

**IN THE CIRCUIT COURT OF THE FIFTEENTH JUDICIAL CIRCUIT
IN AND FOR PALM BEACH COUNTY, FLORIDA
CIVIL DIVISION**

STATE OF FLORIDA
OFFICE OF FINANCIAL REGULATION,

Plaintiff,

v.

CASE NO.: 50-2021-CA-008718-XXXX-MB

NATIONAL SENIOR INSURANCE, INC.
D/B/A SEEMAN HOLTZ,
MARSHAL SEEMAN,
CENTURION INSURANCE SERVICES GROUP, LLC,
BRIAN J. SCHWARTZ,
EMERALD ASSETS 2018, LLC,
INTEGRITY ASSETS 2016, LLC,
INTERGRITY ASSETS, LLC,
PARA LONGEVITY 2014-5, LLC,
PARA LONGEVITY 2015-3, LLC,
PARA LONGEVITY 2015-5, LLC,
PARA LONGEVITY 2016-3, LLC,
PARA LONGEVITY 2016-5, LLC,
PARA LONGEVITY 2018-3, LLC,
PARA LONGEVITY 2018-5, LLC,
PARA LONGEVITY 2019-3, LLC,
PARA LONGEVITY 2019-5, LLC,
PARA LONGEVITY 2019-6, LLC,
PARA LONGEVITY VI, LLC,
SH GLOBAL, LLC N/K/A PARA LONGEVITY V, LLC,
ALTRAI GLOBAL, LLC A/K/A ALTRAI HOLDINGS, LLC,
VALENTINO GLOBAL HOLDINGS, LLC,
AMERITONIAN ENTERPRISES, LLC,
SEEMAN-HOLTZ CONSULTING CORP.,
CENTURION ISG Holdings, LLC,
CENTURION ISG Holdings II, LLC,
CENTURION ISG (Europe) Limited,
CENTURION ISG SERVICES, LLC,
CENTURION ISG FINANCE GROUP, LLC,
CENTURION FUNDING SPV I LLC,
CENTURION FUNDING SPV II LLC,
GRACE HOLDINGS FINANCIAL, LLC,
PRIME SHORT TERM CREDIT INC.,

Defendants.

THE ESTATE OF ERIC CHARLES HOLTZ,
SEEMAN HOLTZ PROPERTY AND CASUALTY, LLC
F/K/A SEEMAN HOLTZ PROPERTY AND CASUALTY, INC.,
SHPC HOLDINGS I, LLC,

Relief Defendants.

**CORPORATE MONITOR, DANIEL J. STERMER'S NOTICE OF INTENT TO
TERMINATE LEASE AGREEMENT WITH LANDLORD, MCM 301 YAMATO LLC
AND UNOPPOSED MOTION TO APPROVE ADMINISTRATIVE CLAIM**

Daniel J. Stermer, as Court-appointed Corporate Monitor (the “Corporate Monitor”) for the property, assets, and business of the thirty-two (32) corporate-entities (the “Monitorship Entities”) pursuant to the *Agreed Order Granting Plaintiff's Consent Motion for Appointment of Corporate Monitor and Related Injunctive Relief*, dated September 14, 2021 (the “Monitorship Order”) and the *Agreed Order Granting Corporate Monitor, Daniel J. Stermer's Unopposed Motion to Expand Corporate Monitorship Estate*, dated January 5, 2022, respectfully notifies this Court of his intent to terminate the Lease Agreement for the premises located at 301 Yamato Road, Suite 2180, Boca Raton, Florida (“Lease”), commonly known as FNBCC Plaza @ Boca Raton with Landlord, MCM 301 Yamato LLC (“Landlord”) and seeking the entry of an Order approving an Administrative Claim in the amount of \$58,575.00 (“Administrative Claim”) in favor of Landlord. In support of this Motion, the Corporate Monitor states:

1. On September 10, 2021, the Plaintiff, State of Florida, Office of Financial Regulation (the “Plaintiff” or “OFR”) filed a *Consent Motion for Appointment of Corporate Monitor*, seeking the appointment of the Corporate Monitor for the property, assets, and business of the defendants listed below (collectively, the “Consenting Corporate Defendants”), as well as a

temporary injunction against the Consenting Corporate Defendants and two natural-person Defendants, Marshal Seeman and Brian J. Schwartz (the “Consenting Individual Defendants”):

1. NATIONAL SENIOR INSURANCE, INC. D/B/A SEEMAN HOLTZ,
2. CENTURION INSURANCE SERVICES GROUP, LLC,
3. EMERALD ASSETS 2018, LLC,
4. INTEGRITY ASSETS 2016, LLC,
5. INTERGRITY ASSETS, LLC,
6. PARA LONGEVITY 2014-5, LLC,
7. PARA LONGEVITY 2015-3, LLC,
8. PARA LONGEVITY 2015-5, LLC,
9. PARA LONGEVITY 2016-3, LLC,
10. PARA LONGEVITY 2016-5, LLC,
11. PARA LONGEVITY 2018-3, LLC,
12. PARA LONGEVITY 2018-5, LLC,
13. PARA LONGEVITY 2019-3, LLC,
14. PARA LONGEVITY 2019-5, LLC,
15. PARA LONGEVITY 2019-6, LLC,
16. PARA LONGEVITY VI, LLC,
17. SH GLOBAL, LLC N/K/A PARA LONGEVITY V, LLC,
18. VALENTINO GLOBAL HOLDINGS, LLC,
19. AMERITONIAN ENTERPRISES, LLC,
20. SEEMAN-HOLTZ CONSULTING CORP.,
21. CENTURION ISG Holdings, LLC,
22. CENTURION ISG Holdings II, LLC,
23. CENTURION ISG (Europe) Limited,
24. CENTURION ISG SERVICES, LLC,
25. CENTURION ISG FINANCE GROUP, LLC,
26. CENTURION FUNDING SPV I LLC, and
27. CENTURION FUNDING SPV II LLC,

2. On September 14, 2021, the Court entered an *Agreed Order Granting Plaintiff’s Consent Motion for Appointment of Corporate Monitor and Related Injunctive Relief* (the “September 14, 2021 Order”), thereby approving and appointing, *inter alia*, Daniel J. Stermer as the Corporate Monitor for the Consenting Corporate Defendants and their affiliates, subsidiaries, successors and assigns, until further Order of the Court.

3. On January 6, 2022, the Court entered an *Agreed Order Granting Corporate Monitor, Daniel J. Stermer’s Unopposed Motion to Expand Corporate Monitorship Estate*,

thereby expanding the scope of the corporate monitorship created in this case to include the following five additional entities:

- a. Para Global 2019, LLC, a Georgia limited liability company;
- b. Alloy Assets, LLC, a Florida limited liability company;
- c. Seeman Holtz Wealth Management, Inc., a Florida corporation;
- d. Agency Acquisition Funding, LLC, a Delaware limited liability company;

and

- e. America's Favorite Insurance Services LLC, a Delaware limited liability company.

4. Paragraph 13B of the September 14, 2021 Order provides that the Corporate Monitor is authorized “to immediately assume authority, possession, and control over all of the Consenting Corporate Defendants’ property interests, including, but not limited to, *business premises*, personal and real property, and records relevant thereto; to sue for and collect, recover, receive and take into possession from third parties all property of the Consenting Corporate Defendants and records relevant there to.” (emphasis added).

5. Paragraph 13Z of the September 14, 2021 Order provides that the Corporate Monitor is authorized to apply to this Court for authority to enter into contracts consistent with the authority granted by the Order.

6. On November 15, 2021, the Corporate Monitor filed *Corporate Monitor, Daniel J. Stermer’s Unopposed Motion for Authority to Enter Into Office Lease Agreement With MCM 301 Yamato LLC*, requesting authorization to enter into an Office Lease Agreement (the “Lease”), for a period of three (3) months, for property located at 301 Yamato Road, Suite 2180, Boca Raton, Florida, commonly known as FNBCC Plaza @ Boca Raton (the “Corporate Office”). The term of

the Lease was for a period of three months, commencing on December 1, 2021, and ending on February 28, 2022, with monthly rent in the amount of \$5,500.00 per month, including CAM Fees, Real Estate Taxes, Property Insurance payable via an administrative claim.

7. On November 16, 2021, the Court entered an *Agreed Order Granting Corporate Monitor, Daniel J. Stermer's Unopposed Motion for Authority to Enter Into Office Lease Agreement With MCM 301 Yamato LLC*, thereby authorizing the Corporate Monitor to (i) enter into the Lease with the Landlord; and (ii) vacate the prior corporate office space located at 301 Yamato Road, Suite 2222, Boca Raton, FL 33431 on or before November 30, 2021.

8. As set forth above, the Lease expired on February 28, 2022. Accordingly, the Landlord and the Corporate Monitor negotiated a month-to-month extension of the Lease, as memorialized in the *First Amendment to Office Lease Agreement* ("First Amendment"). Pursuant to the First Amendment, either party has the right to terminate the Lease effective at the end of a calendar month by providing the other respective party with thirty (30) days' advance written notice.

9. The purpose of the new Lease and First Amendment was to allow the Corporate Monitor to reduce the footprint of the leased space, to lower the rent and to allow access to the office until such time as the space was no longer needed for the administration of this case.

10. On March 1, 2022, the Court entered an *Agreed Order Granting Corporate Monitor, Daniel J. Stermer's Unopposed Motion for Approval of First Amendment to Office Lease Agreement with Landlord, MCM 301 Yamato LLC*.

11. On August 23, 2022, the Corporate Monitor provided Landlord notice of his election to terminate the Lease effective September 30, 2022, as the Corporate Office is no longer

needed. This will reduce ongoing expenses being incurred in the space and thus, beneficial to the case.

12. Pursuant to the Lease and First Amendment, NSI agreed to provide Landlord an Administrative Claim, to be paid in *pari passu* (in-line) with the Corporate Monitor and the Corporate Monitor's professionals (consistent with Paragraph 58 of the September 14, 2021 Order) for all Rent owed under the Lease and First Amendment, which shall be paid upon Court approval and adequate funds being available in the Corporate Monitorship Estate.

13. Pursuant to the Lease and First Amendment, Landlord is entitled to the Administrative Claim in the amount of \$58,575.00, which represents the following rent owed:

- a. Rent for December 1, 2021 through February 28, 2022 (@\$5,857.50/month): \$17,572.50; and
- b. Rent for March 1, 2021 through September 30, 2022 (@\$5,857.50/month): \$41,002.50.

WHEREFORE, Daniel J. Stermer, as Corporate Monitor, respectfully requests entry of the proposed Order attached as **Exhibit "A"** authorizing Corporate Monitor to pay the Administrative Claim pursuant to the terms set forth herein and for such other and additional relief as the Court deems just and proper.

Dated: September 27, 2022

Respectfully submitted,

BERGER SINGERMAN LLP
Counsel for Corporate Monitor
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Tel. (850) 561-3010
Fax (850) 561-3013

By: /s/ Brian G. Rich

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CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on September 27, 2022, the foregoing was filed using the Florida Court's E-Filing Portal, which served a copy of the foregoing electronically upon all electronic service parties. I further certify that a true and correct copy of the foregoing was served by electronic transmission upon all parties on the attached Service List.

By: /s/ Brian G. Rich
Brian G. Rich

SERVICE LIST

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EXHIBIT "A"

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CIVIL DIVISION**

STATE OF FLORIDA
OFFICE OF FINANCIAL REGULATION,

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NATIONAL SENIOR INSURANCE, INC.
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GRACE HOLDINGS FINANCIAL, LLC,

PRIME SHORT TERM CREDIT INC.,

Defendants.

THE ESTATE OF ERIC CHARLES HOLTZ,
SEEMAN HOLTZ PROPERTY AND CASUALTY, LLC
F/K/A SEEMAN HOLTZ PROPERTY AND CASUALTY, INC.,
SHPC HOLDINGS I, LLC,

Relief Defendants.

**AGREED ORDER GRANTING CORPORATE MONITOR, DANIEL J. STERMER'S
NOTICE OF INTENT TO TERMINATE LEASE AGREEMENT WITH LANDLORD,
MCM 301 YAMATO LLC AND UNOPPOSED MOTION TO APPROVE
ADMINISTRATIVE CLAIM**

THIS CAUSE came before the Court upon the *Corporate Monitor, Daniel J. Stermer's Notice Of Intent To Terminate Lease Agreement With Landlord, MCM301 Yamato LLC And Unopposed Motion To Approve Administrative Claim* (the "Motion")¹ filed by the Court-appointed Corporate Monitor Daniel J. Stermer ("Corporate Monitor"). The Motion notified this Court of the Corporate Monitor's intent to terminate the Lease Agreement with Landlord, and sought the entry of an Order approving an Administrative Claim in the amount of \$58,575.00 ("Administrative Claim") in favor of Landlord. The Court, having considered the and having reviewed the Court file, and being otherwise fully advised in the premises, it is hereupon,

ORDERED AND ADJUDGED that:

1. The Motion is hereby **GRANTED**.
2. The Corporate Monitor is authorized to pay Landlord \$58,575.00 on an administrative claim basis, which shall be paid in *pari passu* with the Corporate Monitor and the

¹ Capitalized terms used but not defined herein shall have the meanings ascribed in the Motion.

Corporate Monitor's professionals (consistent with Paragraph 58 of the September 14, 2021 Order) for all rent owed under the Lease and First Amendment, and upon adequate funds being available in the Corporate Monitorship Estate.

DONE AND ORDERED in Chambers at West Palm Beach, Florida this ____ day of _____, 2022.

BRADLEY HARPER
CIRCUIT COURT JUDGE

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