maximum amount authorized hereby shall not be increased without approval of the Court. The Budget, as amended shall become the "Budget." Interest and principal on the amounts borrowed pursuant to this Order shall be payable to Lender on the Maturity Date. The Lender's obligation to make loans to the Debtor and

the Debtor's authorization to borrow from the Lender shall terminate as provided in section 12 of the Original Interim DIP Order.

3. Unbudgeted Requests. Debtor and the Committee reserve their rights to request funding and seek payment from Lender, pursuant to Section 506(c) of the Bankruptcy Code or otherwise, of all management fees, fees and costs of the Committee's professionals, fees and costs of the Debtor's professionals and other administrative priority expenses incurred at any time but not included in the Budget or any prior Budget. Lender reserves the right to assess such requests when and if made and shall have no obligation to provide additional funding on account of such requests by Debtor and/or the Committee. Lender further reserves all of its rights to oppose and defend against any pursuit of payment by Debtor or the Committee pursuant to Section 506(c) of the Bankruptcy Code or otherwise.

4. Challenge of Prepetition Lender Liens and Prepetition Indebtedness by Official Committee of Unsecured Creditors. Paragraph 10 of the Original Interim DIP Order is modified to provide that any adversary proceeding, contested matter, or other action by the Committee challenging the existence, legality, validity, enforceability, or amount of the Prepetition Indebtedness (as defined in the Original Interim DIP Order) and/or the existence, extent, legality, validity, perfection, or enforceability of the Prepetition Lender Liens (as defined in the Original Interim DIP Order) (a "Challenge") shall be filed by August 9, 2010. All other provisions of Paragraph 10 of the Original Interim DIP Order shall remain in full force and effect.

5. Findings of Fact and Conclusions of Law. This Order shall constitute findings of fact and conclusions of law and shall take effect and be fully enforceable immediately upon execution hereof.

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Exhibit A

Work Product
PRIVILEGED

Renaissant Lafayette, LLC
Budgeted Net Cash Requirements
July 10, 2010 through Sept. 3, 2010

FOR SUBMISSION
7-10-10
BUDGET ESTIMATE

EXPENSES	Week Ended Friday										Total Budget for Period				
	Budget July 16 2010	Budget July 23 2010	Budget July 30 2010	Budget August 06 2010	Budget August 13 2010	Budget August 20 2010	Budget August 27 2010	Budget Sept. 03 2010	Budget	Budget					
Leasing Agent Salary/Benefits	7,300	-	-	-	7,450	-	-	-	-	-	-	-	-	-	14,750
Buyer & Referral Incentives	-	-	-	500	-	-	-	-	-	-	-	500	-	-	1,000
Leasing Commissions	-	-	5,000	-	-	-	-	-	-	-	-	5,000	-	-	10,000
Marketing Allowance	339	-	800	-	339	-	-	-	-	-	-	400	-	-	1,878
Contract Cleaning Service	-	360	-	360	-	360	-	-	-	-	-	-	360	-	1,440
- Cleaning Supplies	-	-	-	150	-	-	-	-	-	-	-	-	150	-	300
Trash Removal	-	-	1,500	-	1,500	-	-	-	-	-	-	-	-	-	3,000
Metal Maintenance	-	-	-	-	275	-	-	-	-	-	-	-	-	-	275
Carpet Cleaning	-	-	-	2,000	-	-	-	-	-	-	-	-	-	-	2,000
Mat Service	-	-	-	100	-	-	-	-	-	-	-	-	100	-	200
HVAC Repairs & Preventive Maint.	1,250	-	1,500	-	1,500	-	-	-	-	-	-	-	1,500	-	5,750
HVAC Supplies	-	-	250	-	-	-	-	-	-	-	-	250	-	-	500
Electrical Repairs and Supplies	-	-	-	-	1,000	-	-	-	-	-	-	-	-	-	1,000
Equipment Repairs	-	-	-	200	-	-	-	-	-	-	-	200	-	-	400
- Keys/Lock Repair	-	-	-	-	200	-	-	-	-	-	-	-	-	-	200
- Light Bulbs-Fixt-Supplies	-	-	-	250	-	-	-	-	-	-	-	250	-	-	500
Maintenance Labor	3,049	-	2,000	-	2,000	-	-	-	-	-	-	2,000	-	-	9,049
Misc. Supplies and Tools	-	100	-	-	100	-	-	-	-	-	-	-	100	-	300
Painting & supplies	-	-	200	-	500	-	-	-	-	-	-	-	200	-	900
Roof Repairs	-	-	-	1,500	-	-	-	-	-	-	-	-	-	-	1,500
- Plumbing Repairs/Supplies	-	-	-	1,500	-	-	-	-	-	-	-	1,500	-	-	3,000
- General Building	-	-	800	-	800	-	-	-	-	-	-	800	-	-	2,400
- Electric / Gas / Water	21,500	-	4,000	-	21,500	-	-	-	-	-	-	4,000	-	-	51,000
- Landscaping - Exterior	-	-	-	1,357	-	-	-	-	-	-	-	1,357	-	-	2,714
- Cable & Internet Service	-	-	7,500	-	-	-	-	-	-	-	-	8,000	-	-	15,500
- Pest Control	-	-	-	150	-	-	-	-	-	-	-	150	-	-	300

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FOR SUBMISSION
7-10-10
BUDGET ESTIMATE

	-----Week Ended Friday-----										Total Budget for Period
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EXPENSES											
- Doorman	8,807	4,410	4,410	4,410	4,410	4,410	4,410	4,410	4,410	4,410	\$ 39,677
- Condo Assn Management fees	5,200	-	-	-	5,200	-	-	-	-	-	\$ 10,400
- Condo Assn Management Salary	6,244	-	-	-	6,450	-	-	-	-	-	\$ 12,694
- Office expenses	-	-	-	300	-	-	-	-	300	-	\$ 600
- Telephone	-	-	400	-	-	-	400	-	-	-	\$ 800
- Accounting Fees	-	-	-	1,500	-	-	-	-	-	-	\$ 1,500
- Window Treatments for Rented Unit	-	-	-	3,750	-	-	-	2,500	-	-	\$ 6,250
- Appliances for Rented Units	-	25,000	-	-	35,000	-	-	-	25,000	-	\$ 85,000
- Unit Cleaning, Paint-Touch-Up	-	-	-	1,000	-	-	-	500	-	-	\$ 1,500
- Project Management Fees	-	-	-	15,000	-	-	-	-	15,000	-	\$ 30,000
- Real Estate Taxes	-	177,167	-	-	-	-	-	-	-	-	\$ 303,453
- Bankruptcy Filing & Disbursement F	-	6,500	-	-	-	126,286	-	-	-	-	\$ 6,500
- Contingency	-	-	-	-	-	-	-	-	-	-	\$ -
TOTAL EXPENSES	\$ 53,689	\$ 213,537	\$ 28,360	\$ 34,027	\$ 88,224	\$ 131,056	\$ 32,217	\$ 47,120	\$ 628,230		
LESS: CURRENT RECEIPTS	(45,950)	(110,000)	(10,000)	(25,000)	(75,000)	(75,000)	(15,000)	(15,000)	(370,950)		
NET EXPENSES	\$ 7,739	\$ 103,537	\$ 18,360	\$ 9,027	\$ 13,224	\$ 56,056	\$ 17,217	\$ 32,120	\$ 257,280		