

Debtors' Motion to Reject Certain Unexpired Lease of Non-Residential Real Property Located in Conyers, Georgia Pursuant to Section 365(a) of the Bankruptcy Code (the "Conyers Lease Rejection Motion").

By the Conyers Lease Rejection Motion, the Debtors seek entry of an order authorizing the Debtors to reject an unexpired lease of non-residential real property between Debtor Bio-Lab, Inc. ("Bio-Lab") and First Industrial, L.P. dated October 5, 2007 (the "Conyers Warehouse Lease").

Pursuant to the Conyers Warehouse Lease, the Debtors lease warehouse space located at 1715 Dogwood Drive, Conyers, Georgia 30012 (the "Conyers Warehouse"). Bio-Lab's monthly cost under the Conyers Warehouse Lease is approximately \$32,634.56. The Conyers Warehouse Lease is scheduled to expire on November 30, 2014.

In addition to the Conyers Warehouse, Bio-Lab uses several other facilities and warehouses in Conyers, Georgia, including property owned by Bio-Lab (collectively, the "Conyers Main Campus"). Bio-Lab has been able to consolidate the Conyers Warehouse operations and storage services with the Conyers Main Campus and has vacated the Conyers Warehouse. Accordingly, the Debtors contend that the Conyers Warehouse Lease is no longer necessary to their business operations.

By the Debtors' calculations, the rejection of the Conyers Warehouse Lease will allow the Debtors and their estates to save approximately \$2,304,085 in administrative expenses over the remaining term of the Conyers Warehouse Lease. The Debtors also contend that they have determined, in their business judgment, that the Conyers Warehouse Lease could not be assigned for value.