

FILED
12:00 MIDNIGHT

MAY 17 2001

DROP BOX
United States Bankruptcy Court
Albuquerque, New Mexico

UNITED STATES BANKRUPTCY COURT
DISTRICT OF NEW MEXICO

In re:

FURR'S SUPERMARKETS, INC.,

Case No. 11-01-10779-SA

Chapter 11

Debtor.

MOTION TO REJECT TWO UNEXPIRED REAL ESTATE LEASES

Furr's Supermarkets, Inc. (the "Debtor") moves for an order under 11 U.S.C. § 365(a) approving its rejection of certain unexpired leases of nonresidential real property, and states:

1. On February 8, 2001 (the "Petition Date"), the Debtor filed a voluntary petition in this Court under chapter 11 of title 11 of the United States Bankruptcy Code. The Debtor continues to operate its business and manage its properties as debtor-in-possession under Bankruptcy Code §§ 1107(a) and 1108.

2. The Debtor requests approval under 11 U.S.C. § 365(a) of its rejection of two real property leases, more particularly described in Exhibit A hereto (the "Planned Store Leases"), for property upon which the Debtor had planned to open grocery stores. The Debtor requests that the rejection be effective as of the date of this Motion.

3. The Planned Store Leases are costly to maintain, unnecessary, and burdensome to the Debtor's ongoing operations and business, and constitute an unnecessary drain on the Debtor's cash.

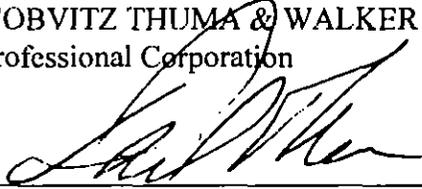
4. The Debtor's aggregate rental obligation under the Planned Leases is approximately \$66,500 per month. In addition, the Planned Store Leases obligate the Debtor to incur other related charges associated with the leased properties. The Debtor has determined in its reasonable

469

judgment reasonably, the court should approve the proposed assumption or rejection. Sharon Steel Corp. v. National Fuel Gas Distribution, 872 F.2d 36, 39-40 (3d Cir. 1989).

WHEREFORE, the Debtor respectfully requests that the Court enter an order approving the Debtor's rejection of the Planned Store Leases as of the date hereof, and granting all other just and proper relief.

JACOBVITZ THUMA & WALKER
A Professional Corporation

By: 

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Attorneys for the Debtor-in-Possession

This certifies that on May 17, 2001,
a copy of this Motion was mailed by
First Class United States mail to:

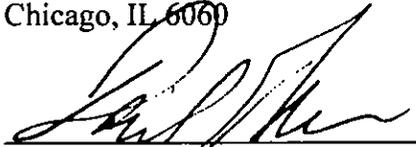
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A handwritten signature in black ink, appearing to read "David T. Thuma", written over a horizontal line.

David T. Thuma

Exhibit A--Planned Stores

STORE NO.	ADDRESS	PROPERTY	EST. COST	START DATE
873	8511 Golf Course Road, NW Albuquerque, NM	CA New Mexico, L.L.C. 3901 Bellaire Blvd Houston, TX 77025	\$39,055.08	Ends 2/01/21
865	10701 Coors, NW, Suite 2, Albuquerque, NM	Dicker-Warmington Properties 1915-A E. Katella Ave. Orange, CA 92867	\$27,500.00	Ends 10/31/10