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Counsel For The Debtors And  
Debtors-In-Possession

**IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE NORTHERN DISTRICT OF TEXAS  
DALLAS DIVISION**

In re:

THE OCEANAIRE TEXAS RESTAURANT  
COMPANY, L.P., *et al.*,<sup>1</sup>

Debtors.

Chapter 11

Case No.: 09-34262-bjh-11

Jointly Administered

**NOTICE OF (A) ASSUMPTION OF EXECUTORY CONTRACTS  
AND UNEXPIRED LEASES AND (B) CURE AMOUNTS**

PLEASE TAKE NOTICE THAT pursuant to the Order (A) Approving Disclosure Statement for the First Amended Joint Plan of Reorganization Proposed By the Debtors and Official Committee of Unsecured Creditors under Chapter 11 of the United States Bankruptcy Code, (B) Scheduling a Hearing to Consider Confirmation of First Amended Joint Plan of

<sup>1</sup> The other Debtors in these cases include The Oceanaire Restaurant Company, Inc., The Oceanaire, Inc., The Oceanaire Investment Company, Inc., The Oceanaire Minneapolis Restaurant Company, LLC, and The Oceanaire Texas Beverage Company, Inc.

Reorganization Proposed By the Debtors and Official Committee of Unsecured Creditors under Chapter 11 of the United States Bankruptcy Code, (C) Establishing Voting and Objection Deadlines, and (D) Approving Shortened Balloting, Solicitation, Voting and Notice Procedures [Docket No. 543], attached as Exhibit A is a list of all executory contracts and unexpired leases, together with the respective proposed cure amounts, that the above-captioned debtors and debtors-in-possession propose to assume in connection with the confirmation of the proposed First Amended Joint Plan of Reorganization Proposed By the Debtors and Official Committee of Unsecured Creditors under Chapter 11 of the United States Bankruptcy Code (as the same may hereafter be amended or otherwise modified, the “Plan”). This notice shall constitute a “Notice of Cure Amount” (as that term is defined in the Plan) with respect to each executory contract and unexpired lease listed on the attached Exhibit A.

Dated: April 15, 2010

By: /s/Matthew A. Olins  
John Robert Weiss (Admitted *pro hac vice*)  
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By: /s/Brian C. Mitchell  
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Debtors-In-Possession

**EXHIBIT A**

**Debtor: The Oceanaire, Inc.**

Counterparty	Type	Service Location(s)	Cure Amt
Terence A. Ryan, President and CEO	Employment Agreement	Corporate Office	\$0
Glenn C. Massey, CFO	Non-Compete & Change of Control Agreement	Corporate Office	\$0
Wade W. Wiestling, VP Culinary Development	Non-Compete & Change of Control Agreement	Corporate Office	\$0
Timothy Whitlock, SVP Operations	Non-Compete & Change of Control Agreement	Corporate Office	\$0
Harold Hecht, DVP Operations	Non-Compete & Change of Control Agreement	Corporate Office	\$0
ING Life Insurance and Annuity Company	401K Administrator	Corporate Office	\$0
Universal Retirement Solutions, Inc. dba Goldleaf Partners	401K Trustee	Corporate Office	\$0
Medica Self Insured	Medical Administrator	Corporate Office	\$0
Delta Dental of Minnesota	Dental Provider	Corporate Office	\$0
Optum Health	Flex Spending Administrator	Corporate Office	\$0
Hartford Life and Accident Insurance Company	LTD/STD/Life Insurance/AD&D	Corporate Office	\$0
Paychex	Payroll Administrator	Corporate Office	\$0
AT&T	Internet & Equipment Leasing (DSL, internet, firewall, cisco)	All open restaurants and corporate office	\$14,027.33
AT&T Wireless	Cell Phones and Air Cards	All open restaurants and corporate office	\$0
Loring Park Associates Limited Partnership	Lease and All Addenda, Assignments and Amendments	Corporate Office	\$5,761
Brickman 40 Court LLC	Lease Guaranty	Boston	\$0
CPI-Sage ETH Denver LLC	Lease Guaranty	Denver	\$0
HG Shopping Centers LP	Lease Guaranty	Houston	\$0
Kite Washington LLC	Lease Guaranty	Indianapolis	\$0
Brickell Main Street LLLP	Lease Guaranty	Miami	\$0
Loring Park Associates Limited Partnership	Lease Guaranty	Minneapolis	\$0
Centro NP LLC	Lease Guaranty	Orlando	\$0
Gaslamp Retail Phase One Ltd	Lease Guaranty	San Diego	\$0

**Debtor: The Oceanaire Restaurant Company, Inc.**

Counterparty	Type of Service	Service Location(s)	Cure Amt
Compeat	Restaurant Accounting Software	All open restaurants only	\$218.75
Coordinated Business Systems/US Bank Equip Finance	Printer Sales and Maint.	Minneapolis, Dallas, Indianapolis, San Diego, Boston, corporate office only	\$1,818.49
IKON Office Solutions	Printer Sales and Maint.	DC, Atlanta, Miami, Houston, Denver, Orlando only	\$7,544.44
Verizon Business Wireless	Cell Phones and Air Cards	All open restaurants and corporate office	\$81.49
XO Communications	POTS (Plain Old Telephone Service)	Baltimore, Houston only	\$234.11
Avaya	Phone Maintenance	Baltimore, Miami, Houston, Orlando only	\$73.72
Ecolab/GCS	Dish machine, glass washer, booster heater leases	All open restaurants only	\$7,577.13
RTI	Grease Reclamation	San Diego, Orlando only	\$2,832.07
Fifth Third Bank	Merchant Card Agreement	All open restaurants	\$5,579.09
One Ten Grant Limited Partnership	Executive Apartment Lease	Minneapolis	\$268.67
Lloyd Security	Alarm Monitoring	Corporate Office	\$0
Pitney Bowes	Postage Meter	Corporate office	\$0
Brink's	Armored Car	DC, Atlanta, Baltimore, Miami, Houston, Orlando, Denver, Boston only	\$2,532.00
Loomis	Armored Car	Minneapolis, Indianapolis only	\$1,345.38
Garda	Armored Car	Dallas	\$460.02
Dunbar	Armored Car	San Diego	\$648.97
CIB Bank	Subordination Non Disturbance Atornment Agreement	Indianapolis	\$0
Marshall Investments Corporation	Subordination Non Disturbance Atornment Agreement	San Diego	\$0
The Prudential Life Ins Co of America	Subordination Non Disturbance Atornment Agreement	Denver	\$0
1201 F Street LP	Subordination of Landlord's Lien	DC	\$0
Galleria Investors LP	Landlord's Waiver and Acknowledgement	Dallas	\$0
John Hancock Life Insurance Company	Landlord's Subordination and Consent Agreement	Atlanta	\$0
HG Shopping Centers LP	Landlord's Subordination and Consent Agreement	Houston	\$0
Gaslamp Retail Phase One Ltd	Consent and Agreement	San Diego	\$0
1201 F Street LP	Lease and All Addenda, Assignments and Amendments	DC	\$54,815
Kite Washington LLC	Lease and All Addenda, Assignments and Amendments	Indianapolis	\$31,195

Gaslamp Retail Phase One Ltd	Lease and All Addenda, Assignments and Amendments	San Diego	\$32,924
John Hancock Life Insurance Company	Lease and All Addenda, Assignments and Amendments	Atlanta	\$57,800
Help II LLC	Lease and All Addenda, Assignments and Amendments	Baltimore	\$40,913
Brickell Main Street LLLP	Lease and All Addenda, Assignments and Amendments	Miami	\$164,305
Centro NP LLC	Lease and All Addenda, Assignments and Amendments	Orlando	\$32,690
CPI-Sage ETH Denver LLC	Lease and All Addenda, Assignments and Amendments	Denver	\$2,070
Brickman 40 Court LLC	Lease and All Addenda, Assignments and Amendments	Boston	\$20,000
Christine Declerfay	Commodore Bonus Agreement		\$0
James Klink	Commodore Bonus Agreement		\$0
Edward Grandpre	Commodore Bonus Agreement		\$0
Aaron Charles Valimont	Commodore Bonus Agreement		\$0
Jeffery L. Bowman	Commodore Bonus Agreement		\$0
Ryan T Nelson	Commodore Bonus Agreement		\$0
Brian H Malarkey	Commodore Bonus Agreement		\$0
Philip W Shayne	Commodore Bonus Agreement		\$0
Aaron H Hutchinson	Commodore Bonus Agreement		\$0
Adam W Newton	Commodore Bonus Agreement		\$0
Nathan S Beachler	Commodore Bonus Agreement		\$0
Benjamin J Erjavec	Commodore Bonus Agreement		\$0
Kevin M Amiot	Commodore Bonus Agreement		\$0
Sean M Bernal	Commodore Bonus Agreement		\$0
Trevor Ethan White	Commodore Bonus Agreement		\$0
Garey B Hiles	Commodore Bonus Agreement		\$0
Dore I Zamoff	Commodore Bonus Agreement		\$0
Robert Hayes Bonner	Commodore Bonus Agreement		\$0
Matthew D Mine	Commodore Bonus Agreement		\$0
Daniel T Enos	Commodore Bonus Agreement		\$0
Russell Ayoub	Commodore Bonus Agreement		\$0
Donna L Seal	Commodore Bonus Agreement		\$0
Hal Hecht	Commodore Bonus Agreement		\$0
Richard Edwards	Commodore Bonus Agreement		\$0
John W Szymanski	Commodore Bonus Agreement		\$0

**Debtor: The Oceanaire Texas Restaurant Company, L.P.**

Counterparty	Type	Service Location(s)	Cure Amt
(Owner) The Oceanaire Texas Restaurant Company, L.P. (Permittee) The Oceanaire Texas Private Club Corporation	Concession Agreement	Dallas	\$0
(Grantor) The Oceanaire Texas Restaurant Company, L.P. through The Oceanaire Restaurant Company, Inc. (Permittee) The Oceanaire Beverage Company, Inc.	Concession Agreement	Houston	\$0
(Servicing Agent) The Oceanaire Texas Restaurant Company, L.P. through The Oceanaire Restaurant Company, Inc. (Operator) The Oceanaire Texas Private Club Corporation	Management Services Agreement	Dallas	\$0
(Manager) The Oceanaire Texas Restaurant Company, L.P. through The Oceanaire Restaurant Company, Inc. (Permittee) The Oceanaire Texas Beverage Company, Inc.	Management Services Agreement	Houston	\$0
Galleria Investors LP	Lease and All Addenda, Assignments and Amendments	Dallas	\$26,153
Galleria Investors LP	Landlord's Waiver and Acknowledgement	Dallas	\$0
HG Shopping Centers LP	Lease and All Addenda, Assignments and Amendments	Houston	\$0
HG Shopping Centers LP	Landlord's Subordination and Consent Agreement	Houston	\$806

**Debtor: The Oceanaire Texas Beverage Company, Inc.**

Counterparty	Type of Service	Service Location(s)
(Grantor) The Oceanaire Texas Restaurant Company, L.P. through The Oceanaire Restaurant Company, Inc.	Concession Agreement	Houston \$0
(Permittee) The Oceanaire Beverage Company, Inc.		
(Manager) The Oceanaire Texas Restaurant Company, L.P. through The Oceanaire Restaurant Company, Inc.	Management Services Agreement	Houston \$0
(Permittee) The Oceanaire Texas Beverage Company, Inc.		
Financial Information Technologies, Inc.	EFT Service Agreement	Houston \$0

**Debtor: The Oceanaire Minneapolis Restaurant Company,  
LLC**

**Cure Amt for  
Non-Residential  
Real Estate Leases**

**Service Location(s)**

**Type**

**Counterparty**

\$24,847

Minneapolis

Lease and All Addenda, Assignments and Amendments

Loring Park Associates Limited Partnership