

UNITED STATES BANKRUPTCY COURT  
FOR THE DISTRICT OF MASSACHUSETTS  
WESTERN DIVISION

In re:  
GREENFIELD SILVER, INC.  
f/k/a Lunt Silversmiths, Inc.

Debtor

Chapter 11  
Case No. 09-32228-HJB

**MOTION TO REJECT UNEXPIRED LEASE**

**(REQUEST TO LIMIT NOTICE)**

Now comes the debtor-in-possession, Greenfield Silver, Inc. f/k/a Lunt Silversmiths, Inc. (the "Debtor"), by and through counsel, and hereby respectfully requests authority to reject an unexpired lease with S&W Realty Corporation ("S&W") of the premises located at Unit A of 298 Federal Street, Greenfield, Ma (the "Premises") pursuant to U.S.C. § 365(a). In support thereof, the Debtor respectfully states as follows:

1. On December 18, 2009 the Debtor filed a petition for relief under Chapter 11 of the Bankruptcy Code with this Court.
2. The matters set forth herein constitute core proceedings, pursuant to 28 U.S.C. §157(b)(2)(A).
3. The Debtor has been liquidating its assets through this Chapter 11.
4. Prior to the filing of the petition the Debtor operated a silver flatware and giftware manufacturing and retail business. The Debtor's retail operation was at Unit A of the Premises owned by S&W and its manufacturing operations were conducted from the Debtor's own real estate located at Unit B of the Premises.

5. In July 2001, the Debtor entered into a lease agreement for the commercial retail space located at Unit A of the Premises for a term of five (5) years with an option to renew for one (1) additional five (5) year term (the "Lease").

6. S&W filed a Proof of Claim in this case dated June 29, 2010. The Proof of Claim contends that the Debtor owes post-petition, past due rent and/or use and occupancy as an administrative priority expense for Unit A of the Premises in the amount of \$92,560.75 through June 2010 (the "POC").

7. According to the POC, the alleged past due rent and/or use and occupancy continues to accrue at \$15,426.79 per month.

8. The Debtor herein reserves its rights to object to S&W's POC.

9. The Debtor seeks to reject said Lease as it is unduly burdensome to the estate as rental and/or use and occupancy of Unit A is costly and the Debtor has no need to lease Unit A as it is no longer operating its business.

10. The Debtor believes that it is in the best interest of the estate to reject the Lease.

11. Request is hereby made to limit notice regarding this Motion upon the individuals and entities served with this Motion, which are as follows: the U.S. Trustee, the Debtor, the top twenty unsecured creditors, the creditors committee, Gary Weiner, Esquire as counsel to the creditors committee, S&W Realty Corp., James H. Lunt, and Spencer Stone, Esquire and Joseph B. Collins, Esquire, as counsel to James H. Lunt and S&W Realty Corp.

12. The Debtor submits that due to the nature of this Motion, no further service is necessary.

WHEREFORE, the Debtor respectfully prays:

1. That this Court authorize the Debtor to reject the Lease between the Debtor and S&W Realty Corp.; and

2. For such further relief as this Court deems just and proper.

Respectfully submitted this 12th day of August, 2010.

Respectfully submitted,

SHATZ, SCHWARTZ AND FENTIN, P.C.

By: /s/ Edward V. Sabella

Edward V. Sabella, Esquire

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09\0185\Assume-Reject\Lease with S&W.4801

**UNITED STATES BANKRUPTCY COURT  
FOR THE DISTRICT OF MASSACHUSETTS  
WESTERN DIVISION**

In re:  
GREENFIELD SILVER, INC.  
f/k/a Lunt Silversmiths, Inc.

Debtor

Chapter 11  
Case No. 09-32228-HJB

**ORDER AUTHORIZING REJECTION OF UNEXPIRED LEASE**

At Springfield in said District, on this \_\_\_\_ day of \_\_\_\_\_, 2010

Upon the Motion to Reject Unexpired Lease of the Debtor in the above-captioned case,  
for cause shown, it is hereby

ORDERED that the Debtor be, and is hereby authorized to reject the unexpired lease  
between the Debtor and S&W Realty Corp. and it is

FURTHER ORDERED that the entry of this Order be deemed to be a rejection of the  
lease by the Debtor.

\_\_\_\_\_  
HONORABLE HENRY J. BOROFF  
Bankruptcy Judge

09\0185\Assume-Reject\Order Reject Lease with S&W.4801

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FOR THE DISTRICT OF MASSACHUSETTS  
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In re:  
**GREENFIELD SILVER, INC.**  
f/k/a Lunt Silversmiths, Inc.  
**DEBTOR**

**Chapter 11**  
**Case No. 09-32228-HJB**

**CERTIFICATE OF SERVICE**

I, Edward V. Sabella, counsel to the Debtor in the above-captioned bankruptcy proceeding, do hereby certify that on August 12, 2010, I served electronically and/or by first-class mail, postage prepaid, upon the attached list of interested parties, copies of the Notice of Filing<sup>1</sup> (**attached as Exhibit A**) regarding the following: [ 104 ] Motion to Reject Unexpired Lease Pursuant To 11 U.S.C. §365(a) (the "Motion to Reject").

Dated this 12<sup>th</sup> day of August 2010.

Respectfully submitted,  
GREENFIELD SILVER, INC.

By: /S/ Edward V. Sabella  
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Springfield, MA 01103  
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<sup>1</sup> Pursuant to Court order dated December 21, 2009 regarding general notice procedures.

**SERVICE LIST**

S & W Realty Corp.  
c/o James Lunt  
653 Bernardston Road  
Greenfield, MA 01301

Mr. James H. Lunt  
Greenfield Silver Inc., f/k/a  
Lunt Silversmiths, Inc.  
298 Federal Street  
P.O. Box 1010  
Greenfield, MA 01302

Spencer Stone, Esq.  
Joseph B. Collins, Esq.  
Counsel to James H. Lunt and  
S & W Realty Corp.  
Hendel & Collins, P.C.  
101 State Street, Suite 525  
Springfield, MA 01103

**U.S. TRUSTEE**

Richard T. King, Esquire  
Assistant U.S. Trustee  
446 Main Street, 14th Floor  
Worcester, MA 01608

**UNSECURED CREDITORS COMMITTEE**

Gary Weiner, Esquire  
Counsel to the Creditors Committee  
Weiner and Lange, P.C.  
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Alan B. Cabot  
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Alan B. Cabot  
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The 925 Inc.  
9825 Owensmouth Avenue  
Chatsworth, CA 91311-3802

GBG SRL  
c/o AVV. Paola Babboni  
Via Duca D'Aosta 5  
Castelfiorentino, Florence, Italy

**TOP 20 UNSECURED CREDITORS**

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240 Peachtree Street NW  
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JR Studios Inc.  
c/o C2C Resources, LLC  
56 Perimeter Center East  
Atlanta, GA 30346

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Wilmington, DE 19886-5710

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230 Spring Street  
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2602 Dallas Trade Mart  
Dallas, TX 75207

**Osborne Tableware Limited  
Imperial Works, Sheffield Road  
Sheffield S9 2YL  
England**

GBG  
Via Benvenuto Cellini  
11/13 - Loc Sambuca  
50028 Tavarnelle Val Di Pesa, Italy

Stern Leach Company  
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Mandy Elmore  
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**Wacker**  
**Wacker Industrial Building**  
**11 Mok Cheong Street**  
**Tokwawan Kowloon**  
**Hong Kong**

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**UNITED STATES BANKRUPTCY COURT  
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In re:  
**GREENFIELD SILVER, INC.**  
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**DEBTOR**

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**NOTICE OF FILING**

PLEASE TAKE NOTICE that the undersigned, on behalf of Greenfield Silver, Inc. f/k/a Lunt Silversmiths, Inc. (the "Debtor") has filed a Motion to Reject Unexpired Lease (the "Motion to Reject") with this Court which addresses the following: The Debtor, by and through counsel, respectfully requests authority to reject an unexpired lease with S & W Realty Corporation of the premises located at Unit A of 298 Federal Street, Greenfield, MA pursuant to U.S.C. §365(a).

PLEASE TAKE NOTICE that the Motion to Reject, and any exhibits attached thereto, are available for download in pdf format from the Shatz, Schwartz and Fentin, P.C. website, [www.ssfpc.com](http://www.ssfpc.com). By clicking the "Pleadings/Downloads" button on the left hand side of the home page, the user will be taken to another page within the website from which the Motion to Reject and any related exhibits can be downloaded for free. A free copy of the Adobe Reader may be downloaded from [www.adobe.com](http://www.adobe.com), which may be used to open these files. In the event you cannot open these files, you may make a written request for paper copies by contacting the undersigned, which request will be satisfied forthwith.

Dated August 12, 2010

SHATZ, SCHWARTZ AND FENTIN, P.C.

By: /s/ Edward V. Sabella  
Edward V. Sabella, Esquire  
esabella@ssfpc.com  
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Attorneys for the Debtor

09\0185\Notice of Motions\Notice of Motion to Reject.4801