

EXHIBIT 10

James Hoyer, P.A.
 2801 W BUSCH BLVD
 SUITE 200
 Tampa, FL 33618
 Tax I.D.# 59-3479025

Invoice submitted to:
 NADEL REAL ESTATE / BURTON W WIAND
 WIAND GUERRA KING, P.L.
 3000 BAYPORT DRIVE SUITE 600
 TAMPA, FL 33607

July 18, 2017
 In Reference To: 2384

Invoice # 10748

CLAIMS ADMINISTRATION & OBJECTIONS 8/1/16 – 3/31/17

		<u>Hrs/Rate</u>	<u>Amount</u>
8/1/2016	SPK Review of Appellant's reply brief	0.80 315.00/hr	252.00
8/10/2016	SPK Reviewing order setting oral argument, forwarding same to Receiver	0.20 315.00/hr	63.00
	JLB Reviewed email from Court re Oral Argument and begin production of additional Supplemental Appendices for Clerk of Court.	0.70 193.50/hr	135.45
8/11/2016	JLB Assembled three additional Supplemental Appendices to be sent to the Jennifer Tubbs at the Clerk's office.	4.10 193.50/hr	793.35
11/8/2016	SPK Email with Stephanie Tisa and Bob Levinson regarding oral argument in Miami.	0.20 315.00/hr	63.00
11/28/2016	SPK Reviewing panel of judges for December 8, 2016 oral argument, correspondence with Receiver regarding same	0.40 315.00/hr	126.00
11/30/2016	SPK Preparing for oral argument (reviewing briefs and exhibits)	3.70 315.00/hr	1,165.50
12/1/2016	SPK Preparing for oral argument	4.80 315.00/hr	1,512.00
12/2/2016	SPK Preparing for oral argument (4.5)/ emails with Maya Lockwood and Steve Wirth regarding Wells Fargo loan totals (.2)	4.70 315.00/hr	1,480.50
12/4/2016	SPK Reviewing cases cited by defendant in preparation for oral argument	2.30 315.00/hr	724.50

		<u>Hrs/Rate</u>	<u>Amount</u>
12/5/2016	SPK Preparing for oral argument	5.50 315.00/hr	1,732.50
12/6/2016	SPK Preparing for oral argument (4.5)/ meeting with Receiver (1.2)	5.70 315.00/hr	1,795.50
12/7/2016	SPK Preparing for oral argument (9.5) /travel to Miami for oral argument (.5)	10.00 315.00/hr	3,150.00
12/8/2016	SPK Preparing for oral argument (2.5)/ oral argument before 11th Circuit Court of Appeals (2.0)/ phone call with Receiver regarding oral argument (.3)/ travel back to Tampa (.5)	5.30 315.00/hr	1,669.50
1/2/2017	SPK Drafting Receiver's response to Wells Fargo's Limited Objection to Receiver's Distribution Motion	2.70 315.00/hr	850.50
1/3/2017	SPK Drafting response to Wells Fargo's Limited Objection to Receiver's Unopposed Motion to Approve Sixth Interim Distribution and Increase Reserves	5.20 315.00/hr	1,638.00
1/4/2017	SPK Drafting response to Wells Fargo's Limited Objection to Receiver's Unopposed Motion to Approve Sixth Interim Distribution and Increase Reserves (5.7), phone call with Maya Lockwood regarding total reserve amounts for Wells Fargo's interests (.6)	6.30 315.00/hr	1,984.50
1/5/2017	SPK Drafting response to Wells Fargo's Limited Objection to Receiver's Unopposed Motion to Approve Sixth Interim Distribution and Increase Reserves	6.50 315.00/hr	2,047.50
1/6/2017	SPK Drafting response to Wells Fargo's Limited Objection to Receiver's Unopposed Motion to Approve Sixth Interim Distribution and Increase Reserves	4.80 315.00/hr	1,512.00
1/9/2017	SPK Drafting and filing response to Wells Fargo's Limited Objection to Receiver's Unopposed Motion to Approve Sixth Interim Distribution and Increase Reserves (5.4)/ meeting with Receiver to discuss same (.6)/ phone call with Susan Sharp (.3)	6.30 315.00/hr	1,984.50
1/10/2017	SPK Email correspondence with Receiver, Susan Sharp regarding Wells Fargo's interests in rents collected from Rite-Aid Property (.2)/ emails with Steve Wirth regarding Wells Fargo's motion for leave to file a reply (.2)/review of Order granting Receiver's motion to approve sixth interim distribution(.1)	0.50 315.00/hr	157.50
1/31/2017	SPK Reviewing Wells Fargo's notice of supplemental authority, comparing citations to Receiver's answer brief	0.40 315.00/hr	126.00
2/6/2017	SPK Drafting response to Wells Fargo's notice of supplemental authority, forwarding same to Receiver	0.80 315.00/hr	252.00
2/22/2017	SPK Review of 11th Cir. opinion, phone call with Receiver regarding same	0.70 315.00/hr	220.50

		<u>Hrs/Rate</u>	<u>Amount</u>
2/28/2017	SPK Meeting with Receiver and Susan Sharp to discuss Rite-Aid, La Bellasra, and Laurel Mountain Properties (1.5)/ preparation for meeting, reviewing 11th Cir. Order, North Carolina case law on assignment of rights, Rite-Aid mortgage and security agreement (3.3)	4.80 315.00/hr	1,512.00
3/2/2017	SPK Phone call with Susan Sharp regarding Receiver's response to Wells Fargo's demand letter/ review and edits of Susan Sharp's draft letter in response to Wells Fargo's demand letter (.5)	1.10 315.00/hr	346.50
3/3/2017	SPK Review of final draft of Receiver's response to Wells Fargo's demand letter (Rite-Aid Property), review of email from Steven Wirth, phone call with Susan Sharp regarding response	0.70 315.00/hr	220.50
3/6/2017	SPK Review of email correspondence between Susan Sharp and Steve Wirth, review of Court Order regarding sale of Rite-Aid Property	0.60 315.00/hr	189.00
3/7/2017	SPK Review of Wells Fargo's bill of costs form and forwarding same to Receiver	0.30 315.00/hr	94.50
3/10/2017	SPK Review of email from Susan Sharp to Steve Wirth regarding Rite-Aid Property	0.20 315.00/hr	63.00
3/17/2017	SPK Drafting limited objection to Wells Fargo's Bill of Costs, correspondence with Receiver regarding same	0.50 315.00/hr	157.50
3/21/2017	SPK Review of correspondence from Steve Wirth regarding resolution of outstanding matters, emails with Susan Sharp and Receiver regarding same	0.40 315.00/hr	126.00
3/22/2017	SPK Phone call with Susan Sharp regarding Wells Fargo's March 21, 2017 letter (.6)/ review of spreadsheet of costs/expenses associated with the Receivership properties (.3)/finalizing limited objection to Wells Fargo's Bill of Costs, filing same (.4)	1.30 315.00/hr	409.50
3/23/2017	JLB Reviewed notice of deficiency and called Joe Caruso at the 11th Circuit. Discussed category for filing and new compliance regulations. Corrected deficiency and added compliance paragraph to document and attempted filing a second time. Called the court for assistance.	0.50 180.00/hr	90.00
3/24/2017	SPK Correspondence with Steve Wirth regarding Wells Fargo's position on Receiver's limited objection	0.20 315.00/hr	63.00
3/31/2017	SPK Review of email from Susan Sharp to Receiver regarding remaining Wells Fargo properties (.1)/ phone call with Susan Sharp and Receiver regarding same (.4)	0.50 315.00/hr	157.50
For professional services rendered		<u>93.70</u>	<u>\$28,864.80</u>

Additional Charges :

	<u>Amount</u>
8/11/2016 Fedex, 552210615, 8/23/16	24.90
10/5/2016 Pacer, 2512646-Q32016, 10/5/16	7.10
12/8/2016 Travel to Miami, FL, on 12/7-12/8/16 for SK; airfare, hotel, meals, taxis & parking	627.90
Total costs	<u>\$659.90</u>
Total amount of this bill	<u>\$29,524.70</u>
Previous balance	\$1,764.00
8/7/2013 Payment - thank you. Nadel et al by Burton Wiand for payment of invoice. Check No. 3242	<u>(\$1,764.00)</u>
Total payments and adjustments	<u>(\$1,764.00)</u>
Balance due	<u><u>\$29,524.70</u></u>

Attorney Summary

<u>Name</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
BROWN, JAN	4.80	193.50	\$928.80
BROWN, JAN	0.50	180.00	\$90.00
KEEFE, SEAN P	88.40	315.00	\$27,846.00