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8 **IN THE UNITED STATES BANKRUPTCY COURT**
9 **FOR THE DISTRICT OF ARIZONA**

10 In re:

11 MORTGAGES LTD.,
12 Debtor.

Chapter 7 Involuntary Proceedings

Case No. 2:08-bk-07465-RJH

**ORDER GRANTING MOTION TO
EXTEND STANDSTILL AGREEMENT**

15 This matter having come before the Court on the Motion to Continue Standstill Agreement of
16 Tempe Land Company LLC (“TLC”);

17 The ML Manager having filed an objection and TLC having filed a Reply to the same;

18 The Court having reviewed all relevant pleadings; and

19 For good cause appearing therefore:

20 **IT IS HEREBY ORDERED, ADJUDICATED AND DECREED** that:

- 21 (1) the Standstill Agreement shall be extended through and including November 16, 2009;
- 22 (2) there shall be a moratorium on new litigation being commenced against TLC through and
- 23 including November 16, 2009, including but not limited to: (i) extending the deadline for
- 24 TLC to file its Response to the Official Committee of Investor’s objection to the proof of
- 25 claim filed by the Debtor Mortgages Ltd. (“ML”) to November 16, 2009; (ii) extending the
- 26 briefing deadline relating to the OSC Litigation to November 16, 2009; (iii) extending the
- 27 hearing on the OSC Litigation to a date following the November 16, 2009, deadline (or
- 28 such date as is reasonably available to the Court); and (iv) ordering ML and the ML

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Manager to forbear until November 16, 2009 from bring any motion described in Paragraph Z of the Order confirming the OCI's Plan which relates to "claims and causes of action and other issues asserted or which may be asserted by the ML's estate or the TLC estate against each other."

DATED AND SIGNED ABOVE

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