

**BENDERSON
DEVELOPMENT**570 DELAWARE AVENUE
BUFFALO, NY 14202
716.886.0211.P 716.886.2269.F

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2025 JUN 25 AM 10:40

CLERK
US BANKRUPTCY COURT
DISTRICT OF DELAWARE

June 24, 2025

Via Email

Debtors Counsel

Young Conaway Stargatt & Taylor LLP
Rodney Square
1000 N. King Street
Wilmington, DE 19801
emorton@ycst.com
sborovinskaya@ycst.com
sbeach@ycst.com
cthompson@ycst.com

Debtors Counsel

Simpson Thacher & Bartlett LLP
425 Lexington Avenue
New York, New York 10017
egraff@stblaw.com
moshe.fink@stblaw.com
rachael.foust@stblaw.com
zachary.weiner@stblaw.com

To Whom it May Concern,

Re: **In Re: WW International, Inc.****USBC District of Delaware, Case # 25-10829**

Landlord Objection to Cure Amounts for Rejection or Assumption of Leases

Reference Doc. Nos.: 18, 142, 143, 157, 160, 167, 177 – Appr. Disc. Stmt & Reorgan. Plan

June 30, 2025, Hearing – Approval of Disclosure Statement * Reorganization Plan

Walden/Dick/WR-I-FLA, LLC through its property manager, Benderson Development Company, LLC provides notice of its cure payment that is due to Landlord by WW North America Holdings, LLC dba Weight Watchers regarding an Unexpired Lease Contract at The Square at UTC (Lease #70796). Debtor WW International, Inc. states in its Plan at Dkt 18, all leases will be assumed, and under its Findings of Facts at Dkt 177 states, Debtor has until June 30, 2025, to assume or reject a lease. Also, stated in the Findings of Fact, after the effective date of June 30, 2025, no proofs of claim are allowed if lease is rejected, and after final order, if assumed a cure amount will be negotiated.

The current account statement dated June 24, 2025, shows an open account balance owed to Walden/Dick/WR-I-FLA, LLC of **\$1,254.74 for 2024 RE Tax and water service**. Attached is the statement of account, and the 2024 RE Tax bill. WW International's lease expires on May 31, 2027. If the lease is rejected, Landlord is entitled to its lease acceleration of **\$144,315.16**.

Walden/Dick/WR-I-FLA, LLC reserves its right to ongoing post-petition rent and associated fees up until the Lease Assumption and if Lease Rejection, request payment of current open accounts receivable on the lease account and rejected damages to the end life of the lease of May 31, 2027.

Respectfully submitted,

/s/ Laura A. Kryta

Laura A. Kryta

Paralegal and Authorized Agent to Walden/Dick/WR-I-FLA, LLC

Encls. Account Statement, 2024 RE Tax Bill, and Lease Acceleration.

cc: WW International, Inc., 18 West 18th Street, 7th Floor, New York, New York 10011 (U.S. Mail)

STATEMENT

RE - 3666 Weight Watchers
The Square At UTC
University Pkwy & N Honore Ave
University Park
FL 34201

Remit to:

Walden / Dick / WR-I FLA.
PO Box 713201
Philadelphia, PA 19171-3201

Cushman & Wakefield
Attn: WW-LocID #84340
575 Maryville Center Dr., Ste.600
St. Louis, MO 63141

PROPERTY NUMBER 3666
UNIT NUMBER 014
STATEMENT DATE 06/24/25
ACCOUNT NUMBER 00020116
LEASE NUMBER 00070796

Your Account with us reflects the following amount due.
Please mail your payment as soon as possible. Thank You.
Address questions to your Account Representative, Giovanni Buscetta
at (941)360-7244 or gbb@benderson.com

Date	Ty	Document Number	Remark	Invoice Amount	Open Balance
05/01/25	RN	11371106 001	Water Svc 01/13/25-03/11/25	21.23	21.23
05/01/25	RN	11371106 002	Sales tax Manatee FL 3%	.64	.64
05/30/25	RN	11393536 001	Water Svc 03/11/25-04/09/25	10.02	10.02
05/30/25	RN	11393536 002	Sales tax Manatee FL 3%	.31	.31
06/02/25	RN	11393743 001	2024 REAL ESTATE TAX	1,186.93	1,186.93
06/02/25	RN	11393743 002	State Sales Tax (Manatee)3.0	35.61	35.61

Balance Due 1,254.74

*** FOR PROPER APPLICATION OF PAYMENT TO YOUR ACCOUNT: ***
*** YOU MUST REFERENCE DOCUMENT NUMBER AND LEASE NUMBER WITH YOUR REMITTANCE. ***

Note - Please remember to forward your payment to the P.O. Box noted
above. Please make sure to allow for sufficient mailing time
to assure timely application of your payment.

Current	31- 60	61- 90	91- 120	Over 120
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1,232.87	21.87			

BENDERSON DEVELOPMENT

570 DELAWARE AVENUE :: BUFFALO, NY 14202
716.886.0211.P 716.886.2269.F

Remit to - Walden / Dick / WR-I FLA.
PO Box 713201
Philadelphia, PA 19171-3201

Cushman & Wakefield
Attn: WW-LocID #84340
575 Maryville Center Dr., Ste.600
St. Louis, MO 63141

Invoice Date Invoice No
06/02/25 11393743

Lease No.
00070796

RE - 3666 UNIT - 014
The Square At UTC

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR REMITTANCE

11393743-001	2024 REAL ESTATE TAX	1,186.93
11393743-002	State Sales Tax (Manatee)3.00%	35.61
	Total Amount Due	1,222.54

Note - Please remember to forward your payment to the P.O. Box noted above. Please make sure to allow for sufficient mailing time to assure timely application of your payment, and indicate your lease number on your check.

Please address any questions regarding this invoice to:
Giovanni Buscetta at (941)360-7244 or gbb@benderson.com

THIS STATEMENT SHOWS CHARGES WHICH ARE DUE ACCORDING TO THE TERMS OF YOUR LEASE. RENTS ARE DUE AND PAYABLE ON THE FIRST OF THE MONTH
AND ALL OTHER CHARGES BILLED ARE DUE AND PAYABLE UNDER THE TERMS OF YOUR LEASE.



11393743

INVOICE # 11393743

Weight Watchers

LEASE # 70796

2024 REAL ESTATE TAX

PROPERTY # 3666
 University Pkwy & N Honore Ave
 University Park, FL

TAX AMOUNT(S) :

#SBL	20547.1230/9	234,961.56
#SBL	900011617592	57.54

TOTAL TAXES	235,019.10
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LESS: TAX BASE (if applicable)	0.00
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NET TAXES FOR BILLING	235,019.10
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X PRORATED SHARE	1.4818%
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YOUR SHARE OF TAXES	4,178.89 *
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ESCROW BILLING FOR PERIOD	2,991.96-
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BALANCE FROM PRIOR BILLINGS ...	0.00
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TOTAL REAL ESTATE TAX DUE	1,186.93
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PLEASE REFERENCE LEASE # 70796 WITH YOUR REMITTANCE

* 20% A&O Included

TAX COLLECTOR SERVING MANATEE COUNTY		2024 REAL ESTATE		NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS	
PROPERTY ID#	REQUESTED BY ESCROW COMPANY	TAX DIST	UNPAID PRIOR YEAR(S) TAXES NOT INCLUDED IN THIS BILL		
2054712309		0303			
DICK ROAD-BLEND-ALL HOTEL 7978 CCB 25 LLC WR-I ASSOCIATES LTD 570 DELAWARE AVE BUFFALO NY 14202-1206			SEC: 36 TNSHP: 35S RNG: 18E COM AT THE SW COR OF SEC 36-35S-18E, BEING ON THE N R/W LN OF UNIVERSITY PKY; TH S 89 DEG 24 MIN 27 SEC E, ALG SD N R/W LN AND THE S LN OF THE SW 1/4 (CONTINUED ON TAX ROLL) PAD: 5429 UNIVERSITY PKWY		
R500425-0010					
AD VALOREM TAXES					
TAXING AUTHORITY	ASSESSED VALUE	EXEMPTIONS	TAXABLE VALUE	MILLAGE RATE (PER \$1,000 OF TAXABLE VALUE)	TAXES LEVIED
MANATEE COUNTYWIDE OPERATING (941.745.3730)	15,621,377	0	15,621,377	4.6442	72,548.80
TRANSPORTATION TRUST FUND (941.745.3730)	15,621,377	0	15,621,377	0.4036	6,304.79
LIBRARY OPERATIONS (941.745.3730)	15,621,377	0	15,621,377	0.2475	3,866.29
CHILDRENS SERVICES (941.745.3730)	15,621,377	0	15,621,377	0.3333	5,206.60
ENVIRONMENTAL LANDS (941.745.3730)	15,621,377	0	15,621,377	0.1500	2,343.21
PARKS & RECREATION (941.745.3730)	15,621,377	0	15,621,377	0.3040	4,748.90
UNINCORPORATED MSTU (941.745.3730)	15,621,377	0	15,621,377	0.6109	9,543.10
SCHOOL BOARD REQUIRED EFFORT (941.708.8770)	15,621,377	0	15,621,377	3.0510	47,660.82
SCHOOL BOARD BASIC DISCRETIONARY (941.708.8770)	15,621,377	0	15,621,377	0.7480	11,684.79
SCHOOL BOARD CAPITAL IMPROVEMENT (941.708.8770)	15,621,377	0	15,621,377	1.5000	23,432.07
SCHOOL BOARD ADDITIONAL OPERATING (941.708.8770)	15,621,377	0	15,621,377	1.0000	15,621.38
SOUTHWEST FLA WATER MGMT DISTRICT (800.423.1476)	15,621,377	0	15,621,377	0.1909	2,982.12
MANATEE CTY MOSQUITO CONTROL DIST (941.981.3895)	15,621,377	0	15,621,377	0.1482	2,315.09
WEST COAST INLAND NAVIGATION DIST (941.485.9402)	15,621,377	0	15,621,377	0.0394	615.48
SOUTHERN MANATEE FIRE & RESCUE DIST (941.751.7675)	15,621,377	0	15,621,377	1.2061	18,840.94
IMPORTANT MESSAGES: 1. Scan the QR code below to Pay Online and Save Time! 2. ALL exemptions do not apply to all taxing authorities. For exemption/assessment questions, visit manateepad.gov or call the Property Appraiser at 941.748.8208. 3. For payment locations and information, visit taxcollector.com . 4. Don't wait for the mail! Receive a link to your tax bill by email when you sign up for free Property Tax Email Alerts on taxcollector.com .					
Tax Roll Certified: 10/07/2024		TOTAL MILLAGE: 14.5771		AD VALOREM TAXES: 227,714.38	
2054712309 NON-AD VALOREM ASSESSMENTS					
LEVYING AUTHORITY	RATE	AMOUNT			
SOUTHERN MANATEE FIRE & RESCUE DIST. (941.751.7675)	UNIT SIZE	17,037.25			
PLEASE PAY IN U.S. FUNDS TO KEN BURTON, JR., TAX COLLECTOR					
NON-AD VALOREM ASSESSMENTS: 17,037.25					
COMBINED TAXES AND ASSESSMENTS:		244,751.63		See reverse side for important information. Visit our website at taxcollector.com	
If paid by 12/05/2024	If paid by 12/31/2024	If paid by 01/31/2025	If paid by 02/28/2025	If paid by 03/31/2025	
234,961.56	237,409.08	239,856.60	242,304.11	244,751.63	

TAX COLLECTOR SERVING MANATEE COUNTY		2024 REAL ESTATE		NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS	
PROPERTY ID#	REQUESTED BY ESCROW COMPANY	TAX DIST	UNPAID PRIOR YEAR(S) TAXES NOT INCLUDED IN THIS BILL		
2054712309		0303			
DICK ROAD-BLEND-ALL HOTEL 7978 CCB 25 LLC WR-I ASSOCIATES LTD 570 DELAWARE AVE BUFFALO NY 14202-1206					
DO NOT WRITE ON THIS BILL NO ACTION WILL BE TAKEN.					
PAY ONLINE OR RETURN WITH PAYMENT					
Scan the QR code for a free online payment option!					
					
PAD: 5426 UNIVERSITY PKWY					

01 2024 00000002054712309 00024475163 00000000000 0 6

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

PROPERTY ID# 900011617592 REQUESTED BY ESCROW COMPANY TAX DIST 0001 UNPAID PRIOR YEAR(S) TAXES NOT INCLUDED IN THIS BILL

WALDEN/DICK, WR-I FLA
7978 COOPER CREEK BLVD
UNIVERSITY PARK FL 34201-2139

LEGAL: FURNITURE AND FIXTURE EQUIPMENT.
BUSINESS NAME:
UNIVERSITY CONSUMER SQUARE
PHYSICAL LOCATION:
5429 UNIVERSITY PKWY

P1000206

TAXING AUTHORITY	ASSESSED VALUE	EXEMPTIONS	TAXABLE VALUE	MILLAGE RATE (PER \$1,000 OF TAXABLE VALUE)	TAXES LEVIED
MANATEE COUNTYWIDE OPERATING (941.745.3730)	29,484	25,000	4,484	4.6442	20.82
TRANSPORTATION TRUST FUND (941.745.3730)	29,484	25,000	4,484	0.4036	1.81
LIBRARY OPERATIONS (941.745.3730)	29,484	25,000	4,484	0.2475	1.11
CHILDRENS SERVICES (941.745.3730)	29,484	25,000	4,484	0.3333	1.49
ENVIRONMENTAL LANDS (941.745.3730)	29,484	25,000	4,484	0.1500	0.67
PARKS & RECREATION (941.745.3730)	29,484	25,000	4,484	0.3040	1.36
UNINCORPORATED MSTU (941.745.3730)	29,484	25,000	4,484	0.6109	2.74
SCHOOL BOARD REQUIRED EFFORT (941.708.8770)	29,484	25,000	4,484	3.0510	13.68
SCHOOL BOARD BASIC DISCRETIONARY (941.708.8770)	29,484	25,000	4,484	0.7480	3.35
SCHOOL BOARD CAPITAL IMPROVEMENT (941.708.8770)	29,484	25,000	4,484	1.5000	6.73
SCHOOL BOARD ADDITIONAL OPERATING (941.708.8770)	29,484	25,000	4,484	1.0000	4.48
SOUTHWEST FLA WATER MGMT DISTRICT (800.423.1476)	29,484	25,000	4,484	0.1909	0.86
MANATEE CTY MOSQUITO CONTROL DIST (941.981.3895)	29,484	25,000	4,484	0.1482	0.66
WEST COAST-INLAND NAVIGATION DIST (941.485.9402)	29,484	25,000	4,484	0.0394	0.18

QUALIFYING EXEMPTIONS: TANGIBLE PP EXEMPTION

IMPORTANT MESSAGES:

1. Scan the QR code below to Pay Online and Save Time!
2. ALL exemptions do not apply to all taxing authorities. For exemption/assessment questions, visit manateepao.gov or call the Property Appraiser at 941.748.8208.
3. For payment locations and information, visit taxcollector.com.
4. Don't wait for the mail! Receive a link to your tax bill by email when you sign up for free Property Tax Email Alerts on taxcollector.com.

Tax Roll Certified 10/07/2024 TOTAL MILLAGE 13.3710 AD VALOREM TAXES 59.94

900011617592 NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	RATE	AMOUNT
NON-AD VALOREM ASSESSMENTS		0.00

COMBINED TAXES AND ASSESSMENTS 59.94

See reverse side for important information. Visit our website at taxcollector.com

If paid by 12/05/2024 57.54	If paid by 12/31/2024 58.14	If paid by 01/31/2025 58.74	If paid by 02/28/2025 59.34	If paid by 03/31/2025 59.94
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2024 TANGIBLE PERSONAL PROPERTY
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS
TAXES BECOME DELINQUENT APRIL 1ST *SEE REVERSE SIDE FOR IMPORTANT INFORMATION

PROPERTY ID# 900011617592 REQUESTED BY ESCROW COMPANY TAX DIST 0001 UNPAID PRIOR YEAR(S) TAXES NOT INCLUDED IN THIS BILL

WALDEN/DICK, WR-I FLA
7978 COOPER CREEK BLVD
UNIVERSITY PARK FL 34201-2139

DO NOT WRITE ON THIS BILL. NO ACTION WILL BE TAKEN.

PAY ONLINE OR RETURN WITH PAYMENT

Scan the QR code for a free online payment option!

5429 UNIVERSITY PKWY

02 2024 90001161759200000 00000005994 00000000000 0 8

Weight Watchers
The Square At UTC
Property # 3666 Unit # 014
Lease # 70796 A/B# 20116
Lease Term 06/27/16 - 05/31/27

Open Accounts Receivable		1,254.74	
Late Charges			1,254.74
Rent	07/01/25 - 05/31/26	47,278.66	
	06/01/26 - 05/31/27	53,124.00	
	State Sales Tax	3,012.08	
			103,414.74
Tax Escrows	07/01/25 - 05/31/27	5,734.59	
	State Sales Tax	172.04	
			5,906.63
CAM Flat Fee	07/01/25 - 05/31/26	11,218.68	
	06/01/26 - 05/31/27	12,605.64	
	State Sales Tax	714.73	
			24,539.05
Utilities	07/01/25 - 05/31/26	4,400.00	
	06/01/26 - 05/31/27	4,800.00	
			9,200.00
TOTAL			144,315.16

UNITED STATES BANKRUPTCY COURT
DISTRICT OF DELAWARE

In re:) Chapter 11
) Case No. 25-10829-CTG
 WW International, Inc., et al,)
)
 Debtors.)
)
)

RECEIVED
 2025 JUN 25 AM 10:40
 CLERK
 US BANKRUPTCY COURT
 DISTRICT OF DELAWARE

PROOF OF SERVICE BY NON-ATTORNEY

I hereby certify that a true copy of Walden/Dick/WR-1, LLC Cure Objection with supporting documents regarding WW International, Inc.'s lease at The Square at UTC, University Pkwy and N Honore Avenue, University Park, FL 34201 was served via electronic mail to Debtors' Counsel and Debtors via U.S. Mail on June 24, 2025, to:

<u>Debtors Counsel</u> Young Conaway Stargatt & Taylor LLP Rodney Square 1000 N. King Street Wilmington, DE 19801 emorton@ycst.com sborovinskaya@ycst.com sbeach@ycst.com cthompson@ycst.com Via direct Email provided on ECF	<u>Debtors Counsel</u> Simpson Thacher & Bartlett LLP 425 Lexington Avenue New York, New York 10017 egraff@stblaw.com moshe.fink@stblaw.com rachael.foust@stblaw.com zachary.weiner@stblaw.com Via direct Email provided on ECF
<u>Debtor</u> WW International, Inc. 18 West 18 th Street, 7 th Floor New York, New York 10011 Via U. S. Mail	<u>USBC District Delaware</u> Clerk's Office 824 North Market Street, 3 rd Floor Wilmington, Delaware 19801 Via UPS Overnight Delivery CC: ALL Other Parties via Clerk's upload to ECF.

I am over the age of 18, am an employee of Benderson Development Company, LLC, and have no interest in the above captioned action.

I declare under penalty of perjury that the foregoing is true and correct. Executed on June 24, 2025.

/s/ Laura A. Kryta

Laura A. Kryta

Paralegal and Authorized Agent for
 Walden/Dick/WR-1 FLA, LLC
 570 Delaware Avenue
 Buffalo, New York 14202
 716-878-9440
laurakryta@benderson.com

