

In re Maison Grande Condominium Association, Inc.,
09-21589-BKC-LMI

The debtor, a condominium association, was entitled to reject a 99-year recreation lease under its business judgment authority. The Association did not act in bad faith in filing its Rejection Motion. Moreover, the rejection of the lease will provide a benefit to the condominium unit owners as the Lessor will be prohibited from foreclosing on any property of a unit owner who has paid his or her proportionate share of the rent under the lease. Finally, the Lessor has no equitable basis to challenge the rejection. The Court, however, makes no ruling on whether the Lessor has a lien on any individual unit owner's property.