

**UNITED STATES BANKRUPTCY COURT
MIDDLE DISTRICT OF ALABAMA, SOUTHERN DIVISION**

In Re:)	Case No: 11-12254-WRS-11
)	
SMALL LOANS, INC., et al.)	Chapter 11
)	
Debtors.)	Jointly Administered

**CHAPTER 11 TRUSTEE'S NOTICE OF REJECTION OF UNEXPIRED REAL
PROPERTY LEASES OF DEBTORS**

S. Gregory Hays, the chapter 11 trustee (the "Trustee") appointed in the above captioned cases, hereby gives notice of the Trustee's rejection of all unexpired real property leases for which Small Loans, Inc., The Money Tree, Inc., The Money Tree of Louisiana, Inc., The Money Tree of Florida Inc., and/or The Money Tree of Georgia Inc. is the lessee. This includes all of the individual branch offices owned and operated by the Debtors as well as the business offices occupied by the Debtors in Bainbridge, Georgia. In support of this notice, the Trustee respectfully states as follows:

Jurisdiction

1. The Court has jurisdiction over this matter pursuant to 28 U.S.C. §§ 157 and 1334. Venue is proper pursuant to 28 U.S.C. §§ 1408 and 1409. This is a core proceeding pursuant to 28 U.S.C. § 157(b).

2. The statutory bases for the relief requested herein are Sections 105(a) and 365(a) of the Bankruptcy Code.

Background

3. On December 16, 2011 (the "Petition Date"), Small Loans, Inc., The Money Tree, Inc., The Money Tree of Louisiana, Inc., The Money Tree of Florida Inc., and The Money Tree

of Georgia Inc. (collectively, the "Debtors") filed voluntary chapter 11 bankruptcy cases in this Court.¹

4. The Debtors' history and the events leading up to their bankruptcy filings have already been set out in numerous pleadings filed with this Court and the Trustee will not retread over the same ground again here.

Appointment of Trustee

5. On April 30, 2012, the Court ordered the appointment of the Trustee pursuant to Section 1104(a) of the Bankruptcy Code.

Sale of the Debtors' Businesses by Trustee

6. Following his appointment, the Trustee began marketing the Debtors' businesses for sale. As a result of his marketing efforts, the Trustee sold certain accounts owned by Best Buy Autos of Bainbridge, Inc. ("Best Buy Autos"), a Georgia corporation for which The Money Tree of Georgia, Inc. is the sole shareholder, for \$1,100,000. He then sold the remaining Best Buy Autos assets for approximately \$347,000. In addition, the Trustee completed an auction sale on October 5, 2012 whereby he sold all of the individual store branches, accounts, furniture, fixtures, equipment, and other related assets owned by the Debtors to Western Shamrock Corporation ("Western Shamrock") for an aggregate amount of \$5,195,000.

7. Western Shamrock is not assuming any of the current real estate leases for which any of the Debtors is the lessee. Certain of the real estate leases may be renegotiated by and between Western Shamrock and the respective lessors, but that will only result in new leases

¹ The Money Tree, Inc. filed Case No. 11-12255-WRS-11; The Money Tree of Louisiana, Inc. filed Case No. 11-12256-WRS-11; The Money Tree of Florida Inc. filed Case No. 11-12257-WRS-11; and The Money Tree of Georgia Inc. filed Case No. 11-12258-WRS-11. These cases and the chapter 11 case filed by Small Loans, Inc. are being jointly administered by this Court pursuant to the Order for Joint Administration entered by the Court on January 4, 2012.

being executed between those parties; it will not cause any of the existing leases to be assumed by the Debtors and assigned to Western Shamrock.

8. Because the Trustee has sold the Debtors' businesses which occupied the leased space and none of the real estate leases are going to be assumed by Western Shamrock, the Trustee is giving notice at this time that all of the Debtors' leases are being rejected. Rejection of the leases now that the Debtors' businesses have been sold will clearly benefit the estates.

9. Certain of the real estate leases are being rejected immediately, while others are being rejected later. With regard to each specific lease that is being rejected (collectively, the "Leases"), the attached **Exhibit "A"** describes the location of the leases premises, the name and address of the lessor (landlord), and the date on which the lease is rejected.

Summary of Request for Relief

10. Pursuant to Sections 105(a) and 365(a) of the Bankruptcy Code, the Trustee hereby gives notice that the Rejected Leases are rejected and requests that the Court enter an order authorizing the Trustee's rejection of the Rejected Leases.

Notice

11. Notice has been given to (a) the Bankruptcy Administrator, Teresa R. Jacobs, (b) counsel for the Omnibus Official Committee of Unsecured Creditors, (c) the Limited Service List described in the Order Limiting Notice, Establishing Additional Notice Procedures and Approving Alternative Form of Notice Via Website [ECF Docket No. 91], (d) the lessors (landlords) who hold the Rejected Leases and (e) those persons who have requested notice pursuant to Fed. R. Bankr. P. 2002. The Trustee submits that, in light of the relief requested, no other or further notice need to be given.

No Prior Request

12. No prior request for the relief demanded herein has been made to this or any other court.

WHEREFORE, the Trustee, S. Gregory Hays, respectfully requests that the Court enter an order authorizing the Trustee's rejection of the Rejection Leases as of the dates described in the attached **Exhibit "A,"** and grant such further relief as is just and proper.

Respectfully submitted,

/s/ Bradley R. Hightower

Daniel D. Sparks

Bradley R. Hightower

Attorneys for S. Gregory Hays, Chapter 11 Trustee

OF COUNSEL:

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CERTIFICATE OF SERVICE

I hereby certify that I have this date served a copy of the foregoing pleading upon the following via the ECF system or by placing a copy of same in the United States mail, postage prepaid, addressed as follows on this the 18th day of October, 2012:

Teresa R. Jacobs
U.S. Bankruptcy Administrator
Frank M. Johnson, Jr. Federal Building
One Church Street, Suite 103
Montgomery, Alabama 36104

John D. Elrod
R. Kyle Woods
Greenberg Traurig, LLP
The Forum – Suite 400
3290 Northside Parkway, NW
Atlanta, Georgia 30327

Limited Service List

Lessors listed in Exhibit "A"

Those persons who have requested notice pursuant to Fed. R. Bankr. P. 2002

/s/ Bradley R. Hightower

OF COUNSEL

EXHIBIT A

STORE BRANCH LEASES

#	Office	Lessor Name	Lessor Address	Lessor City	Lessor State	Lessor Zip Code	Rejection & Rejection Date
Alabama:							
1.	Alexander City	Kenneth W. Cochran	P.O. Box 40	Alexander City	AL	35011-0040	Immediately
2.	Bay Minette	Boykin Management, Inc.	3511 Montlimar Plaza Drive	Mobile	AL	36609	Immediately
3.	Brewton	Spectra Management, Inc.	d/b/a Brewton Shopping Center 5851 Ridge Bend Road	Memphis	TN	38120	Immediately
4.	Clanton	Key Properties, Inc.	c/o Jimmy Easterling P.O. Box 1320	Clanton	AL	35046	Immediately
5.	Dothan	Martin Family Group	216 S. Broad St.	Bainbridge	GA	39817	Immediately
6.	Greenville	Martin Family Group	216 S. Broad St.	Bainbridge	GA	39817	Immediately
7.	Monroeville	David Hutcherson	d/b/a Village Plaza, 23 Mayfield St.	Monroeville	AL	36460	Immediately
8.	Montgomery	Atlanta Crossing, LLC	2085 Atlanta Crossing, LLC – Unit 689, c/o Colliers International, P. O. Box 4857	Portland	OR	97208-4857	Immediately
9.	Roanoke	Manning Properties	1337 Lafayette Hwy.	Roanoke	AL	36274	Immediately
							Immediately
Florida:							
10.	Quincy	Martin Family Group	216 S. Broad St.	Bainbridge	GA	39817	Immediately
							Immediately
Georgia:							
11.	Americus	Americus Fee Owner, LLC	P. O. Drawer 935449	Atlanta	GA	31193	Immediately
12.	Ashburn	Firestorm, LLC	P.O. Box 307 / 223B East Monroe St.	Ashburn	GA	31714	Immediately
13.	Augusta	Annette B. Barton	c/o Cathy Berry 21 Eagle Point Drive	Augusta	GA	30909	Immediately
			c/o Neil Berry 557 Rumley Road	Graniteville	SC	29829	Immediately
14.	Bainbridge 1	Martin Family Group	216 S. Broad St.	Bainbridge	GA	39817	Immediately
15.	Bainbridge 2	Bainbridge Associates	P.O. Box 983	Bainbridge	GA	39818	Immediately
16.	Blue Ridge	Blue Ridge Properties, LLC	P.O. Box 7078	Warner Robins	GA	31095	Immediately
17.	Brunswick	Kolb, Wheeler & Walters, LLC	Boaters World Plaza P.O. Box 957209	Duluth	GA	30095	Immediately

STORE BRANCH LEASES

#	Office	Lessor Name	Lessor Address	Lessor City	Lessor State	Lessor Zip Code	Rejection & Rejection Date
18.	Buford	Gwinnett Holdings I, LLC	c/o JWB Realty, 3400 Rivergreen Court, Ste. 500	Duluth	GA	30096	Immediately
19.	Cairo	Martin Family Group	216 S. Broad St.	Bainbridge	GA	39817	Immediately
20.	Calhoun	Gene Holbrook	P.O. Box 278	Calhoun	GA	30703-0278	Immediately
21.	Carrollton	Riverbridge, Ltd.	c/o Linco Properties, LLC P.O. Box 1067	Carrollton	GA	30112	Immediately
22.	Cartersville	Light Delaware, LLC	c/o Cartersville Crossing P.O. Box 5119 Bowling Green Station	New York	NY	10274	Immediately
23.	Columbus	Coldwell Banker Commercial	c/o Kennon, Parker, Duncan and Key 4621 River Road, Suite C	Columbus	GA	31904	Immediately
24.	Conyers	CPR Properties, LLC	National Properties, LLC, c/o CPR Partners, LLC, 150 Oakfield Way, Ste. 500	Douglasville	GA	30134	Immediately
25.	Dawsonville	Celeste Properties, LLC	P.O. Box 2343	Gainesville	GA	30503	Immediately
26.	Donalsonville	Martin Family Group	216 S. Broad St.	Bainbridge	GA	39817	Immediately
27.	Dublin	Curry Management Corp.	Attn: Amy Corona P.O. Box 159	Dublin	GA	31040	Immediately
28.	Forest Park	BRC Southside LLC	c/o WH McAfee, LLC 50 Lawrenceville Street Suite 200	McDonough	GA	30253	Immediately
29.	Ft. Oglethorpe	Battlefield Centre, LLC	85-A Mill Street Suite 100	Roswell	GA	30075	Immediately
30.	Garden City	Hilliard Realty Association, No. 2 LLP	11111 Abercorn St. Ext.	Savannah	GA	31419	Immediately
31.	Gray	Summit Group	4124 Arkwright Rd., Ste 1	Macon	GA	31210	Immediately
32.	LaGrange	J.N.J. Properties, LLC	c/o Northside Package Store, 420 New Franklin Road	Lagrange	GA	30240	Immediately
33.	Moultrie	Martin Family Group	216 S. Broad St.	Bainbridge	GA	39817	Immediately
34.	Newnan	Martin Family Group	216 S. Broad St.	Bainbridge	GA	39817	Immediately
35.	Rome	RCG-Rome, LLC	P.O. Box 53483	Atlanta	GA	30394-5793	Immediately
36.	St. Marys	Martin Family Group	216 S. Broad St.	Bainbridge	GA	39817	Immediately
37.	Statesboro	Martin Family Group	216 S. Broad St.	Bainbridge	GA	39817	Immediately
38.	Toccoa	Tugart Properties	P. O. Drawer E	Toccoa	GA	30577	Immediately

STORE BRANCH LEASES

#	Office	Lessor Name	Lessor Address	Lessor City	Lessor State	Lessor Zip Code	Rejection & Rejection Date
39.	Winder	GT Enterprises	1643 Bricknell Avenue Suite 2102	Miami	FL	33129	Immediately
							Immediately
Louisiana:							
40.	Alexandria	Martin Family Group	216 South Broad St.	Bainbridge	GA	39817	Immediately
41.	Baker	George Blankenship	35827 Logan Lane	Poteau	OK	74953	Immediately
42.	Lake Charles	Dixie Partners V, LP	c/o Big D Properties, Inc. P.O. Box 270874	Flower Mound	TX	75027	Immediately
43.	Monroe	Kenn W. May	102 Sioux Drive	West Monroe	LA	71291	Immediately
44.	Opelousas	Randolph McCormick Realty	131 McCormick Dr.	Port Barre	LA	70577	Immediately
45.	Pineville	Kings Country Village	c/o Stirling Properties, Inc., 109 Northpark Blvd., Suite 300	Covington	LA	70433	Immediately
46.	Shreveport	Coldwell Banker Comm. / Southgate Retail Center	Attn: Shelia Lane 331 Milam Street, Suite 200	Shreveport	LA	71101	Immediately

OFFICE SPACE LEASES

#	Office	Lessor Name	Lessor Address	Lessor City	Lessor State	Lessor Zip Code	Rejection & Rejection Date
Georgia:							
1.	114 S. Broad Street, 3 rd Floor	Edwin J. Perry, III	116 S. Broad Street	Bainbridge	GA	39817	12/31/2012
2.	222 Broad Street Tech Department	Martin Family Group	216 S. Broad Street	Bainbridge	GA	39817	10/31/2012
3.	503 S. Scott Street Warehouse/Bonus	Martin Family Group	216 S. Broad Street	Bainbridge	GA	39817	10/31/2012
4.	Parking Lot	Monroe Godwin c/o Godwin Jewelers	400 E. Shotwell Street	Bainbridge	GA	39817	Immediately