

**Debtors' Motion to Reject Unexpired Lease of Non-Residential Real Property Located at Columbia Town Center, Maryland Pursuant to Section 365(a) of the Bankruptcy Code as of September 29, 2008 (the "Columbia Rejection Motion").**

By the Columbia Rejection Motion, the Debtors seek entry of an order authorizing the Debtors to reject the Maryland Full-Service Office Lease (as amended, the "Lease") between Town Center East Business Trust (the "Lessor") and Debtor Renaissance Centro Columbia, LLC (the "Lessee") in connection with office space located in Columbia, Maryland (the "Premises") as of September 29, 2008.

The Lessor and Lessee entered into the Lease on September 16, 2005 for a term lasting from November 1, 2005 through September 30, 2008 (the "Lease Term"). The Lessor holds a security deposit of \$21,791.83. During the Lease Term, the Lessee used the Premises as a model showroom for marketing condominiums. The Lessee also made alterations to the Premises (the "Alterations"), including creating a mockup of a sample condominium unit. Under the Lease, if the Lessor provided notice at the time the Alterations were made that the Lessee should remove the Alterations at the end of the Lease Term (the "Removal Election"), the Lessee was required to remove the Alterations and to cause the Premises to be restored to its original condition (the "Alteration Removal"). If the Lessor did not provide notice of the Removal Election, the Alterations became the property of the Lessor at the end of the Lease Term. The Debtors assert that they did not receive notice of the Removal Election.

In recent discussions regarding the Debtors' exit from the Premises at the end of the Lease Term, the Lessor has been unwilling to confirm that the Debtors are not required to perform the Alteration Removal at the end of the Lease Term. The Debtors estimate the Alteration Removal would cost between \$75,000 and \$100,000. Therefore, the Debtors are seeking to reject the Lease prior to its expiration in order to assure they avoid paying for the Alteration Removal as an administrative expense cost.

The Debtors maintain that the Lease is not a source of potential value since it expires at the end of September and the Debtors have no intention to renew or extend the Lease. The Debtors further maintain that if the Lease is allowed to expire on its own terms, it may result in \$75,000 to \$100,000 of administrative claims being asserted against the Debtors' estates for performing the Alteration Removal. Accordingly, the Debtors believe the rejection of the Lease is a good exercise of their business judgment.