


**UNITED STATES BANKRUPTCY COURT  
DISTRICT OF DELAWARE**

**PROOF OF CLAIM**


  
**YOUR CLAIM IS SCHEDULED AS:**  
 Schedule/Claim ID s7179  
 Amount/Classification  
 \$5,480.59 Unsecured

Name of Debtor:  
**FriendFinder Networks Inc.**

Case Number:  
**13-12405**

*NOTE: Do not use this form to make a claim for an administrative expense that arises after the bankruptcy filing. You may file a request for payment of an administrative expense according to 11 U.S.C. § 503.*

Name of Creditor (the person or other entity to whom the debtor owes money or property):  
**20 BROAD COMPANY LLC**

Name and address where notices should be sent:  
 33253522000244  
**VORNADO OFFICE INC., 20 BROAD STREET  
 PO BOX 374486  
 PITTSBURGH, PA 15250-7486  
 C/O VORNADO REALTY TRUST  
 210 ROUTE 4 EAST  
 PARAMUS NJ 07652**

The amounts reflected above constitute your claim as scheduled by the Debtor or pursuant to a filed claim. If you agree with the amounts set forth herein, and have no other claim against the Debtor, you do not need to file this proof of claim EXCEPT as stated below.

If the amounts shown above are listed as Contingent, Unliquidated or Disputed, a proof of claim must be filed.

If you have already filed a proof of claim with the Bankruptcy Court or BMC, you do not need to file again.

**RECEIVED  
 NOV 12 2013**

Creditor Telephone Number ( ) email:

**THIS SPACE IS FOR COURT USE ONLY**

Name and address where payment should be sent (if different from above):  
**BMC GROUP**  
 Check this box if you are aware that anyone else has filed a proof of claim relating to your claim. Attach copy of statement giving particulars.

Check this box to indicate that this claim amends a previously filed claim.  
**Court Claim Number (if known):** \_\_\_\_\_

Payment Telephone Number ( ) email:

Filed on: \_\_\_\_\_

**1. AMOUNT OF CLAIM AS OF DATE CASE FILED** \$ 1,696.81  
 If all or part of your claim is secured, complete item 4.  
 If all or part of your claim is entitled to priority, complete item 5. \* see attached.  
 Check this box if claim includes interest or other charges in addition to the principal amount of claim. Attach itemized statement of interest or charges.

**2. BASIS FOR CLAIM:** LEASE OBLIGATIONS  
 (See instruction #2)

**3. LAST FOUR DIGITS OF ANY NUMBER BY WHICH CREDITOR IDENTIFIES DEBTOR:**

**3a. Debtor may have scheduled account as:**  
VORNADO OFFICE MGMT  
 (See instruction #3a)

**3b. Uniform Claim Identifier (optional):**  
 \_\_\_\_\_  
 (See instruction #3b)

**4. SECURED CLAIM:** (See instruction #4)  
 Check the appropriate box if your claim is secured by a lien on property or a right of set off, attach required redacted documents, and provide the requested information.  
**Nature of property or right of setoff:**  
**Describe:**  
 Real Estate  Motor Vehicle  Other \_\_\_\_\_  
**Value of Property:** \$ \_\_\_\_\_  
**Annual Interest Rate:** \_\_\_\_\_ %  Fixed or  Variable (when case was filed)  
**Amount of arrearage and other charges, as of time case filed, included in secured claim, if any:** \$ \_\_\_\_\_  
**Basis for Perfection:** \_\_\_\_\_  
**Amount of Secured Claim:** \$ \_\_\_\_\_  
**Amount Unsecured:** \$ \_\_\_\_\_

**5. Amount of Claim Entitled to Priority under 11 U.S.C. § 507(a).** If any part of the claim falls into one of the following categories, check the box specifying the priority and state the amount.  
**Amount entitled to priority:** \$ \_\_\_\_\_  
**You MUST specify the priority of the claim:**  
 Domestic support obligations under 11 U.S.C. § 507(a)(1)(A) or (a)(1)(B).  
 Up to \$2,775\* of deposits toward purchase, lease, or rental of property or services for personal, family, or household use - 11 U.S.C. § 507(a)(7).  
 Wages, salaries, or commissions (up to \$12,475\*), earned within 180 days before filing of the bankruptcy petition or cessation of the debtor's business, whichever is earlier - 11 U.S.C. § 507(a)(4).  
 Taxes or penalties owed to governmental units - 11 U.S.C. § 507(a)(8).  
 Contributions to an employee benefit plan - 11 U.S.C. § 507(a)(5).  
 Other - Specify applicable paragraph of 11 U.S.C. § 507(a) ( \_\_\_\_\_ ).

\* Amounts are subject to adjustment on 4/1/13 and every 3 years thereafter with respect to cases commenced on or after the date of adjustment.

**6. CREDITS:** The amount of all payments on this claim has been credited for the purpose of making this proof of claim. (See instruction #6)

**7. DOCUMENTS:** *Attached are redacted copies of documents that support the claim*, such as promissory notes, purchase orders, invoices, itemized statements of running accounts, contracts, judgments, mortgages, and security agreements, or, in the case of a claim based on an open-end or revolving consumer credit agreement, a statement providing the information required by FRBP 3001(c)(3)(A). If the claim is secured, box 4 has been completed, and redacted copies of documents providing evidence of perfection of a security interest are attached. If the claim is secured by the debtor's principal residence, the Mortgage Proof of Claim Attachment is being filed with this claim. (See instruction #7, and definition of "redacted").

DO NOT SEND ORIGINAL DOCUMENTS. ATTACHED DOCUMENTS MAY BE DESTROYED AFTER SCANNING.

If the documents are not available, please explain:

**DATE-STAMPED COPY:** To receive an acknowledgment of the filing of your claim, enclose a stamped, self-addressed envelope and copy of this proof of claim.

The original of this completed proof of claim form must be sent by mail or hand delivered (**FAXES NOT ACCEPTED**) so that it is actually received on or before 5:00 pm, prevailing Eastern Time on November 13, 2013 for Non-Governmental Claimants OR on or before March 17, 2014 for Governmental Units.

BY MAIL TO:  
 BMC Group, Inc  
 Attn: FriendFinder Networks Inc. Claims Processing  
 PO Box 3020  
 Chanhassen, MN 55317-3020

BY MESSENGER OR OVERNIGHT DELIVERY TO:  
 BMC Group, Inc  
 Attn: FriendFinder Networks Inc. Claims Processing  
 18675 Lake Drive East  
 Chanhassen, MN 55317

**8. SIGNATURE:** (See instruction #8)

Check the appropriate box.

- I am the creditor.      I am the creditor's authorized agent.      I am the trustee, or the debtor, or their authorized agent. (See Bankruptcy Rule 3004.)      I am a guarantor, surety, indorser, or other codebtor. (See Bankruptcy Rule 3005.)

I declare under penalty of perjury that the information provided in this claim is true and correct to the best of my knowledge, information, and reasonable belief.

Print Name: BRIAN KURTZ  
 Title: SENIOR VICE PRESIDENT  
 Company: VORNADO REALTY TRUST

Brian Kurtz     11/14/13  
 (Signature)     (Date)

Address and telephone number (if different from notice address above):  
 \_\_\_\_\_  
 \_\_\_\_\_

Telephone number: \_\_\_\_\_ email: \_\_\_\_\_

Penalty for presenting fraudulent claim: Fine of up to \$500,000 or imprisonment for up to 5 years, or both. 18 U.S.C. §§ 152 and 3571.

**LIST OF DEBTORS:**

Debtor Name	Case Nbr	Debtor Name	Case Nbr
PMGI Holdings Inc.	13-12404-CSS	Medley.com Incorporated	13-12424-CSS
FriendFinder Networks Inc.	13-12405-CSS	NAFT News Corporation	13-12425-CSS
Argus Payments Inc.	13-12406-CSS	Penthouse Digital Media Productions Inc.	13-12426-CSS
Big Island Technology Group, Inc.	13-12407-CSS	Penthouse Images Acquisitions, Ltd.	13-12427-CSS
Blue Hen Group Inc.	13-12408-CSS	PerfectMatch Inc.	13-12428-CSS
Confirm ID, Inc.	13-12409-CSS	Playtime Gaming Inc.	13-12429-CSS
Danni Ashe, Inc.	13-12410-CSS	PPM Technology Group, Inc.	13-12430-CSS
Fastcupid, Inc.	13-12411-CSS	Pure Entertainment Telecommunications, Inc.	13-12431-CSS
Fierce Wombat Games Inc.	13-12412-CSS	Sharkfish, Inc.	13-12432-CSS
FriendFinder California Inc.	13-12413-CSS	Snapshot Productions, LLC	13-12433-CSS
FriendFinder Ventures Inc.	13-12414-CSS	Streamray Inc.	13-12434-CSS
FRNK Technology Group	13-12415-CSS	Streamray Studios Inc.	13-12435-CSS
General Media Art Holding, Inc.	13-12416-CSS	Tan Door Media Inc.	13-12436-CSS
General Media Communications, Inc.	13-12417-CSS	Traffic Cat, Inc.	13-12437-CSS
General Media Entertainment, Inc.	13-12418-CSS	Transbloom, Inc.	13-12438-CSS
Global Alphabet, Inc.	13-12419-CSS	Various, Inc.	13-12439-CSS
GMCI Internet Operations, Inc.	13-12420-CSS	Video Bliss, Inc.	13-12440-CSS
GMI On-Line Ventures, Ltd.	13-12421-CSS	West Coast Facilities Inc.	13-12441-CSS
Interactive Network, Inc.	13-12422-CSS	XVHUB Group Inc.	13-12442-CSS
Magnolia Blossom Inc.	13-12423-CSS		

UNITED STATES BANKRUPTCY COURT  
FOR THE DISTRICT OF DELAWARE

In re

FRIENDFINDER NETWORKS INC.,

Debtor.

Chapter 11

Case No. 13-12405

ADDENDUM TO PROOF OF CLAIM OF 20 BROAD COMPANY L.L.C.

Brian Kurtz, Senior Vice President – Financial Administration of Vornado Realty Trust (“Vornado”), as authorized agent for 20 Broad Company L.L.C. (the “Landlord”), whose business address and mailing address is 210 Route 4 East, Paramus, New Jersey 07652, says:

1. I, Brian Kurtz, am the Senior Vice President - Financial Administration of Vornado, the agent for the Landlord. I am authorized to execute this addendum to proof of claim on behalf of the Landlord.

2. Pursuant to a lease agreement, as amended and/or modified (collectively, the “Lease”) between Landlord and FriendFinder Networks Inc., as successor-in-interest to Penthouse Media Group Inc. (the “Debtor”), dated May 6, 2008, the Debtor leased from the Landlord a portion of the fourteenth floor of the building commonly referred to as 20 Broad Street, New York, New York (the “Premises”). The term of the Lease expires on January 31, 2019. Due to its voluminous nature, a copy of the Lease is not annexed hereto, but will be provided upon request.

3. The Lease provides for monthly obligations, including but not limited to, base rent, operation escalation expenses, and real estate taxes in the amount of \$55,527.89 (the “Lease Obligations”).

4. On September 17, 2013 ("Filing Date"), the Debtor and its affiliates filed voluntary petitions for relief under chapter 11 of title 11 of the United States Bankruptcy Code (the "Bankruptcy Code").

5. Prior to the Filing Date, the Debtor had not paid certain Lease Obligations which were due and payable by the Debtor to the Landlord pursuant to the Lease in the amount of at least \$1,696.81. As a result, the Landlord asserts a claim against the Debtor for such charges, including without limitation, all related fees, costs, charges and expenses, in the amount of at least \$1,696.81. Attached as Exhibit A is a summary and copies of the invoices for those charges.

6. Further, the Lease has not yet been assumed or rejected by the Debtor as of the date of the filing of this proof of claim. In the event the Lease is rejected, the Landlord will incur additional damages and have additional claims which will arise as a result of such rejection. The Landlord, therefore, asserts a contingent claim against the Debtor for all such damages and any potential additional claims including, without limitation, claims for (i) repairs, renovations or remodeling which are necessary to put the Premises in condition for re-letting, (ii) real estate commissions and legal fees and expenses incurred in connection with Landlord's efforts to re-let the Premises, (iii) any repairs necessitated by an act or omission of the Debtor or any other party, (iv) any real estate taxes or other taxes incurred by the Landlord with regard to the Premises, and (v) any other expense the Landlord incurs with respect to the Premises.

7. The Landlord reserves the right to amend and/or supplement this proof of claim to include additional claims for, *inter alia*, (i) any administrative expenses that have or may become due, (ii) repairs, renovations or remodeling which are necessary to put the Premises in condition for re-letting, including but not limited to, removal and disposal of abandoned personal property;

(iii) real estate commissions and legal fees and expenses incurred in connection with Landlord's efforts to re-let the Premises; (iv) any repairs necessitated by an act or omission of the Debtor or any other party; (v) any reconciliation of real estate taxes or other taxes or other expenses incurred by the Landlord with regard to the Premises; and (vi) any other expense the Landlord incurs with respect to the Premises.

8. No judgment has been rendered on this proof of claim.

9. No part of the claims asserted herein has been paid.

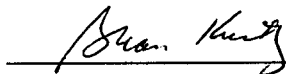
10. The Landlord does not waive any right to any security held by or for it or any right to claim specific assets or any right or rights of action that the Landlord has or may have against the Debtor or any other person or persons.

11. The Landlord expressly reserves the right to amend and/or supplement this proof of claim in any respect, including, without limitation, any additional amounts for administrative priority claims for amounts incurred throughout the post-Filing Date period.

12. In filing this proof of claim, the Landlord does not submit itself to the jurisdiction of this Court for any purpose other than with respect to such claim.

ALL NOTICES AND DISTRIBUTIONS WITH RESPECT TO THIS CLAIM SHOULD BE SENT TO:

20 Broad Company L.L.C.  
c/o Vornado Realty Trust  
210 Route 4 East  
Paramus, New Jersey 07652  
Attn.: Mei Cheng



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Brian Kurtz

**PENALTY FOR PRESENTING A FRAUDULENT CLAIM:**

Fine of up to \$500,000 or imprisonment for up to 5 years or both. 18 U.S.C. §§ 152 and 3571

V O R N A D O

OPENAR - OPEN AIR LIST - RUN ON: 11/11/13 - AGING BY: DATE IN

PRINT FORMAT: D - ITEMS SUMMARIZED BY INVOICE/LINK DEBITS W/CREDITS: NO  
 COMMERCIAL TENANTS: ALL  
 CONSOLIDATE SUB-TENANTS BY MASTER TENANT: NO  
 TENANT TYPES: ALL  
 RESIDENTIAL TENANTS EXCLUDED  
 PROFILE CODES: N/A  
 SKIP RES.TEN IF MOVE IN GREATER THAN IPL: NO  
 TENANT DETAIL: YES  
 FLAGGED/UNFLAGGED/ALL: BOTH FLAGGED AND UN-FLAGGED  
 INCLUDE FLAGS: ALL  
 PRINT CHRGR CODE SUMMARIES FOR: NONE  
 INCLUDE CHARGE CODES: ALL

TODAY'S ACTIVITY INCLUDED: NO  
 AGING: CURR 1 MTH 2 MTHS >2 MONTHS  
 MINIMUM: NONE  
 ALL/CREDIT BAL: ALL BALANCES  
 PRINT CHARGE CODE SUMMARY ONLY: NO  
 SORT BY: FTENANT ID  
 PAGE BREAK BY: PROP  
 PRINT MEMOS: NO  
 SEPARATE FLAG TOTALS: NO  
 REACTION TO FLAGS: NONE  
 PRINT SUMMARY PAGE: NO

PROPERTY: N020 - 20 BROAD STREET

DATE IN	DUE DATE	TP/INV #	CHRG DESC	LONG DESCRIPTION	TOTAL OPEN	11/2013	10/2013	09/2013	< 09/2013
<b>TENANT: N020/1403A - FriendFinder Networks Inc.</b>									
LEASE: 10/17/08-01/31/19									
TEL: NONE									
RENT: 52,031.50									
SEC: 156,094.50									
FLAGS: BK									
SQFT: 16,431									
10/02/2013	10/02/2013	D 24751	EL-ELEVATR	WS# 18260167-1			80.00		
10/02/2013	10/02/2013	D 25479	EL-ELEVATR	WS# 18312398-1			80.00		
10/30/2013	10/30/2013	D 100113	E3-ELC SMT	Aug 30 2013 - Oct 1 2013 **			1,411.54		
10/30/2013	10/30/2013	D 100113	ST-S-TAX P	Aug 30 2013 - Oct 1 2013 **			125.27		
<b>TENANT TOTALS:</b>					<b>1,696.81</b>	<b>0.00</b>	<b>1,696.81</b>	<b>0.00</b>	<b>0.00</b>

\*\* The electric invoice for the period 8/30/13 - 10/1/13 was \$2,509.40 for electric and \$222.71 for taxes. While Landlord asserts that the total of \$2,732.11 is an administrative expense, in an abundance of caution, Landlord has prorated the invoice to the petition date.

# VORNADO

20 Broad Street

## Billable Requests - Invoice Report

Request For: FriendFinder Networks Inc.  
Lease: 1403A  
Invoice Number: 024751  
Invoice Date: 09/23/2013  
Bill To: FriendFinder Networks Inc.  
20 BROAD STREET  
NEW YORK, NY 10005

Vornado Office Management LLC

Remittance Address:  
20 Broad Company LLC  
PO Box 371486  
Pittsburgh, PA 15250-7486

ID# 18260167-1      Created: 08/23/2013      Closed: 09/17/2013

Request Type: Freight Reservation

Originator: christine gildea

Location: Building: 20 Broad Street, Floor: , Suite: -

Assigned To: Russo, Arianne

Work Summary: -

Request Description: Freight Car  
Reservation #18260167 at 8/26/2013 6:00 PM

WE may not need a full 3 hours but I will add a note when we finish or email Arianne Russo in building manegement.  
Thank you

### Service Request Charges

Qty	Service Provided	Labor	Material	Admin	Tax	Total	Date Exported
1	Freight/Hour	\$80.00	-	-	-	\$80.00	Sep 23, 2013

### Totals

Service Request Subtotal:	\$80.00
Service Request Tax:	\$0.00
<b>Service Request Total:</b>	<b>\$80.00</b>

# VORNADO

20 Broad Street

## Billable Requests - Invoice Report

Request For: FriendFinder Networks Inc.

Vornado Office Management LLC

Lease: 1403A

Invoice Number: 025479

Invoice Date: 09/23/2013

Bill To: FriendFinder Networks Inc.  
20 BROAD STREET  
NEW YORK, NY 10005

Remittance Address:  
20 Broad Company LLC  
PO Box 371486  
Pittsburgh, PA 15250-7486

ID# 18312398-1

Created: 09/17/2013

Closed: 09/20/2013

Request Type: Freight Reservation  
Originator: christine gildea  
Location: Building: 20 Broad Street, Floor: , Suite: -  
Assigned To: Russo, Arianne  
Work Summary: -  
Request Description: Freight Car  
Reservation #18312398 at 9/3/2013 6:00 PM

For removal of file cabinets and rack by Westhall Cleanouts

### Service Request Charges

Qty	Service Provided	Labor	Material	Admin	Tax	Total	Date Expoted
1	Freight/Hour	\$80.00	-	-	-	\$80.00	Sep 23, 2013

### Totals

Service Request Subtotal:	\$80.00
Service Request Tax:	\$0.00
<b>Service Request Total:</b>	<b>\$80.00</b>



**VORNADO**  
REALTY TRUST

Electricity Charge

Prepared by Syntonic Data Management

Account Number : **N0201403A**  
Invoice Number : **EL.913.N0201403A**

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52305-31432

**PENTHOUSE MEDIA GROUP INC**

Energy/Demand Details			
Service period	August 30, 2013 - October 1, 2013 (32 Days)		
Total Energy (Kwh)	On-Peak : 6,230.2	Off-Peak : 5,887.6	Total : 12,117.8
Daily Usage	378.7 Kwh/Day		
Max Demand (Kw)	26.4	Load Factor	59.8 %

Building Utility Details			
Building Kwh Cost	\$72,805.04	Total Kwh	692,800
Building Kw Cost	\$69,003.77	Peak Demand Kw	1,632
		Unit Cost Kwh	\$0.105088
Total Bill Amt.	\$141,808.81	Unit Cost Kw	\$42.29

Charges Detail		
Energy Charge	12,117.8 kWh at an Avg Cost of \$0.105088	\$1,273.44
Demand Charge	26.4 kW at an Avg Cost of \$42.29	\$1,116.46
Sub-Total		\$2,389.90
Service Fee		\$0.00
Admin Fee	5.0 %	\$119.50
Sub-Total		\$2,509.40
Sales Tax	8.875 %	\$222.71
Total Due		<b>\$2,732.11</b>

Your electricity use in this period resulted in the release of 4.5 metric tons of carbon equivalent into the atmosphere

Tenant : **N0201403A**  
**PENTHOUSE MEDIA GROUP INC**  
  
20 Broad Street  
New York NY 10005

Make Check Payable to :  
20 Broad Street LLC  
P.O. Box 11191  
New York  
NY 10286-1191

**VORNADO**  
REALTY TRUST

Electricity Charge

Prepared by Syntonic Data Management

Meters Details for

N0201403A

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Meter Number	Mul tip.	Previous	Current	On Peak	Off Peak	Usage	Demand	Load Factor	% of Total
5589-6285	1.0	517,890	526,102	3,849	4,363	8,212	16.4	65.2 %	67.8 %
5589-6287	1.0	185,596	189,502	2,381	1,525	3,906	10.0	50.9 %	32.2 %
Totals:				6,230	5,888	12,118	26.4		

From: (201) 587-1000  
Mei Cheng  
vornado  
210 Route 4 East  
  
Paramus, NJ 07652

Origin ID: TEBA



Ship Date: 11NOV13  
ActWgt: 1.0 LB  
CAD: 1401619/INET3430

Delivery Address Bar Code



**RECEIVED**  
**NOV 12 2013**  
**BMC GROUP**

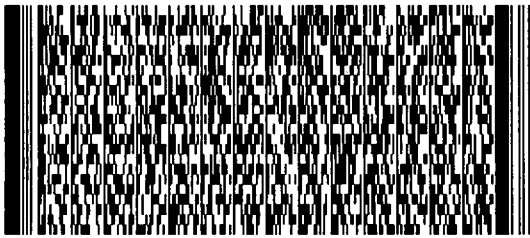
SHIP TO: (888) 909-0100  
**Attn: FriendFinder Networks**  
**BMC Group, Inc.**  
**18750 LAKE DR EAST**  
  
**CHANHASSEN, MN 55317**

BILL SENDER

Ref # AR  
Invoice #  
PO #  
Dept #

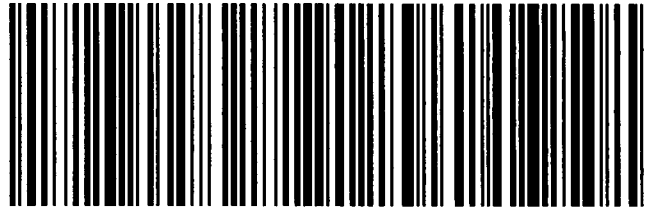
**TUE - 12 NOV AA**  
**STANDARD OVERNIGHT**

TRK# 7971 2946 9020  
0201



**XH FBLA**

**55317**  
MN-US  
**MSP**



51AG1/D5E6/1A9E

**After printing this label:**

1. Use the 'Print' button on this page to print your label to your laser or inkjet printer.
2. Fold the printed page along the horizontal line.
3. Place label in shipping pouch and affix it to your shipment so that the barcode portion of the label can be read and scanned.

**Warning:** Use only the printed original label for shipping. Using a photocopy of this label for shipping purposes is fraudulent and could result in additional billing charges, along with the cancellation of your FedEx account number.

Use of this system constitutes your agreement to the service conditions in the current FedEx Service Guide, available on [fedex.com](http://fedex.com). FedEx will not be responsible for any claim in excess of \$100 per package, whether the result of loss, damage, delay, non-delivery, misdelivery, or misinformation, unless you declare a higher value, pay an additional charge, document your actual loss and file a timely claim. Limitations found in the current FedEx Service Guide apply. Your right to recover from FedEx for any loss, including intrinsic value of the package, loss of sales, income interest, profit, attorney's fees, costs, and other forms of damage whether direct, incidental, consequential, or special is limited to the greater of \$100 or the authorized declared value. Recovery cannot exceed actual documented loss. Maximum for items of extraordinary value is \$1,000, e.g. jewelry, precious metals, negotiable instruments and other items listed in our Service Guide. Written claims must be filed within strict time limits, see current FedEx Service Guide.