

UNITED STATES BANKRUPTCY COURT
DISTRICT OF MASSACHUSETTS
(Eastern Division)

In re:

SW BOSTON HOTEL VENTURE, LLC, *et al.*,¹

Debtors.

Case No: 10-14535 JNF
Chap. 11

ORDER GRANTING
MOTION BY SW BOSTON HOTEL VENTURE, LLC
TO APPROVE ASSUMPTION OF AMENDED
CONDOMINIUM MARKETING LICENSING AGREEMENT

SW Boston Hotel Venture, LLC (the “Debtor”), one of the debtors and debtors-in-possession in the above captioned jointly administered proceedings, having filed the *Motion by SW Boston Hotel Venture, LLC to Approve Assumption of Amended Condominium Marketing Licensing Agreement* (the “Motion to Assume”) [docket no. 673]; and upon the certificates of service reflecting notice of the Motion to Assume; and a hearing having been held on the Motion to Assume; and no party having objected to the Motion to Assume; and upon the evidence submitted and the arguments of counsel made at the Confirmation Hearing; and sufficient cause appearing therefor;

¹ The debtors in these jointly administered cases besides SW Boston Hotel Venture, LLC are Auto Sales & Service, Inc., General Trading Company, Frank Sawyer Corporation, 100 Stuart Street, LLC, General Land Corporation, 131 Arlington Street Trust and 30-32 Oliver Street Corporation.

THE COURT FINDS AS FOLLOWS:

A. This Court has jurisdiction over the Bankruptcy Cases pursuant to 28 U.S.C. §§ 1334(a) and 157(b)(1). Venue of these proceedings and the Bankruptcy Cases in this district 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).

B. The Debtors provided good and sufficient notice of the Motion to Assume and the hearing on the Motion to Assume.

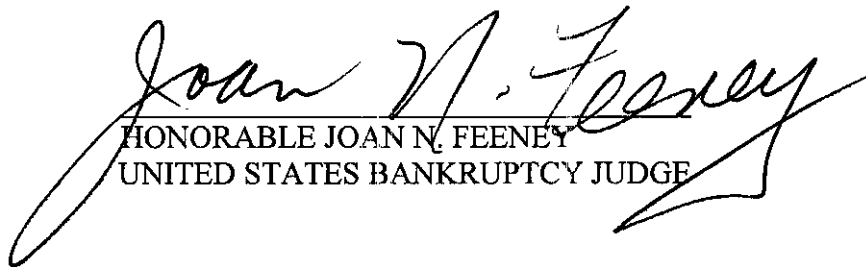
C. The assumption of the Amended Condominium Marketing License Agreement (the "CMLA") described in the Motion to Assume will ensure that SW Boston is able to continue to market and sell the Residences under the "W" brand. The decision by SW Boston to assume the Amended CMLA is an appropriate exercise of SW Boston's business judgment.

NOW THEREFORE, IT IS HEREBY ORDERED, ADJUDGED, AND DECREED AS FOLLOWS:

1. The Motion to Assume is granted.
2. The Debtor is authorized to assume the CMLA.

Dated: June 28, 2011

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HONORABLE JOAN N. FEENEY
UNITED STATES BANKRUPTCY JUDGE