UNITED STATES BANKRUPTCY COURT
SOUTHERN DISTRICT OF TEXAS
HOUSTON DIVISION

In re:	§	Chapter 11
LURIN REAL ESTATE HOLDINGS XXI, LLC, *et al.*	§	Case No. 26-90344 (ARP)
	§	(Jointly Administered)
Debtors.[1]	§	

ORDER GRANTING DEBTORS' APPLICATION FOR ENTRY OF AN ORDER AUTHORIZING THE EMPLOYMENT AND RETENTION OF CUSHMAN & WAKEFIELD OF GEORGIA, LLC AS REAL ESTATE BROKER FOR THE FITZROY DEBTOR

[Relates to Docket No. 350]

Upon the motion (the "Application")[2] of the above-captioned debtors and debtors in possession (collectively, the "Debtors") for entry of an order (this "Order") authorizing the employment and retention of CW, as real estate broker for Lurin Real Estate Holdings LXV, LLC (the "Fitzroy Debtor"), all as more fully set forth in the Application; and this Court having jurisdiction to consider the Application and the relief requested therein under 28 U.S.C. § 1334; and this Court having found that this is a core proceeding under 28 U.S.C. § 157(b)(2); and this Court having found that venue of this proceeding and the Application in this District is proper under 28 U.S.C. § 1408; and it appearing that proper and adequate notice of the Application has been given and that no other or further notice is necessary; this Court having reviewed the Application and having heard the statements in support of the relief requested therein at the

[1] A complete list of each of the Debtors in these chapter 11 cases may be obtained on the website of the Debtors' claims and noticing agent at https://restructuring.ra.kroll.com/Lurin/Home-Index. The location of the Debtors' service address is: 2101 Cedar Springs, Suite 1050, Dallas, TX 75201.

[2] Capitalized terms used but not otherwise defined herein have the meanings ascribed to them in the Application.

hearing, if any, before this Court; and the Court having found and determined that the relief sought in the Application is in the best interests of the Debtors, their estates, their creditors and all other parties-in-interest; and that the legal and factual bases set forth in the Application having established just cause for the relief granted herein; and after due deliberation and sufficient cause appearing therefor, it is

IT IS HEREBY ORDERED THAT:

1. The Debtors are authorized to retain CW as real estate broker to the Fitzroy Debtor, effective as of the date of this Order, pursuant to 11 U.S.C. §§ 327 and 328 and in accordance with the terms and conditions set forth in the Application and the Engagement Agreement.

2. Pursuant to the terms of the Engagement Agreement, the Fitzroy Debtor is authorized to pay CW a flat fee commission of $200,000.00 for the sale of the Property, subject to the fee application requirement set forth in Paragraph 7 of this Order.

3. Within 10 days after the end of the Term, CW will provide the Fitzroy Debtor with a list of prospective purchasers to whom the Property was submitted by any party during the Term. If a prospective purchaser appearing on the list enters into a purchase and sale agreement contemplating a sale within 180 days after the end of the Term, and thereafter the sale is closed, the Debtors will pay a commission to CW as provided above. The Fitzroy Debtor agrees that such 180-day period will be extended for so long as negotiations with a prospective purchaser are continuing.

4. CW is being retained to market the Property and to solicit higher or better offers through the August 2026 sale process. If, by the conclusion of the August 17, 2026 Sale Hearing, the Fitzroy Debtor has not entered into a binding asset purchase agreement for a Sale, the Fitzroy Debtor shall be required to sell the Property to the Lender or its designee pursuant to a credit bid under section 363(k) of the Bankruptcy Code.

5. CW's retention does not prevent, condition, or delay a transfer of the Property to the Lender or its designee if the Fitzroy Debtor has not entered into a binding asset purchase agreement for a Sale by August 17, 2026. In connection with any such credit-bid sale, CW shall reasonably cooperate in an orderly transition.

6. In the event of a credit bid sale to the Lender, CW's commission, once allowed by a final order on the fee application required by Paragraph 7 of this Order, shall be payable first from the Fitzroy Debtor's cash on hand, and the Lender shall only be required to make direct payment to CW to the extent the Fitzroy Debtor's cash on hand is insufficient.

7. Prior to payment, CW shall file a final fee application that includes a summary of the fees earned as invoiced. CW shall use reasonable efforts to avoid any duplication of services provided by any of the other retained professionals in these chapter 11 cases.

8. The Debtors and CW are authorized to take all actions necessary to effectuate the relief granted pursuant to this Order in accordance with the Application.

9. To the extent the Application or the Declaration are inconsistent with this Order, the terms of this Order shall govern.

10. The terms and conditions of this Order shall be immediately effective and enforceable upon its entry.

11. Notice of the Application as provided therein shall be deemed good and sufficient notice of the Application, and the requirements set forth in Bankruptcy Local Rules and the Complex Procedures are satisfied by the contents of the Application.

12. The Court retains exclusive jurisdiction with respect to all matters arising from or related to the implementation, interpretation, and enforcement of this Order.

Signed: June 18, 2026

Alfredo R Pérez
United States Bankruptcy Judge