Court File No. CV-22-00679628-00CL

#### ONTARIO SUPERIOR COURT OF JUSTICE (COMMERCIAL LIST)

IN THE MATTER OF THE COMPANIES' CREDITORS ARRANGEMENT ACT, R.S.C. 1985, c. C-36, AS AMENDED

AND IN THE MATTER OF SUNGARD AVAILABILITY SERVICES (CANADA) LTD./SUNGARD, SERVICES DE CONTINUITE DES AFFAIRES (CANADA) LTEE

APPLICATION OF SUNGARD AVAILABILITY SERVICES (CANADA) LTD./SUNGARD, SERVICES DE CONTINUITE DES AFFAIRES (CANADA) LTEE UNDER SECTION 46 OF THE *COMPANIES' CREDITORS ARRANGEMENT ACT*, R.S.C. 1985, c. C-36, AS AMENDED

#### **MOTION RECORD**

(Recognition of Foreign Orders) (Returnable August 18, 2022)

August 11, 2022

#### FASKEN MARTINEAU DUMOULIN LLP

Barristers and Solicitors 333 Bay Street, Suite 2400 Bay Adelaide Centre, Box 20 Toronto, ON M5H 2T6

Aubrey Kauffman (LSO#: 18829N)

akauffman@fasken.com Tel: 416 868 3538

Daniel Richer (LSO#: 75225G) dricher@fasken.com Tel: 416 865 4445

Raajan Aery (LSO: 79876C) raery@fasken.com Tel: 416 865 4403

Lawyers for Digital Toronto Nominee, Inc.

TO: THE SERVICE LIST

Court File No. CV-22-00679628-00CL

#### ONTARIO SUPERIOR COURT OF JUSTICE (COMMERCIAL LIST)

IN THE MATTER OF THE COMPANIES' CREDITORS ARRANGEMENT ACT, R.S.C. 1985, c. C-36, AS AMENDED

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5. Service List

Court File No. CV-22-00679628-00CL

#### ONTARIO SUPERIOR COURT OF JUSTICE (COMMERCIAL LIST)

IN THE MATTER OF THE COMPANIES' CREDITORS ARRANGEMENT ACT, R.S.C. 1985, c. C-36, AS AMENDED

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#### NOTICE OF MOTION (Recognition of Foreign Orders) (Returnable August 18, 2022)

Digital Toronto Nominee, Inc. ("Digital Realty") will make a motion to a judge on August

18, 2022, at 2:00 p.m. Toronto time, or as soon after that time as the motion can be heard.

**PROPOSED METHOD OF HEARING:** The motion is to be heard by video conference.

#### THE MOTION IS FOR:

(a) an order recognizing and enforcing in Canada an order on Digital Realty's emergency motion for limited relief from the automatic stay (the "Lift Stay Order"), if granted by the United States Bankruptcy Court for the Southern District of Texas (the "U.S. Bankruptcy Court") in the case (the "Chapter 11 Case") under Chapter 11 of title 11 of the United States Code (the "U.S. Bankruptcy Court") commenced by Sungard Availability Services (Canada) Ltd./Sungard,

Services de Continuité des Affaires (Canada) Ltée ("Sungard AS Canada"), among other debtors (collectively, the "Debtors");

- (b) an order lifting the stays of proceedings and remedies against Sungard AS Canada provided in the initial recognition order (foreign main proceeding) and supplemental order (foreign main proceeding) (together, the "Recognition Orders") made in these proceedings (together, the "Canadian Stay"), such that Digital Realty can serve Sungard AS Canada with a notice of default under the Lease (defined below) and make a claim under the Lease Bond (defined below);
- (c) an order abridging the time for service and filing of this notice of motion and the motion record and dispensing with service thereof on any interested party other than those served within these proceedings; and
- (d) such further and other relief as this Honourable Court may deem just.

#### THE GROUNDS FOR THIS MOTION ARE:

#### **Digital Realty**

- (a) Digital Realty's ultimate parent company, Digital Realty Trust, Inc., is a real estate investment trust that invests in data centers, several of which are leased to the Debtors;
- (b) Digital Realty owns certain property municipally known as 371 Gough Road, Markham, Ontario (the "Markham Property");

- (c) Digital Realty leases, as landlord, to Sungard AS Canada, as tenant, premises in the Markham Property pursuant to a turn key flex datacenter lease dated May 30, 2013 (the Lease");
- (d) to secure Sungard AS Canada's performance under the Lease, the Lease requires Sungard AS Canada to provide to Digital Realty an irrevocable, upon demand, letter of credit payable to Digital Realty in the amount of \$922,389.75 (the "Letter of Credit");
- (e) through the course of dealing between Digital Realty and Sungard AS Canada, the Letter of Credit was substituted for and replaced with a surety bond executed by Sungard AS Canada, as principal, and ACE INA Insurance (now Chubb Insurance Company of Canada) ("Chubb"), as surety, in favour of Digital Realty, as obligee, in the amount of \$922,389.75 dated April 29, 2015 (the "Lease Bond");
- (f) the Lease requires the Debtor to renew or replace the Lease Bond no later than 60 days prior to the Lease Bond's stated expiration, with each renewal period being for at least one year from the date on which the renewal becomes effective;

#### Sungard AS Canada's Insolvency Proceedings

(g) on April 11, 2022, Sungard AS Canada commenced the Chapter 11 Case before the
 U.S. Bankruptcy Court and brought an application before this Court for, among
 other relief, the Recognition Orders;

- (h) the commencement of the Chapter 11 Case gave rise to an automatic stay of proceedings against Sungard AS Canada pursuant to the U.S. Bankruptcy Code, (the "U.S. Stay");
- (i) pending a hearing scheduled for April 14, 2022, this court made an interim order supplementing the U.S. Stay with a stay of proceedings and remedies against Sungard AS Canada (the "Interim Canadian Stay");
- (j) on April 14, 2022, this Court made the Recognition Orders;
- (k) the Recognition Orders provided for the Canadian Stay, which Canadian Stay replaced the Interim Canadian Stay;

#### Sungard AS Canada Defaulted under the Lease

- (1) as described above, the Lease requires Sungard AS Canada to renew or replace the Lease Bond no later than 60 days prior to its stated expiration, with each renewal period being for at least one year from the date on which the renewal becomes effective (the "Renewal Covenant");
- (m) the Renewal Covenant is a material provision of the Lease, without which Digital Realty would not have entered into the Lease on its terms;
- (n) failure to satisfy the Renewal Covenant is an event of default under the Lease entitling Digital Realty to claim on the Lease Bond;
- (o) the Lease Bond was extended periodically between 2015 and 2022;

- (p) pursuant to the Renewal Covenant, the Lease Bond was due to be renewed for at least a one year period on or before March 31, 2022, the date that was 60 days prior to the Lease Bond's then-stated expiry date of May 30, 2022;
- (q) the Lease Bond was not renewed on or before March 31, 2022 in accordance with the Renewal Covenant;
- (r) pursuant to an order of the U.S. Bankruptcy Court, Sungard AS Canada is authorized to renew the Lease Bond;
- (s) since Sungard AS Canada commenced the Chapter 11 Case, the Lease Bond was renewed on a short term basis pursuant to continuation certificates dated May 13, 2022, May 26, 2022 and June 3, 2022, with the last certificate extending the Lease Bond to August 31, 2022—none of these renewals satisfied the Renewal Covenant;
- (t) Digital Realty, Sungard AS Canada and Chubb have engaged in discussions concerning potential terms and conditions upon which the Lease Bond might be further renewed but, as at the date of this notice of motion, no further renewal or extension of the Lease Bond term has been obtained;
- (u) Sungard has failed to extend the Lease Bond in compliance with the Renewal Covenant and, consequently, is in default under the Lease;
- (v) Digital Realty desires to serve Sungard AS Canada with a notice of default under the Lease and make a claim on the Lease Bond;

#### Digital Realty's U.S. Motions and the U.S. Orders

- (w) with the goal of allowing Digital Realty to serve Sungard AS Canada with a notice of default under the Lease and to make a claim on the Lease Bond, Digital Realty brought motions before the U.S. Bankruptcy Court for a sealing order (the "Sealing Order") and the Lift Stay Order;
- (x) the Sealing Order, which was entered by the U.S. Bankruptcy Court on July 29, 2022, was sought because the Lease, which is filed with the U.S. Bankruptcy Court as evidence in support of the motion for the Lift Stay Order, provides that it is to be kept confidential and also contains sensitive commercial information, which, if disclosed publicly, could seriously harm Digital Realty;
- (y) the Lift Stay Order, if granted, will lift the U.S. Stay on a limited basis to authorize
  Digital Realty to serve Sungard AS Canada with a notice of default under the Lease
  and to make a claim on the Lease Bond;

#### The Need for the Relief in Canada

- (z) in order to fulfill the purpose of the Lift Stay Order (*i.e.*, to allow Digital Realty to serve Sungard AS Canada with a notice of default under the Lease and to make a claim on the Lease Bond), Digital Realty requires an order or orders from this Court:
  - (i) recognizing and enforcing in Canada the Lift Stay Order; and

- (ii) lifting the Canadian Stay, such that Digital Realty can serve Sungard AS
  Canada with a notice of default under the Lease and make a claim under the
  Lease Bond;
- (aa) without such relief, Digital Realty risks losing the benefit of the Lease Bond and suffering prejudice of up to \$922,389.75 (*i.e.*, the full penalty amount of the Lease Bond);

#### **Other Grounds**

- (bb) the provisions of the CCAA, including Part IV thereof;
- (cc) the provisions of the Rules of Procedure, R.R.O. 1990, Reg. 194, including rules1.04, 1.05, 2.03 and 3.02 and Rules 16 and 37 thereof; and
- (dd) such further and other grounds as the lawyers may advise and this Honourable Court may permit.

# THE FOLLOWING DOCUMENTARY EVIDENCE will be used at the hearing of this motion:

- (a) the motion record dated August 11, 2022, including the affidavit of James Zografos sworn August 11, 2022 and the affidavit of Mitchell Stephenson sworn August 11, 2022, filed;
- (b) the supplementary affidavit of Mitchell Stephenson, to be filed; and

such further and other evidence as the lawyers may advise and this Honourable
 Court may permit.

August 11, 2022

#### FASKEN MARTINEAU DUMOULIN LLP

Barristers and Solicitors 333 Bay Street, Suite 2400 Bay Adelaide Centre, Box 20 Toronto ON M5H 2T6 Fax: 416 364 7813

#### Aubrey Kauffman (LSO: 18829N)

akauffman@fasken.com Tel: 416 868 3538

Daniel Richer (LSO: 75225G) dricher@fasken.com Tel: 416 865 4445

Raajan Aery (LSO: 79876C) raery@fasken.com Tel: 416 865 4403

Lawyers for Digital Toronto Nominee, Inc.

#### TO: THE SERVICE LIST

#### IN THE MATTER OF THE COMPANIES' CREDITORS ARRANGEMENT ACT, R.S.C. 1985, c. C-36, AS AMENDED

# AND IN THE MATTER OF SUNGARD AVAILABILITY SERVICES (CANADA) LTD./SUNGARD, SERVICES DE CONTINUITE DES AFFAIRES (CANADA) LTEE

APPLICATION OF SUNGARD AVAILABILITY SERVICES (CANADA) LTD./SUNGARD, SERVICES DE CONTINUITE DES AFFAIRES (CANADA) LTEE UNDER SECTION 46 OF THE *COMPANIES' CREDITORS ARRANGEMENT ACT*, R.S.C. 1985, c. C-36, AS AMENDED

### **ONTARIO** SUPERIOR COURT OF JUSTICE **COMMERCIAL LIST** PROCEEDING COMMENCED AT TORONTO **NOTICE OF MOTION** FASKEN MARTINEAU DUMOULIN LLP **Barristers and Solicitors** 333 Bay Street, Suite 2400 Bay Adelaide Centre, Box 20 Toronto, ON M5H 2T6 Aubrey Kauffman (LSO#: 18829N) akauffman@fasken.com Tel: 416 868 3538 Daniel Richer (LSO#: 75225G) dricher@fasken.com Tel: 416 865 4445 Raajan Aery (LSO: 79876C) raery@fasken.com Tel: 416 865 4403 Lawyers for Digital Toronto Nominee, Inc.

Court File No. CV-22-00679628-00CL

#### ONTARIO SUPERIOR COURT OF JUSTICE (COMMERCIAL LIST)

THE HONOURABLE

)

)

THURSDAY, THE 18<sup>TH</sup>

JUSTICE OSBORNE

DAY OF AUGUST, 2022

IN THE MATTER OF THE *COMPANIES' CREDITORS ARRANGEMENT ACT*, R.S.C. 1985, c. C-36, AS AMENDED

AND IN THE MATTER OF SUNGARD AVAILABILITY SERVICES (CANADA) LTD./SUNGARD, SERVICES DE CONTINUITE DES AFFAIRES (CANADA) LTEE

APPLICATION OF SUNGARD AVAILABILITY SERVICES (CANADA) LTD./SUNGARD, SERVICES DE CONTINUITE DES AFFAIRES (CANADA) LTEE UNDER SECTION 46 OF THE *COMPANIES' CREDITORS ARRANGEMENT ACT*, R.S.C. 1985, c. C-36, AS AMENDED

#### **ORDER** (Recognition of Foreign Orders and Lifting the Stay of Proceedings)

THIS MOTION, made by Digital Toronto Nominee, Inc. ("Digital Realty") for an order

substantially in the form enclosed in the motion record, was heard this day by video conference.

ON READING the notice of motion, the affidavit of James Zografos sworn August 11,

2022 (the "**Zografos Affidavit**") and the affidavit of Mitchell Stephenson sworn August 11, 2022, each filed, and upon hearing the submissions of the counsel for the Digital Realty, counsel for Sungard Availability Services (Canada) Ltd./Sungard, Services de Continuité des Affaires (Canada) Ltée ("**Sungard AS Canada**"), counsel for Alvarez & Marsal Canada Inc., in its capacity as court-appointed information officer in respect of these proceedings, and such other counsel that

appeared on the motion, no one else appearing although duly served as appears from the affidavits of service of Raajan Aery sworn August 11, 2022 and August [•], 2022, each filed:

#### SERVICE

1. THIS COURT ORDERS that the time for service of the notice of motion and the motion record is hereby abridged and validated so that this motion is properly returnable today and hereby dispenses with further service thereof.

#### **RECOGNITION OF FOREIGN ORDERS**

2. THIS COURT ORDERS that the order on Digital Realty's emergency motion for limited relief from the automatic stay granted on August [•], 2022 (the "Lift Stay Order") by the United States Bankruptcy Court for the Southern District of Texas in the case under Chapter 11 of title 11 of the United States Code commenced by Sungard AS Canada, among other debtors, is hereby recognized and given full force and effect in all provinces and territories of Canada pursuant to section 49 of the CCAA. A copy of the Lift Stay Order entered by the U.S. Bankruptcy Court is attached hereto as Schedule "A".

#### LIFTING STAY OF PROCEEDINGS

3. THIS COURT ORDERS that the stays of proceedings against Sungard AS Canada provided for in paragraph 4 of the initial recognition order (foreign main proceeding) of the Honourable Justice Conway made April 14, 2022 (the "**Initial Recognition Order**") and paragraphs 6 and 7 of the supplemental order (foreign main proceeding) of the Honourable Justice Conway made April 14, 2022 (the "**Supplemental Order**") in the within proceedings are hereby lifted solely to authorize Digital Realty to serve Sungard AS Canada with a notice of default under the turn key flex datacenter lease between Digital Realty, as landlord, and Sungard AS Canada, as tenant, for premises located at the property municipally known as 371 Gough Road, Markham, Ontario dated May 30, 2013 and to make a claim on the Lease Bond. For the avoidance of doubt, the Initial Recognition Order and the Supplemental Order shall be otherwise unaffected by this Order and continue to stay all other actions in accordance with their terms.

#### **GENERAL**

4. THIS COURT HEREBY REQUESTS the aid and recognition of any court, tribunal, regulatory or administrative body having jurisdiction in Canada or in the United States of America to give effect to this order and to assist Digital Realty in carrying out the terms of this order. All courts, tribunals, regulatory and administrative bodies are hereby respectfully requested to make such orders and to provide such assistance to Digital Realty as may be necessary or desirable to give effect to this order, or to assist Digital Realty in carrying out the terms of this order.

5. THIS COURT ORDERS that Digital Realty shall be at liberty and is hereby authorized and empowered to apply to any court, tribunal, regulatory or administrative body, wherever located, for the recognition of this order and for assistance in carrying out the terms of this order.

6. THIS COURT ORDERS AND DECLARES that this order shall be effective as of12:01 AM on the date of this order.

#### IN THE MATTER OF THE COMPANIES' CREDITORS ARRANGEMENT ACT, R.S.C. 1985, c. C-36, AS AMENDED

### AND IN THE MATTER OF SUNGARD AVAILABILITY SERVICES (CANADA) LTD./SUNGARD, SERVICES DE CONTINUITE DES AFFAIRES (CANADA) LTEE

APPLICATION OF SUNGARD AVAILABILITY SERVICES (CANADA) LTD./SUNGARD, SERVICES DE CONTINUITE DES AFFAIRES (CANADA) LTEE UNDER SECTION 46 OF THE *COMPANIES' CREDITORS ARRANGEMENT ACT*, R.S.C. 1985, c. C-36, AS AMENDED

### **ONTARIO** SUPERIOR COURT OF JUSTICE **COMMERCIAL LIST** PROCEEDING COMMENCED AT TORONTO ORDER FASKEN MARTINEAU DUMOULIN LLP **Barristers and Solicitors** 333 Bay Street, Suite 2400 Bay Adelaide Centre, Box 20 Toronto, ON M5H 2T6 Aubrey Kauffman (LSO#: 18829N) akauffman@fasken.com Tel: 416 868 3538 Daniel Richer (LSO#: 75225G) dricher@fasken.com Tel: 416 865 4445 Raajan Aery (LSO: 79876C) raery@fasken.com Tel: 416 865 4403 Lawyers for Digital Toronto Nominee, Inc.

Court File No. CV-22-00679628-00CL

#### ONTARIO SUPERIOR COURT OF JUSTICE (COMMERCIAL LIST)

# IN THE MATTER OF THE COMPANIES' CREDITORS ARRANGEMENT ACT, R.S.C. 1985, c. C-36, AS AMENDED

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#### AFFIDAVIT OF JAMES ZOGRAFOS (Sworn August 11, 2022)

I, James Zografos, of the City of Boston, in the State of Massachusetts, MAKE OATH AND SAY:

1. I am the Vice President – Portfolio Management Group of Digital Realty Trust, Inc., the ultimate parent company of Digital Toronto Nominee, Inc. ("**Digital Realty**"). I have served in this position since March 2022 (but have been a member of Digital Realty's Portfolio Management Group since 2010).

2. As a result of serving in these capacities, my review of public and non-public documents and my discussions with other senior executives, I am generally familiar with the Digital Realty's businesses, financial condition, day-to-day operations and books and records, and, as such, have knowledge of the matters contained in this affidavit. Where I do not possess such personal knowledge, I have stated the source of my information and, in all such cases, believe the

information to be true. In preparing this affidavit, I have consulted with legal, financial and other advisors to Digital Realty, and other members of the senior management of Digital Realty.

3. I swear this affidavit in support of the motion filed by Digital Realty in respect of the case (the "Chapter 11 Case") under Chapter 11 of title 11 of the United States Code (the "U.S. **Bankruptcy** Code") commenced Sungard Availability Services by (Canada) Ltd./Sungard, Services de Continuité des Affaires (Canada) Ltée ("Sungard AS Canada"), among other debtors (collectively, the "Debtors") in the United States Bankruptcy Court for the Southern District of Texas (the "U.S. Bankruptcy Court") for certain relief pursuant to Part IV of the Companies' Creditors Arrangement Act, R.S.C., 1985, c. C-36, as amended (the "CCAA"), including:

- (a) an order recognizing and giving full force and effect in Canada to order on Digital Realty's emergency motion for limited relief from the automatic stay (the "Lift Stay Order"), which Digital Realty and Digital Realty Trust L.P. intend to seek from the U.S. Bankruptcy Court on or before August 15, 2022;
- (b) an order lifting the stays of proceedings and remedies against Sungard AS Canada provided in the initial recognition order (foreign main proceeding) and supplemental order (foreign main proceeding) (together, the "Recognition Orders") made in these proceedings (together, the "Canadian Stay"), such that Digital Realty can serve Sungard AS Canada with a notice of default under the Lease (defined below) and make a claim under the Lease Bond (defined below); and
- (c) other related relief.

4. Digital Realty and Digital Realty Trust L.P.'s motion in respect of the Lift Stay Order are attached as Exhibit "A" to the affidavit of Mitchell Stephenson sworn August 11, 2022.

5. As mentioned above, the motion in respect of the Lift Stay Order is scheduled to be heard by the U.S. Bankruptcy Court on or before August 15, 2022. An entered copy of the Lift Stay Order, if granted, and a blackline showing any changes from the proposed form of the Lift Stay Order will be provided to this Court in a supplemental affidavit before the hearing of Digital Realty's motion before this Court.

6. Further background on these proceedings is available on the Information Officer's website at <a href="https://www.alvarezandmarsal.com/SungardASCanada">https://www.alvarezandmarsal.com/SungardASCanada</a>. Copies of documents filed in the U.S. Bankruptcy Court in connection with the Chapter 11 Case can be found on the Debtors' case website administered by Kroll Inc., the Debtors' claims and noticing agent, at <a href="https://cases.ra.kroll.com/SungardAS/">https://cases.ra.kroll.com/SungardAS/</a>.

#### **Digital Realty**

7. Digital Realty's ultimate parent company, Digital Realty Trust, Inc., is a real estate investment trust that invests in data centers, several of which are leased to the Debtors.

Digital Realty owns certain property municipally known as 371 Gough Road,
 Markham, Ontario (the "Markham Property").

#### The Lease

9. Digital Realty leases, as landlord, to Sungard AS Canada, as tenant, premises in the Markham Property pursuant to a turn key flex datacenter lease dated May 30, 2013 (the Lease").

10. To secure Sungard AS Canada's performance under the Lease, the Lease requires Sungard AS Canada to provide to Digital Realty an irrevocable, upon demand, letter of credit payable to Digital Realty in the amount of \$922,389.75 (the "Letter of Credit").

11. Through the course of dealing between Digital Realty and Sungard AS Canada, the Letter of Credit was substituted for and replaced with a surety bond executed by Sungard AS Canada, as principal, and ACE INA Insurance (now Chubb Insurance Company of Canada) ("Chubb"), as surety, in favour of Digital Realty, as obligee, in the amount of \$922,389.75 dated April 29, 2015 (the "Lease Bond").

12. The Lease requires the Debtor to renew or replace the Lease Bond no later than 60 days prior to the Lease Bond's stated expiration, with each renewal period being for at least one year from the date on which the renewal becomes effective.

#### Sungard AS Canada's Insolvency Proceedings

13. On April 11, 2022, Sungard AS Canada commenced the Chapter 11 Case before the U.S. Bankruptcy Court and brought an application before this Court for, among other relief, the Recognition Orders.

14. The commencement of the Chapter 11 Case gave rise to an automatic stay of proceedings against Sungard AS Canada pursuant to the U.S. Bankruptcy Code (the "U.S. Stay").

15. Pending a hearing scheduled for April 14, 2022, this court made an interim order supplementing the U.S. Stay with a stay of proceedings and remedies against Sungard AS Canada (the "Interim Canadian Stay").

16. On April 14, 2022, this Court made the Recognition Orders.

17. The Recognition Orders provided for the Canadian Stay, which Canadian Stay replaced the Interim Canadian Stay.

#### Sungard AS Canada Defaulted under the Lease

18. As described above, the Lease requires Sungard AS Canada to renew or replace the Lease Bond no later than 60 days prior to its stated expiration, with each renewal period being for at least one year from the date on which the renewal becomes effective (the "**Renewal Covenant**").

19. The Renewal Covenant is a material provision of the Lease, without which Digital Realty would not have entered into the Lease on its terms.

20. Failure to satisfy the Renewal Covenant is an event of default under the Lease entitling Digital Realty to claim on the Lease Bond.

21. The Lease Bond was extended periodically between 2015 and 2022.

22. Pursuant to the Renewal Covenant, the Lease Bond was due to be renewed for at least a one year period on or before March 31, 2022, the date that was 60 days prior to the Lease Bond's then-stated expiry date of May 30, 2022.

23. The Lease Bond was not renewed on or before March 31, 2022 in accordance with the Renewal Covenant.

24. Pursuant to an order of the U.S. Bankruptcy Court, Sungard AS Canada is authorized to renew the Lease Bond.

25. Since Sungard AS Canada commenced the Chapter 11 Case, the Lease Bond was renewed on a short term basis pursuant to continuation certificates dated May 13, 2022, May 26, 2022 and June 3, 2022, with the last certificate extending the Lease Bond to August 31, 2022—none of these renewals satisfied the Renewal Covenant.

26. Digital Realty, Sungard AS Canada and Chubb have engaged in discussions concerning potential terms and conditions upon which the Lease Bond might be further renewed but, as at the date of this notice of motion, no further renewal or extension of the Lease Bond term has been obtained.

27. Sungard has failed to extend the Lease Bond in compliance with the Renewal Covenant and, consequently, is in default under the Lease.

28. Digital Realty desires to serve Sungard AS Canada with a notice of default under the Lease and make a claim on the Lease Bond.

#### Digital Realty's U.S. Motions and the U.S. Orders

29. With the goal of allowing Digital Realty to serve Sungard AS Canada with a notice of default under the Lease and to make a claim on the Lease Bond, Digital Realty brought motions before the U.S. Bankruptcy Court for a sealing order (the "Sealing Order") and the Lift Stay Order.

30. The Sealing Order, which was entered by the U.S. Bankruptcy Court on July 29, 2022, was sought because the Lease, which is filed with the U.S. Bankruptcy Court as evidence in support of the motion for the Lift Stay Order, provides that it is to be kept confidential and also contains sensitive commercial information, which, if disclosed publicly, could seriously harm Digital Realty.

31. The Lift Stay Order, if granted, will lift the U.S. Stay on a limited basis to authorize Digital Realty to serve Sungard AS Canada with a notice of default under the Lease and to make a claim on the Lease Bond.

#### The Need for the Relief in Canada

32. In order to fulfill the purpose of the Lift Stay Order (*i.e.*, to allow Digital Realty to serve Sungard AS Canada with a notice of default under the Lease and to make a claim on the Lease Bond), Digital Realty requires an order or orders from this Court:

(a) recognizing and enforcing in Canada the Lift Stay Order; and

(b) lifting the Canadian Stay, such that Digital Realty can serve Sungard AS Canada with a notice of default under the Lease and make a claim under the Lease Bond.

33. Without such relief, Digital Realty risks losing the benefit of the Lease Bond and suffering prejudice of up to \$922,389.75 (*i.e.*, the full penalty amount of the Lease Bond).

34. As described above, recognition of the U.S. Orders and lifting the Canadian Stay will allow Digital Realty to make a claim on the Lease Bond and to preserve Digital Realty's entitlement to the benefit of the Lease Bond.

35. This affidavit is sworn in support of Digital Realty's motion for the recognition of

the U.S. Orders and lifting the Canadian Stay.

**SWORN** by James Zografos of the City of Boston, in the State of Massachusetts, in the United States of America, before me at the City of Toronto, in the Province of Ontario, on August 11, 2022 in accordance with O. Reg. 431/20, Administering Oath or Declaration Remotely.

DocuSigned by: Janiel Richer

**DANIEL RICHER** Commissioner for Taking Affidavits

DocuSigned by: James Eggrafos

JAMES ZOGRAFOS

#### IN THE MATTER OF THE COMPANIES' CREDITORS ARRANGEMENT ACT, R.S.C. 1985, c. C-36, AS AMENDED

## AND IN THE MATTER OF SUNGARD AVAILABILITY SERVICES (CANADA) LTD./SUNGARD, SERVICES DE CONTINUITE DES AFFAIRES (CANADA) LTEE

APPLICATION OF SUNGARD AVAILABILITY SERVICES (CANADA) LTD./SUNGARD, SERVICES DE CONTINUITE DES AFFAIRES (CANADA) LTEE UNDER SECTION 46 OF THE *COMPANIES' CREDITORS ARRANGEMENT ACT*, R.S.C. 1985, c. C-36, AS AMENDED

#### ONTARIO SUPERIOR COURT OF JUSTICE COMMERCIAL LIST

PROCEEDING COMMENCED AT TORONTO

#### AFFIDAVIT OF JAMES ZOGRAFOS (Sworn August 11, 2022)

#### FASKEN MARTINEAU DUMOULIN LLP

Barristers and Solicitors 333 Bay Street, Suite 2400 Bay Adelaide Centre, Box 20 Toronto, ON M5H 2T6

Aubrey Kauffman (LSO#: 18829N) akauffman@fasken.com Tel: 416 868 3538

Daniel Richer (LSO#: 75225G) dricher@fasken.com Tel: 416 865 4445

Raajan Aery (LSO: 79876C) raery@fasken.com Tel: 416 865 4403

Lawyers for Digital Toronto Nominee, Inc.

Court File No. CV-22-00679628-00CL

#### ONTARIO SUPERIOR COURT OF JUSTICE (COMMERCIAL LIST)

IN THE MATTER OF THE COMPANIES' CREDITORS ARRANGEMENT ACT, R.S.C. 1985, c. C-36, AS AMENDED

AND IN THE MATTER OF SUNGARD AVAILABILITY SERVICES (CANADA) LTD./SUNGARD, SERVICES DE CONTINUITE DES AFFAIRES (CANADA) LTEE

APPLICATION OF SUNGARD AVAILABILITY SERVICES (CANADA) LTD./SUNGARD, SERVICES DE CONTINUITE DES AFFAIRES (CANADA) LTEE UNDER SECTION 46 OF THE *COMPANIES' CREDITORS ARRANGEMENT ACT*, R.S.C. 1985, c. C-36, AS AMENDED

#### AFFIDAVIT OF MITCHELL STEPHENSON (Sworn August 11, 2022)

I, Mitchell Stephenson, of the City of Toronto, in the Province of Ontario, MAKE OATH AND SAY:

1. I am an associate lawyer at the law firm of Fasken Martineau DuMoulin LLP, counsel to Digital Toronto Nominee, Inc. ("**Digital Realty**"). As such, I have personal knowledge of the matters described in this affidavit, except where such matters are based upon information and belief, in which case I have stated the source of that information and believe it to be true.

2. I swear this affidavit in support of the motion of Digital Realty for relief pursuant to Part IV of the *Companies' Creditors Arrangement Act*, R.S.C. 1985, c. C-36, as amended.

3. Capitalized terms not defined herein have the meanings given to them in the affidavit of James Zografos, sworn August 11, 2022.

4. I am advised by Bryan T. Glover of Stoel Rives LLP, U.S. counsel to Digital Realty and Digital Realty Trust, Inc., the ultimate parent company of Digital Realty, that on July 27, 2022, Digital Realty filed a motion for the entry of an order on Digital Realty's emergency motion for limited relief from the automatic stay. A copy of this motion is attached as **Exhibit "A"**.

**SWORN BY MITCHELL STEPHENSON** of the City of Toronto, in the Province of Ontario, before me at the City of Toronto, in the Province of Ontario, on August 11, 2022 in accordance with O. Reg. 431/20, Administering Oath or Declaration Remotely.

DocuSigned by: Kaapul A8F12D4C051474

**RAAJAN AERY** Commissioner for Taking Affidavits

DocuSigned by: Mitch Ste

**MITCHELL STEPHENSON** 

This is Exhibit "A" referred to in the Affidavit of Mitchell Stephenson sworn by Mitchell Stephenson at the City of Toronto, in the Province of Ontario, before me on August 11, 2022 in accordance with O. Reg. 431/20, Administering Oath or Declaration Remotely.

DocuSigned by: *Raapuly* —2A8F12D4C051474...

Commissioner for Taking Affidavits (or as may be)

#### **RAAJAN AERY**

#### UNITED STATES BANKRUPTCY COURT SOUTHERN DISTRICT OF TEXAS HOUSTON DIVISION

In re:

Chapter 11

SUNGARD AS NEW HOLDINGS, LLC, et al., <sup>1</sup>

Debtors.

Case No. 22-90018 (DRJ)

(Jointly Administered)

#### DIGITAL REALTY'S EMERGENCY MOTION FOR LIMITED RELIEF FROM THE AUTOMATIC STAY

Emergency relief has been requested. Relief is requested not later than 5:00 p.m. (Central Time) on August 15, 2022.

If you object to the relief requested or if you believe that the emergency consideration is not warranted, you must appear at the hearing if one is set, or file a written response prior to the date that relief is requested in the preceding paragraph. Otherwise, the Court may treat the pleading as unopposed and grant the relief requested.<sup>2</sup>

Digital Realty Trust, L.P. ("Digital Realty Trust") and Digital Toronto Nominee, Inc.

("Digital Toronto" and together with Digital Realty Trust, "Digital Realty"), move the Court for

an order granting relief from the automatic stay under section 362(d) of title 11 of the United States

Code (the "Bankruptcy Code"), Rule 4001(a)(1) of the Federal Rules of Bankruptcy Procedure

(the "Bankruptcy Rules"), and the local rules and procedures of this Court. In support of this

<sup>&</sup>lt;sup>1</sup> The Debtors in these chapter 11 cases, along with the last four digits of the Debtors' tax identification numbers, are: InFlow LLC (9489); Sungard AS New Holdings, LLC (5907); Sungard AS New Holdings II, LLC (9169); Sungard AS New Holdings III, LLC (3503); Sungard Availability Network Solutions Inc. (1034); Sungard Availability Services (Canada) Ltd./Sungard, Services de Continuite des Affaires (Canada) Ltee (3886); Sungard Availability Services Holdings (Canada), Inc. (2679); Sungard Availability Services Holdings (Europe), Inc. (2190); Sungard Availability Services Holdings, LLC (6403); Sungard Availability Services Technology, LLC (9118); Sungard Availability Services, LP (6195); and Sungard Availability Services, Ltd. (4711). The location of the Debtors' service address for purposes of these chapter 11 cases is: 565 E Swedesford Road, Suite 320, Wayne, PA 19087.

<sup>&</sup>lt;sup>2</sup> The text herein has been used in lieu of the text prescribed by the Bankruptcy Local Rules for the Southern District of Texas pursuant to the Court's directions in Paragraph 18 of the Procedures for Complex Cases in the Southern District of Texas.

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Motion, Digital Realty submits the contemporaneously filed *Declaration of James Zografos in* Support of Digital Realty's Emergency Motion for Limited Relief from Stay and Digital Realty's Emergency Motion to Seal (the "**Zografos Declaration**") and Declaration of Bryan T. Glover in Support of Digital Realty's Emergency Motion for Limited Relief from Stay (the "**Glover Declaration**") and respectfully states as follows:

#### I. <u>INTRODUCTION</u>

In accordance with section 362(d)(1) of the Bankruptcy Code and Fed. R. Bankr. P. 4001(a), Digital Realty requests limited relief from the automatic stay so that Digital Realty may take actions necessary to submit a claim to Chubb Insurance Company of Canada ("Chubb") under the Lease Bond (as defined below).

#### II. JURISDICTION AND VENUE

This Court has jurisdiction over the subject matter, the parties, and this Motion pursuant to sections 157 and 1334 of title 28 of the United States Code (the "**Judicial Code**"). Venue is proper pursuant to sections 1408 and 1409 of title 28 of the Judicial Code.

#### III. FACTUAL BACKGROUND

1. On April 11, 2022 (the "**Petition Date**"), the above-captioned debtors filed for bankruptcy protection under chapter 11 of the Bankruptcy Code. On April 11, 2022, an order granting joint administration of the Debtors' estates was entered by this Court. *See* Dkt. No. 27.

2. Digital Toronto, as landlord, and Debtor Sungard Availability Services (Canada) Ltd. ("SAS Canada" or the "Debtor"), as tenant, are parties to that certain Turn Key Flex Datacenter Lease dated May 30, 2013 (as amended from time to time, the "Lease"). *See* Zografos Decl. ¶ 4.

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3. The Lease sets forth the terms and conditions under which the Debtor holds a leasehold interest in premises located in or near Toronto, Ontario, Canada. *Id.*  $\P$  5.

4. To secure the Debtor's performance under the Lease, the Lease requires the Debtor to provide to Digital Toronto an irrevocable, upon demand, letter of credit payable to Digital Toronto in the amount of \$922,389.75 (the "Security Obligation"). *Id.* ¶ 6; *see also id.*, Ex. A at 20–21, 68 (Lease, Basic Lease Information § 10, Ex. G § A).

5. The Lease requires the Debtor to maintain the Security Obligation until the date which is sixty (60) days after performance of all of the Debtor's obligations under the Lease. *Id.* ¶ 7; *see also id.*, Ex. A at 68 (Lease, Ex. G § B).

6. The Debtor's promise to maintain the Security Obligation is a material provision of the Lease, without which Digital Realty would not have entered into the Lease on its terms. *Id.* ¶ 7.

7. Through the course of dealing between Digital Toronto and the Debtor, a surety bond in the amount of \$922,389.75, with Debtor as principal, Chubb as surety, and Digital Toronto as obligee (the "Lease Bond") currently serves as a substitute and replacement for the Security Obligation. *See id.* ¶¶ 4, 8.

8. The Lease requires the Debtor to renew or replace the Lease Bond no later than sixty (60) days prior to its stated expiration, with each renewal period being for at least one year from the date on which the renewal goes effective. *Id.* ¶ 9; *see also id.*, Ex. A at 68 (Lease, Ex. G  $\S$  B).

9. Pursuant to the Order (I) Authorizing Debtors to (A) Continue Insurance Coverage Entered into Prepetition and Satisfy Prepetition Obligations Related Thereto and (B) Renew, Amend, Supplement, Extend or Purchase Insurance Policies and (II) Granting Related Relief

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*entered on or about April 12, 2022* [Dkt. No. 61], the Court has granted the Debtor the authority to renew the Lease Bond to keep it in place.

10. The Lease Bond has been extended periodically between 2015 and 2022. See Zografos Decl.,  $\P$  12. Pursuant to continuation certificates dated May 13, 2022; May 26, 2022; and June 3, 2022, the term of the Lease Bond was last extended from May 30, 2022 to August 31, 2022. See *id.*, Ex. C at 4; Glover Decl.  $\P$  4.

As a result, the Lease Bond is currently set to expire on August 31, 2022. See
 Zografos Decl. ¶ 13; Glover Decl. ¶ 5.

12. The parties have continued to engage in discussions concerning potential terms and conditions under which the Lease Bond could be further renewed, but as of the date of the filing of this Motion, no further extension of the Lease Bond term has been obtained. *See* Glover Decl. ¶ 6.

13. The Debtor's failure to timely renew or to otherwise keep the Lease Bond in place constitutes an Event of Default under the Lease. Zografos Decl. ¶ 10; *see also id.*, Ex. A at 69 (Lease, Ex. G § F).

14. Additionally, the Lease provides that an Event of Default occurs if Debtor "becomes insolvent or commits an act of bankruptcy or becomes bankrupt[.]" *See id.*, Ex. A at 38 (Lease § 15.1.3).

15. Under the Lease, upon the occurrence of an Event of Default, Digital Toronto may, among other remedies, make a claim against the Lease Bond. *Id.* ¶ 11; *see also id.*, Ex. A at 68 (Lease, Ex. G  $\S$  C).

16. Provisions in Exhibit G of the Lease arguably provide that no notice to the Debtor or opportunity to cure is required before pursuing a claim on the Lease Bond. *See id.*, Ex. A at 68

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(Lease, Ex. G § B) ("If Tenant fails to provide the renewal or replacement [Security Obligation] not later than sixty (60) days prior to the then-applicable, stated expiration date . . . such failure shall be a default by Tenant, and Landlord shall have the right, without notice or demand, on one or more occasions, to draw upon all or any part of the remaining proceeds of the [Security Obligation]."); *see also id.* at 69 (Lease, Ex. G § F).

17. However, when Exhibit G and other provisions of the Lease are read in conjunction, it is unclear whether Digital Realty is required to provide notice to the Debtor and a seven (7) day opportunity to cure before Digital Realty may declare an Event of Default under the Lease and pursue a claim against the Lease Bond. *See id.*, Ex. A at 37, 69 (Lease § 15.1.1, Ex. G § F).

18. Specifically, the Lease provides that the failure to renew the Security Obligation "shall constitute an Event of Default by Tenant under Section 15.1.1 of the Lease" and Section 15.1.1 expressly requires Digital Realty to provide the Debtor with a seven (7) day notice and opportunity to cure period before an Event of Default may occur under the Lease and remedies may be exercised. *See id*.

19. Consequently, out of an abundance of caution, Digital Realty is filing this Motion.

#### IV. <u>REQUEST FOR RELIEF</u>

20. Digital Realty wishes to submit a claim against the Lease Bond prior to its expiration and is concerned that unless it is given limited relief from the automatic stay so that it may formally declare Events of Default under the Lease, it will lose its opportunity to make a claim against the Lease Bond.<sup>3</sup>

<sup>&</sup>lt;sup>3</sup> Nothing herein shall be deemed to be an admission by Digital Realty that providing the Debtor with notice of default and opportunity to cure is a contractual prerequisite to making a claim against the Lease Bond.

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21. Consequently, Digital Realty seeks relief from the automatic stay so that it may(a) send the Debtor a notice of default and opportunity to cure pursuant to Section 15.1.1 of theLease and (b) submit a claim to Chubb under the Lease Bond.

22. Preventing Digital Realty from making a claim on the Lease Bond prior to its expiration would unfairly alter the status quo by depriving Digital Realty of its bargained for Security Obligation and provide an inappropriate windfall to Chubb that would not be available if the Debtor was not subject to the automatic stay.

23. Digital Realty is not at this time seeking modification of the automatic stay to allow Digital Realty to collect against property of the Debtors' bankruptcy estates, to terminate the Lease, or to pursue any pre-petition claim against the Debtor. Instead, Digital Realty seeks limited relief from the automatic stay so that it may send a seven (7) day notice and opportunity to cure letter, as is arguably required under the Lease before Digital Realty may submit a claim against the Lease Bond.

24. Digital Realty has informed the Debtor that it intends to seek the relief requested herein.

#### V. <u>LEGAL ARGUMENT</u>

#### A. Notice to the Debtor Under the Lease

25. Section 362(d)(1) of the Bankruptcy Code provides that "[o]n request of a party in interest and after notice and a hearing, the court shall grant relief from stay provided under subsection (a) of this section, such as by terminating, annulling, modifying or conditioning such stay—(1) for cause, including adequate protection of an interest in property of such party in interest."

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26. The Bankruptcy Code does not define "cause," "leaving courts to consider whether cause exists on a case-by-case basis." *In re Northbelt, LLC*, 630 B.R. 228, 284 (Bankr. S.D. Tex. 2020) (citing *Reitnauer v. Tex. Exotic Feline Found. (In re Reitnauer*, 152 F.3d 341 (5th Cir. 1998)).

27. When determining whether sufficient cause exists to lift the stay, bankruptcy courts may consider, among other factors, "whether there is a lack of connection with or interference with the bankruptcy case (e.g., a child custody action), whether prejudice to the bankruptcy estate results, and whether the unsecured creditor seeking relief intends to recover from non-estate property." *In re Fowler*, 259 B.R. 856, 858 (Bankr. E.D. Tex. 2001).

28. Digital Realty has no certainty that the Lease Bond term will be further extended, and Digital Realty is concerned that unless it submits a claim against the Lease Bond prior to its expiration, Digital Realty will be prejudiced and will lose its rights under the Lease Bond.

29. Accordingly, out of an abundance of caution and notwithstanding Digital Realty's belief that notice to the Debtor is not required before submitting a claim against the Lease Bond, Digital Realty respectfully requests the entry of an order modifying the automatic stay to allow Digital Realty to submit formal notice of default to the Debtor as contemplated by Section 15.1.1 of the Lease for the limited purpose of satisfying the prerequisites potentially required for Digital Toronto to submit a claim to Chubb under the Lease Bond.

#### **B.** Claim Against the Lease Bond

30. Many courts have held that surety bonds are not property of the bankruptcy estate. *See e.g., In re Hallmark Builders, Inc.*, 205 B.R. 974, 976 (Bankr. M.D. Fla. 1996) ("The bond is essentially a third-party beneficiary contract to protect certain specified classes of people who are harmed in a specified way in dealing with the dealer. A surety bond is not property of the estate.");

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see also Bonjour, Gough & Stone v. Pac. Emps. Ins. Co. (In re Buna Painting & Drywall Co., Inc., 503 F.2d 618, 619 (9th Cir. 1974); Big Idea Liquidating Creditor Tr. v. Safeco Ins. Co. of Am. (In re Big Idea Prods.), 372 B.R. 388, 398–99 (Bankr. N.D. Ill. 2007); McLean Trucking Co. v. Dep't of Indus. Rels. (In re McLean Trucking Co.), 74 B.R. 820, 826 (Bankr. W.D.N.C. 1987).

31. Additionally, as a matter of law, the automatic stay does not apply to creditor actions against non-debtor third parties, except where "there is such identity between the debtor and the third-party defendant that the debtor may be said to be the real party defendant and that a judgment against the third-party defendant will in effect be a judgment or finding against the debtor." *Reliant Energy Servs. v. Enron Can. Corp.*, 349 F.3d 816, 825 (5th Cir. 2003) (quoting *A.H. Robins Co. v. Piccinin*, 788 F.2d 994, 999 (4th Cir. 1986)).

32. Specifically, the Fifth Circuit has refused to extend this exception to third party security obligors such as banks obligated under letters of credit and supersedeas bond sureties. *See Edwards v. Armstrong World Indus.*, 6 F.3d 312, 316–17 (5th Cir. 1995) (applying the *Robins* test in declining to extend the automatic stay to a surety under a supersedeas bond while analogizing to holdings declining to extend the automatic stay to holders of letters of credit), *rev'd on other grounds sub nom. Celotex Corp. v. Edwards*, 514 U.S. 300 (1995).

33. Moreover, certain courts have, in the past, entered orders under section 105(a) of the Bankruptcy Code extending the automatic stay to apply to actions against third parties or to actions against bonds. *See e.g., Celotex Corp.*, 514 U.S. at 310–11 (reciting cases in which such section 105(a) orders have been entered).

34. In this case, this Court has not entered any such order that extends the automatic stay to third parties or to non-estate property. Indeed, this Court's Order (I) Restating and Enforcing the Worldwide Automatic Stay, Anti-Discrimination Provisions, and Ipso Facto

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Protections of the Bankruptcy Code, (II) Approving the Form and Manner of Notice, and (III) Granting Related Relief [Dkt. No. 65] does not extend the automatic stay to any non-debtor third parties and does not extend the automatic stay to any non-estate property. See Dkt. No. 65 ¶ 4. Instead, it expressly states that "nothing in this Order expands, enlarges, or limits the rights afforded to any party under the Bankruptcy Code." Id.

35. Notwithstanding the above, in an abundance of caution, Digital Realty respectfully requests the entry of an order declaring that Digital Realty is not prohibited by the automatic stay from submitting a claim to Chubb under the Lease Bond.

#### VI. <u>EMERGENCY CONSIDERATION</u>

36. Digital Realty requests emergency consideration of this Motion pursuant to the Court's Bankruptcy Local Rule 9013-1(i) and Paragraph 17 of this Court's Procedures for Complex Cases to allow, following a ruling on this Motion, Digital Realty to send a seven (7) day notice of default and opportunity to cure letter to the Debtor in sufficient time to allow submission of a claim against the Lease Bond after the cure period expires but prior to the Lease Bond's stated expiration date of August 31, 2022.

37. Because the property that is the subject of the Lease is located in Canada, Digital Realty will also need additional time to obtain the necessary recognition of any order this Court may enter in Canada.<sup>4</sup> Because Digital Realty will need to obtain recognition of this Court's order prior to proceeding with making a claim against the Lease Bond, the urgent nature of the relief requested herein is heightened, as Digital Realty needs relief sufficiently in advance of the Lease Bond's stated August 31, 2022 expiration date to (a) request and receive recognition of this Court's

<sup>&</sup>lt;sup>4</sup> On or around April 11, 2022, SAS Canada commenced recognition proceedings under the Companies' Creditors Arrangement Act (the "**CCAA**") in the Ontario Superior Court of Justice (Commercial List) in Toronto, Ontario, Canada (the "**Canadian Court**"). Since then, the Canadian Court has entered orders on several occasions directing that this Court's orders be recognized and given full force and effect in all provinces and territories of Canada.

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order from the Canadian Court, (b) send a notice of default and allow the seven (7) day cure period to run, and (c) submit a timely claim against the Lease Bond.

38. Digital Realty has engaged with the Debtor in good faith to obtain extensions of the Lease Bond term, but Digital Realty must act quickly to preserve its rights before the current Lease Bond term expires. *See* Glover Decl.  $\P$  6. Accordingly, shortening notice of this Motion to allow Digital Realty sufficient time to avoid forfeiting the Security Obligation is warranted under the circumstances.

### VII. WAIVER OF BANKRUPTCY RULE 4001(a)(3) STAY

39. Because of the urgent nature of the relief requested, Digital Realty also respectfully requests that the Court waive the fourteen (14) day stay provided for under Bankruptcy Rule 4001(a)(3) and that any order granting this Motion be effective immediately upon entry.

### VIII. CONCLUSION

For the foregoing reasons, Digital Realty respectfully requests the Court to modify the automatic stay for cause to allow Digital Realty to (a) send a notice of default and opportunity to cure letter to the Debtor and (b) submit a claim to Chubb under the Lease Bond. Digital Realty

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also respectfully this Court to grant Digital Realty any such other or further relief deemed just and proper.

DATED: July 27, 2022.

Respectfully submitted,

/s/ Bryan T. Glover

Bryan T. Glover, WA Bar No. 51045 (Admitted *Pro Hac Vice*) Stoel Rives LLP 600 University Street, Suite 3600 Seattle, WA 98101 Telephone: 206.386.7555 Facsimile: 206.386.7500 Email: bryan.glover@stoel.com

Attorneys for Digital Realty Trust, and affiliates

### **CERTIFICATE OF CONFERENCE**

Counsel for Digital Realty certifies that they communicated with counsel for the Debtor, namely Zach D. Lanier of Akin Gump Strauss Hauer & Feld LLP, by email on July 26, 2022, and requested that the Debtor agree that the stay be modified to allow Digital Realty to (a) send a notice of default and opportunity to cure letter to the Debtor and (b) submit a claim to Chubb under the Lease Bond. As of the filing of this Motion, the Debtor has not agreed to the relief requested in the Motion.

Additionally, counsel for Digital Realty certifies that they communicated with counsel for Chubb, namely Michael R. Morano and Gary D. Bressler of McElroy Deutsch, by email on July 25, 2022 and by voicemail on July 26, 2022 and informed counsel of Digital Realty's intent to file this Motion.

These recent communications follow prior and extensive conversations with counsel for the Debtors and counsel for Chubb regarding the relief requested in this Motion and the issues related thereto.

> /s/ Bryan T. Glover Bryan T. Glover

### UNITED STATES BANKRUPTCY COURT SOUTHERN DISTRICT OF TEXAS HOUSTON DIVISION

In re:

Chapter 11

SUNGARD AS NEW HOLDINGS, LLC, et al.,

Debtors.

Case No. 22-90018 (DRJ)

(Jointly Administered)

### ORDER ON DIGITAL REALTY'S EMERGENCY MOTION FOR LIMITED RELIEF FROM THE AUTOMATIC STAY

THIS MATTER having come before the Court on *Digital Realty's Emergency Motion for Limited Relief from the Automatic Stay* [Dkt. No. \_\_] (the "**Motion**"),<sup>1</sup> the Court having reviewed the Motion, supporting declarations, and any responses thereto, and finding that proper notice of the Motion has been given, and finding that good cause exists to grant relief from the automatic stay as requested in the Motion, determines that the Motion should be granted. Therefore, it is hereby **ORDERED** as follows:

1. The Motion is **GRANTED**.

2. The automatic stay is modified to authorize Digital Realty to submit a notice of default and opportunity to cure to Debtor pursuant to Exhibit G and Section 15.1.1 of the Lease.

3. For the avoidance of uncertainty, the automatic stay does not preclude Digital Realty from submitting a claim against Chubb under the Lease Bond or the taking of any further steps necessary for seeking payment under the Lease Bond.

<sup>&</sup>lt;sup>1</sup> Capitalized terms used but not otherwise defined herein shall have the meanings ascribed to them in the Motion.

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4. Notwithstanding Bankruptcy Rule 4001(a)(3), the modification of the stay ordered herein shall be effective immediately upon entry of this order.

Dated: \_\_\_\_\_, 2022.

Houston, Texas

# THE HONORABLE DAVID R. JONES CHIEF UNITED STATES BANKRUPTCY JUDGE

### **CERTIFICATE OF SERVICE**

On July 27, 2022, a copy of the foregoing document was served on all parties receiving electronic notification in the above-captioned case from the Court's CM/ECF system.

On July 27, 2022, a copy of the foregoing document was also deposited for delivery by the United States Postal Service, via First Class U.S. Mail, postage prepaid, to the parties listed on the attached mailing list, as well as by email to those parties where an email address is included.

<u>/s/ Bryan T. Glover</u> Bryan T. Glover

# SERVICE LIST

Sungard Availability Services (Canada) Ltd./Sungard, Services de Continuite des Affaires (Canada) Ltee Attn: Michael K. Robinson, CEO & President 1800 Argentina Rd. Mississauga, ON L5N 3K3 CANADA	Sungard Availability Services (Canada) Ltd./Sungard, Services de Continuite des Affaires (Canada) Ltee Attn: Michael K. Robinson, CEO & President 565 East Swedesford Road, Suite 320 Wayne, PA 19087
Sungard AS New Holdings, LLC	Sungard AS New Holdings II, LLC
Attn: Michael K. Robinson, CEO & President	Attn: Michael K. Robinson, CEO & President
565 East Swedesford Road, Suite 320	565 E. Swedesford Road, Suite 320
Wayne, PA 19087	Wayne, PA 19087
Sungard AS New Holdings III, LLC	Sungard Availability Network Solutions Inc.
Attn: Michael K. Robinson, CEO & President	Attn: Michael K. Robinson, CEO & President
565 E. Swedesford Road, Suite 320	565 E. Swedesford Road, Suite 320
Wayne, PA 19087	Wayne, PA 19087
Sungard Availability Services Holdings (Canada),	Sungard Availability Services Holdings (Europe),
Inc.	Inc.
Attn: Michael K. Robinson, CEO & President	Attn: Michael K. Robinson, CEO & President
565 E. Swedesford Road, Suite 320	565 E. Swedesford Road, Suite 320
Wayne, PA 19087	Wayne, PA 19087
Sungard Availability Services Holdings, LLC	Sungard Availability Services Technology, LLC
Attn: Michael K. Robinson, CEO & President	Attn: Michael K. Robinson, CEO & President
565 E. Swedesford Road, Suite 320	565 E. Swedesford Road, Suite 320
Wayne, PA 19087	Wayne, PA 19087
Sungard Availability Services, LP	Sungard Availability Services, Ltd.
Attn: Michael K. Robinson, CEO & President	Attn: Michael K. Robinson, CEO & President
565 E. Swedesford Road	565 E. Swedesford Road, Suite 320
Wayne, PA 19087	Wayne, PA 19087
InFlow LLC Attn: Michael K. Robinson, CEO & President 565 E. Swedesford Road, Suite 320 Wayne, PA 19087	Philip C. Dublin Meredith A. Lahaie Akin Gump Strauss Hauer & Feld LLP One Bryant Park New York, NY 10036 Email: <u>pdublin@jw.com</u> ; <u>mlahaie@jw.com</u> Attorneys for Debtors
Matthew D. Cavenaugh	Lacy M. Lawrence
Jennifer F. Wertz	Zach D. Lanier
Rebecca Blake Chaikin	Akin Gump Strauss Hauer & Feld LLP
Jackson Walker L.L.P	2300 N. Field Street, Suite 1800
1401 McKinney Street, Suite 1900	Dallas, TX 75201
Houston, TX 77010	Email: <u>mbrimmage@akingump.com;</u>
Email: <u>mcavenaugh@jw.com</u> ; <u>jwertz@jw.com</u> ;	<u>llawrence@akingump.com;</u>
<u>rchaikin@jw.com</u>	<u>zlanier@akingump.com</u> ;
Attorneys for Debtors	Attorneys for Debtors

Wendy M. Simkulak	Robert Feinstein
Drew S. McGehrin	Bradford Sandler
Duane Morris LLP	Pachulski Stang Ziehl & Jones LLP
30 South 17 <sup>th</sup> Street	780 Third Avenue, 34th Floor
Philadelphia, PA 19103-4196	New York, NY 10017
Email: wmsimkulak@duanemorris.com;	Email: rfeinstein@pszjlaw.com;
dsmcgehrin@duanemorris.com	<u>bsandler@pszjlaw.com</u>
Attorneys for Chubb Companies	Attorneys for Committee
Gary D. Bressler, Esq.	John F. Kostelnik
McElroy, Deutsch, Mulvaney & Carpenter, LLP	Gregory R. Farkas
300 Delaware Avenue, Suite 1014	Franz Ward, LLC
Wilmington, DE 19801	200 Public Square, Suite 3000
Email: gbressler@mdmc-law.com	Cleveland, OH 44120
Linali. gbressler@munic-law.com	
	Email: <u>ikostelnik@frantzward.com;</u>
	GFarkas@frantzward.com
Keara M. Waldron, Esq.	Victoria "Tory" Vonder Haar
Lowenstein Sandler LLP	2520 W.W. Thorne Drive
1251 Avenue of the Americas	Houston, TX 77073
-	
New York, NY 10020	Email: <u>bnkatty@aldineisd.org</u>
E-mail: <u>kwaldron@lowenstein.com</u>	
Dylan T.F. Ross	Thomas M. Gaa, Esq.
FÓRSHEY & PROSTOK, LLP	Gaye Heck, Esq.
777 Main Street, Suite 1550	BIALSON, BERGEN & SCHWAB
Fort Worth, TX 76102	633 Menlo Avenue, Suite 100
Email: dross@forsheyprostok.com	Menlo Park, CA 94025
Email. dross@forsneyprostok.com	
	Email: <u>Tgaa@bbslaw.com;</u> gaye@bbslaw.com
Michael D. Sirota	Richardson ISD
COLE SCHOTZ P.C.	c/o Eboney Cobb
1325 Avenue of the Americas, Flr. 19	Perdue, Brandon, Fielder, Collins & Mott, LLP
New York, NY 10019	500 E. Border Street, Suite 640
Email: msirota@coleschotz.com	Arlington, TX 76010
Email. <u>mairotal@colcacitotz.com</u>	Email: emccain@pbfcm.com
TN Dept of Revenue	Anh Nguyen
c/o TN Attorney General's Office,	STREUSAND, LANDON, OZBURN & LEMMON,
Bankruptcy Division	LLP
PO Box 20207	1801 S. MoPac Expressway, Suite 320
Nashville, Tennessee 37202-0207	Austin, TX 78746
Email: Steve.butler@ag.tn.gov	Email: nguyen@slollp.com
Email: <u>otovo.butor@ag.tri.gov</u>	Email: <u>inguyon@sioip.com</u>
Kenneth A. Listwak	Chris Garcia
Troutman Pepper Hamilton Sanders LLP	VP, Deputy General Counsel
Hercules Plaza, Suite 5100	Ensono
1313 N. Market Street, P.O. Box 1709	c/o Denise Allen
Wilmington, DE 19899-1709	3333 Finley Road
E-mail: <u>kenneth.listwak@troutman.com</u>	Downers Grove, IL 60515
	E-mail: <u>chris.garcia@ensono.com</u>

Larry R. Boyd Emily M. Hahn Abernathy, Roeder, Boyd & Hullett, P.C. 1700 Redbud Blvd, Ste. 300 McKinney, TX 75069 Email: <u>bankruptcy@abernathy-law.com</u> ; <u>ehahn@abernathy-law.com</u>	Michael Morano, Esq. McElroy, Deutsch, Mulvaney & Carpenter, LLP 1300 Mount Kemble Ave. Morristown, NJ 07960 Email: <u>mmorano@mdmc-law.com</u>
Shelby Nace DLA PIPER LLP (US) 1000 Louisiana Street Houston, TX 77002 Email: <u>shelby.nace@us.dlapiper.com</u>	Rachel Ehrlich Albanese Dennis O'Donnell DLA PIPER LLP (US) 1251 Avenue of the Americas New York, NY 10020 Email: <u>rachel.albanese@us.dlapiper.com</u> <u>dennis.odonnell@us.dlapiper.com</u>
H. Stephen Castro Norton Rose Fulbright US LLP 1301 Avenue of the Americas New York, NY 10019 E-mail: <u>stephen.castro@nortonrosefulbright.com</u>	Timothy A. ("Tad") Davidson II HUNTON ANDREWS KURTH LLP 600 Travis Street, Suite 4200 Houston, TX 77002 Email: <u>taddavidson@HuntonAK.com</u>
Seth H. Lieberman Patrick Sibley Andrew S. Richmond PRYOR CASHMAN LLP 7 Times Square New York, NY 10036 E-mail: <u>slieberman@pryorcashman.com</u> ; <u>psibley@pryorcashman.com</u> ; <u>arichmond@pryorcashman.com</u>	Joshua I. Divack Jacob T. Schwartz Thompson Coburn Hahn & Hessen LLP 488 Madison Ave. New York, NY 10022 Email: <u>jdivack@thompsoncoburn.com</u> ; <u>jtschwartz@thompsoncoburn.com</u>
Stacey Wells Salters Thompson Coburn Hahn & Hessen LLP 2100 Ross Ave., Suite 3200 Dallas, Texas 75201 Email: <u>ssalters@thompsoncoburn.com</u>	Jason S. Brookner Amber M. Carson GRAY REED 1300 Post Oak Blvd, Suite 2000 Houston, TX 77056 Email: <u>jbrookner@grayreed.com</u> ; <u>acarson@grayreed.com</u> ;
David M. Hillman Megan R. Volin Joshua A. Esses PROSKAUER Eleven Times Square New York, NY 10036-8299 Email: <u>dhillman@proskauer.com</u> ; <u>mvolin@proskauer.com</u> ; <u>JEsses@proskauer.com</u>	Charles A. Dale PROSKAUER One International Place Boston, MA 02110-2600 Email: <u>CDale@proskauer.com</u>

## IN THE MATTER OF THE COMPANIES' CREDITORS ARRANGEMENT ACT, R.S.C. 1985, c. C-36, AS AMENDED

# AND IN THE MATTER OF SUNGARD AVAILABILITY SERVICES (CANADA) LTD./SUNGARD, SERVICES DE CONTINUITE DES AFFAIRES (CANADA) LTEE

APPLICATION OF SUNGARD AVAILABILITY SERVICES (CANADA) LTD./SUNGARD, SERVICES DE CONTINUITE DES AFFAIRES (CANADA) LTEE UNDER SECTION 46 OF THE *COMPANIES' CREDITORS ARRANGEMENT ACT*, R.S.C. 1985, c. C-36, AS AMENDED

# **ONTARIO** SUPERIOR COURT OF JUSTICE **COMMERCIAL LIST** PROCEEDING COMMENCED AT TORONTO **AFFIDAVIT OF MITCHELL STEPHENSON** (Sworn August 11, 2022) FASKEN MARTINEAU DUMOULIN LLP **Barristers and Solicitors** 333 Bay Street, Suite 2400 Bay Adelaide Centre, Box 20 Toronto, ON M5H 2T6 Aubrey Kauffman (LSO#: 18829N) akauffman@fasken.com Tel: 416 868 3538 Daniel Richer (LSO#: 75225G) dricher@fasken.com Tel: 416 865 4445 Raajan Aery (LSO: 79876C) raery@fasken.com Tel: 416 865 4403

Lawyers for Digital Toronto Nominee, Inc.

Court File No. CV-22-00679628-00CL

### ONTARIO SUPERIOR COURT OF JUSTICE COMMERCIAL LIST

IN THE MATTER OF THE COMPANIES' CREDITORS ARRANGEMENT ACT, R.S.C. 1985, c. C-36, AS AMENDED

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#### Party Contact **CASSELS BROCK & BLACKWELL LLP Ryan Jacobs** Scotia Plaza Tel: 416.860.6465 40 King Street West, Suite 2100 rjacobs@cassels.com Toronto, Ontario M5H 3C2 Jane Dietrich Tel: 416.860.5223 Counsel to the Foreign Representative jdietrich@cassels.com Natalie E. Levine Tel: 416.860.6568 nlevine@cassels.com Michael Wunder Tel: 416.860.6486 mwunder@cassels.com **Jeremy Bornstein** Tel: 416.869.5386 jbornstein@cassels.com William Onyeaju Tel: 647.267.1471 wonyeaju@cassels.com SUNGARD AVAILABILITY SERVICES **Bill Price** (CANADA) LTD. General Counsel for Sungard AS New 2330 Argentia Road Holdings LLC Mississauga, Ontario

SERVICE LIST

(as of August 3, 2022)

Party	Contact
L5N 5Z7	T 1 404 500 57 10
Foreign Representative	Tel: 484.582.5740 SGAS.Legalnotices@sungardas.com
AKIN GUMP STRAUSS HAUER & FELD LLP Bank of America Tower, 1 Bryant Park New York, New York 10036	Philip C. Dublin Tel: 212.872.8083 pdublin@akingump.com
US Counsel to the Sungard Group	Meredith A. Lahaie Tel: 212.872.8032 mlahaie@akingump.com
	Zachary Dain Lanier Tel: 214.969.2782 zlanier@akingump.com
ALVAREZ & MARSAL CANADA INC Royal Bank Plaza, South Tower 200 Bay Street, Suite 2900 Toronto, Ontario	Al Hutchens Tel: 416.847.5159 ahutchens@alvarezandmarsal.com
M5J 2J1	Joshua Nevsky Tel: 416.847.5161
Information Officer	jnevsky@alvarezandmarsal.com
	<b>Mitchell Binder</b> Tel: 416.847.5202 mbinder@alvarezandmarsal.com
BENNETT JONES LLP	Sean Zweig
One First Canadian Place Suite 3400, P.O. Box 130 Toronto, Ontario	Tel: 416.777.6254 zweigs@bennettjones.com
M5X 1A4	Jesse Mighton
Counsel for the Information Officer	Tel: 416.777.6255 mightonj@bennettjones.com
	Thomas Gray Tel: 416.777.7924 grayt@bennettjones.com
ALTER DOMUS PRODUCTS CORP 225 West Washington Street, 9 <sup>th</sup> Floor Chicago, Illinois	Legal Department legal@alterdomus.com
60606	Tad White cortland successor agent@alterdomus.com
Prepetition 1L Agent and Prepetition 2L Agent	
PROSKAUER ROSE LLP	Charles A. Dale
One International Place	Tel: 617.526.9870
Boston, Massachusetts	cdale@proskauer.com

Party	Contact
02110 US Counsel for the Ad Hoc Group of Term Loan Lenders	David M. Hillman Tel: 212.969.3470 dhillman@proskauer.com Joshua A. Esses Tel: 212.969.3667 jesses@proskauer.com
NORTON ROSE FULBRIGHT US LLP 1301 Avenue of the Americas New York, New York 10019	Stephen Castro Tel: 212.318.3147 stephen.castro@nortonrosefulbright.com
US Counsel to the Prepetition 1L Agent and the Prepetition 2L Agent	
NORTON ROSE FULBRIGHT CANADA LLP 222 Bay Street, Suite 3000 Toronto, Ontario M5K 1E7	David Amato Tel: 416.216.1861 david.amato@nortonrosefulbright.com
Canadian Counsel to the Prepetition 1L Agent and the Prepetition 2L Agent	Jennifer Stam Tel: 416.202.6707 jennifer.stam@nortonrosefulbright.com
PNC BANK, NATIONAL ASSOCIATION 100 Summer Street, Suite 1001 Boston, Massachusetts 02110	Matthew Leighton Sungard Relationship Manager matthew.leighton@PNC.com
PNC Bank, National Association, as Agent	
THOMPSON COBURN HAHN & HESSEN LLP 488 Madison Avenue, 15 <sup>th</sup> Floor New York, New York 10022 US Counsel to PNC Bank, National Association, as Agent	Joshua I. Divack Tel: 212.478.7340 jdivack@thompsoncoburn.com
MILLER THOMSON LLP	Kenneth R. Rosentein
Scotia Plaza 40 King Street West, Suite 5800 Toronto, Ontario	Tel: 416.595.7923 krosenstein@millerthomson.com
M5H 3S1	Gregory R. Azeff Tel: 416.595.2660
Canadian Counsel to PNC Bank, National Association, as Agent	gazeff@millerthomson.com

Party	Contact
	sdecaria@millerthomson.com
LMRK DI PROPCO CAN-BO LLC c/o Landmark Dividend LLC 400 Continental Blvd, Suite 500 El Segundo, California 90245 Landlord of 1800 Argentia Road, Mississauga,	Valerie Silva Vice President – Investments, Digital Infrastructure Division Tel: 801.200.2587 vsilva@landmarkdividend.com Josef Bobek
Ontario	General Counsel Tel: 310.464.3172 jbobek@landmarkdividend.com
DLA PIPER (CANADA) LLP Suite 6000, 1 First Canadian Place Toronto, Ontario M5X 1E2	Carole J. Hunter Tel: 403.698.8782 carole.hunter@dlapiper.com
Counsel for Landmark Infrastructure Partners, Landmark Dividend LLC and LMRK DI PROPCO CAN-BO LLC	
ORLANDO CORPORATION 6205 B Airport Road, Floor 5 Mississauga, Ontario L4V 1E3 Landlord of 2330 Argentia Road, Mississauga, Ontario	David H. Stewart Special Counsel Tel: 905.677.5480x354 stewartd@orlandocorp.com
CAMELINO GALESSIERE LLP 65 Queen Street West Suite 440 Toronto, Ontario M5H 2M5 Counsel to Orlando Corporation	Linda Galessiere Tel: 416.306.3827 Igalessiere@cglegal.ca Jessica Wuthmann Tel: 416.306.3836 jwuthmann@cglegal.ca
LCPF REALTY INC. (LASALLE INVESTMENT MANAGEMENT) c/o Colliers International 4 Robert Speck Parkway, Suite 260 Mississauga, Ontario L4Z 1S1 Landlord of 6535 Millcreek Drive, Mississauga, Ontario	Michael M. George Senior Property Manager Tel: 905.281.7217 michael.george@colliers.com Laura Clarke Assistant Property Manager Tel: 905.270.3277 laura.clarke@colliers.com

Party	Contact
DENTONS CANADA LLP 77 King Street West, Suite 400 Toronto Dominion Centre, Toronto, Ontario M5K 0A1 Counsel to LCPF Realty Inc. (LaSalle Investment Management)	Kenneth Kraft Tel: 416.863.4374 kenneth.kraft@dentons.com
DIGITAL TORONTO NOMINEE, INC (DIGITAL REALTY TRUST LP) 451 D Street, Suite 912 Boston, Massachusetts 02210 and STUTZMAN, BROMBERG, ESSERMAN & PLIFKA, A PROFESSIONAL CORPORATION 2323 Bryan Street, Suite 2200 Dallas, Texas 75201 Attn: Noah K. Hansford Landlord of 371 Gough Road, Markham,	Dinesh Sajnani Account Manager Enterprise Solutions Tel: 917.669.4188 dsajnani@digitalrealty.com Noah K. Hansford Tel: 214.969.4943 hansford@sbep-law.com
Ontario FASKEN MARTINEAU DUMOULIN LLP 333 Bay Street, Suite 2400	Aubrey E. Kauffman Tel: 416.868.3538
Toronto, Ontario M5H 2T6	akauffman@fasken.com
Counsel to Digital Toronto Nominee, Inc.	Tel: 416.865.4445 dricher@fasken.com
QAB #1 INVESTMENTS LIMITED c/o BRASSWATER 245 Victoria Avenue, Suite 801 Westmount, Quebec H3Z 2M6	BRASSWATER Property Manager Tel: 514.498.4444 (Ext. #244) INFO@BRASSWATER.CA
Landlord of 3950 Cote Vertu Boulevard, Saint- Laurent, Quebec	Claudia de Minico Tel: 514.498.4444 #266 cdeminico@brasswater.ca
and Landlord of 7405 Transcanada Highway Saint- Laurent, Quebec	<b>Stéphan Dubois</b> Tel: 514.647.5139 sdubois@brasswater.ca

Party	Contact
INVESTISSEMENTS RAINBOW CAPITAL LIMITÉE 8300 boul. Pie-IX Montréal, Quebec H1Z 4E8	<b>Katia Pietrunti</b> Tel: 514.376.1975 (Ext. #386) katia@vistaprops.com
Counsel to QAB #1 Investments Ltd.	
Landlord of 3950 Cote Vertu Boulevard, Saint- Laurent, Quebec	
and	
Landlord 7405 Transcanada Highway Saint- Laurent, Quebec	
WHIPCORD LTD 3528 30th Street North Lethbridge AB T1H 6Z4	Dan Hamilton COO dan.hamilton@whipcord.com
Service provider	
<b>STIKEMAN ELLIOTT LLP</b> Barristers & Solicitors 5300 Commerce Court West 199 Bay Street Toronto, Canada M5L 1B9	Lee Nicholson Tel: 416.869.5604 leenicholson@stikeman.com
Counsel to Pethealth Inc.	
MCCARTHY TÉTRAULT LLP Bureau 2500 1000, rue De La Gauchetière Ouest Montréal, QC H3B 0A2 Counsel for Kruger Services Inc.	Jocelyn T. Perreault Tel: 514.397.7092 jperreault@mccarthy.ca Marc-Étienne Boucher Tel: 514.397.5463 meboucher@mccarthy.ca
<b>DEPARTMENT OF JUSTICE CANADA</b> #400-120 Adelaide Street West Toronto, Ontario M5H 1T1	Diane Winters Tel: 416.973.3172 diane.winters@justice.gc.ca Pat Confalone pat.confalone@justice.gc.ca
	NotificationPGC-AGC.Fiscal- Tax@justice.gc.ca

Party	Contact
MINISTRY OF FINANCE (ONTARIO) LEGAL SERVICES BRANCH College Park, 11 <sup>th</sup> Floor 777 Bay Street Toronto, Ontario M5G 2C8	Steven Groeneveld steven.Groeneveld@ontario.ca
INSOLVENCY UNIT ONTARIO MINISTRY OF FINANCE 6th Floor 33 King Street West, Oshawa, Ontario L1H 8H5	Insolvency Unit Insolvency.unit@ontario.ca Leslie Crawford Tel: 905.433.5657
MINISTÈRE DE LA JUSTICE (QUEBEC) Édifice Louis-Philippe-Pigeon 1200, route de l'Église, 9e étage Québec City, QC G1V 4M1	Ieslie.crawford@ontario.ca General Enquiries ddaaj.mandats@justice.gouv.qc.ca
REVENU QUÉBEC Goods and Services Tax, Harmonized Sales Tax and Law of Quebec Secteur C65-CK 1265, boulevard Charest Ouest Québec City, QC G1N 4V5	General Enquiries Insolvabilite@revenuquebec.ca notif-montreal@revenuquebec.ca Vincenzo Carrozza Tel: 514.287.3149 Vincenzo.Carrozza@revenuquebec.ca
and C.P. 8025, succursale Desjardins Montreal, QC H5B 0A8	Adil Rifai Tel: 418.577.0047 Adil.Rifai@revenuquebec.ca
and	
Lariviere Meunier 3800 De Marly Street Secteur 5-2-8 Québec City, Québec G1X 4A5	
<b>STIKEMAN ELLIOTT LLP</b> Barristers & Solicitors 5300 Commerce Court West 199 Bay Street Toronto, Canada	<b>Maria Konyukhova</b> Tel: 416.869.5230 mkonyukhova@stikeman.com

Party	Contact
M5L 1B9	Philip Yang Tel: 416.869.5593
Counsel to Independent Electricity System Operator	pyang@stikeman.com
ELECTRICAL SAFETY AUTHORITY 155 Matheson Blvd W Mississauga, ON L5R 3L5	Roger KimRoger.Kim@electricalsafety.on.caMargaret CampbellMargaret.Campbell@electricalsafety.on.ca
	Kathy Simon Kathy.Simon@electricalsafety.on.ca
OSLER, HOSKIN & HARCOURT LLP 1000, rue De La Gauchetière Ouest Bureau 2100 Montréal QC H3B 4W5	Sandra Abitan Tel: 514.904.5648 SAbitan@osler.com
Counsel to TELUS Health Solutions Inc.	Tel: 514.904.5385 ikravtsov@osler.com
ATTORNEY GENERAL OF CANADA Department of Justice 120 Adelaide Street West Suite 400 Toronto, Ontario M5H 1T1 Lawyers for the Canada Revenue Agency	Edward Park Tel: 647.292.9368 Fax: 416.973.0810 edward.park@justice.gc.ca

# EMAIL SERVICE LIST

### (As of August 3, 2022)

rjacobs@cassels.com; jdietrich@cassels.com; nlevine@cassels.com; mwunder@cassels.com; ibornstein@cassels.com; SGAS.Legalnotices@sungardas.com; pdublin@akingump.com; mlahaie@akingump.com; zlanier@akingump.com; ahutchens@alvarezandmarsal.com; inevskv@alvarezandmarsal.com: mbinder@alvarezandmarsal.com: zweigs@bennettjones.com; mightonj@bennettjones.com; gravt@bennettjones.com; legal@alterdomus.com; cortland successor agent@alterdomus.com; cdale@proskauer.com; dhillman@proskauer.com; jesses@proskauer.com; stephen.castro@nortonrosefulbright.com; david.amato@nortonrosefulbright.com; jennifer.stam@nortonrosefulbright.com; matthew.leighton@pnc.com; jdivack@thompsoncoburn.com; krosenstein@millerthomson.com; gazeff@millerthomson.com; sdecaria@millerthomson.com; vsilva@landmarkdividend.com; jbobek@landmarkdividend.com; carole.hunter@dlapiper.com; stewartd@orlandocorp.com; Igalessiere@cglegal.ca; jwuthmann@cglegal.ca; michael.george@colliers.com; laura.clarke@colliers.com; dsajnani@digitalrealty.com; hansford@sbep-law.com; akauffman@fasken.com; dricher@fasken.com; INFO@BRASSWATER.CA; cdeminico@brasswater.ca; sdubois@brasswater.ca; katia@vistaprops.com; dan.hamilton@whipcord.com; leenicholson@stikeman.com; jperreault@mccarthy.ca; meboucher@mccarthy.ca; diane.winters@justice.gc.ca; pat.confalone@justice.gc.ca; steven.Groeneveld@ontario.ca; Insolvency.unit@ontario.ca: leslie.crawford@ontario.ca: Insolvabilite@revenuquebec.ca; notif-montreal@revenuquebec.ca; Vincenzo.Carrozza@revenuquebec.ca; mkonyukhova@stikeman.com; pyang@stikeman.com; Roger.Kim@electricalsafety.on.ca; Margaret.Campbell@electricalsafety.on.ca; Kathy.Simon@electricalsafety.on.ca; kenneth.kraft@dentons.com; SAbitan@osler.com; ikravtsov@osler.com; edward.park@justice.gc.ca; wonyeaju@cassels.com; ddaai.mandats@justice.gouv.gc.ca; Adil.Rifai@revenuquebec.ca

# IN THE MATTER OF THE COMPANIES' CREDITORS ARRANGEMENT ACT, R.S.C. 1985, c. C-36, AS AMENDED

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### ONTARIO SUPERIOR COURT OF JUSTICE COMMERCIAL LIST

PROCEEDING COMMENCED AT TORONTO

## **MOTION RECORD**

(Recognition of Foreign Orders)

## FASKEN MARTINEAU DUMOULIN LLP

Barristers and Solicitors 333 Bay Street, Suite 2400 Bay Adelaide Centre, Box 20 Toronto, ON M5H 2T6

# Aubrey Kauffman (LSO#: 18829N)

akauffman@fasken.com Tel: 416 868 3538

Daniel Richer (LSO#: 75225G) dricher@fasken.com Tel: 416 865 4445

Raajan Aery (LSO: 79876C) raery@fasken.com Tel: 416 865 4403

Lawyers for Digital Toronto Nominee, Inc.