


UNITED STATES BANKRUPTCY COURT COURT FOR THE DISTRICT OF DELAWARE	PROOF OF CLAIM
Name of Debtor: <p style="text-align: center;">UBI LIQUIDATING CORP. f/k/a URBAN BRANDS, INC.</p>	Case Number: 10-13005 (KJC)
NOTE: This form should not be used to make a claim for administrative expenses arising after the commencement of the case. A "request" for payment of an administrative expense may be filed pursuant to 11 U.S.C. § 503.	
Name of Creditor (the person or other entity to whom the debtor owes money or property): <p>THE BOULEVARD MALL</p> Name and address where notices should be sent: <div style="border: 1px solid black; padding: 5px; width: fit-content; margin: 10px auto;"> c/o GGP Limited Partnership 110 North Wacker Drive Chicago, IL 60606 Attn: Jennifer Anfinson </div> Telephone number: (312) 960 - 2931	<input type="checkbox"/> Check this box to indicate that this claim amends a previously filed claim. Court Claim Number: _____ (If known) Filed on: _____
Name and address where payment should be sent (if different from above): SAME Telephone number:	<input type="checkbox"/> Check this box if you are the debtor or trustee in this case. <input type="checkbox"/> 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.
1. Amount of Claim as of Date Case Filed: <u>\$ 316,002.97</u> * *Creditor reserves its right to file an amended claim. If all or part of your claim is secured, complete item 4 below, however, if all of your claim is unsecured, do not complete Item 4. If all or part of your claim is entitled to priority, complete item 5. <input type="checkbox"/> 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.	5. Amount of Claim Entitled to Priority under 11 U.S.C. § 507(a). If any portion of your claim falls in one of the following categories, check the box and state the amount. Specify the priority of the claim. <input type="checkbox"/> Domestic support obligations under 11 U.S.C. § 507(a)(1)(A) or (a)(1)(B). <input type="checkbox"/> Wages, salaries, or commissions (up to \$10,950*) earned within 180 days before filing of the bankruptcy petition or cessation of the debtors business, whichever is earlier - 11 U.S.C. § 507(a)(4). <input type="checkbox"/> Contributions to an employee benefit plan - 11 U.S.C. § 507(a)(5). <input type="checkbox"/> Up to \$2,425* of deposits toward purchase, lease, or rental of property or services for personal, family, or household use - 11 U.S.C. § 507(a)(7). <input type="checkbox"/> Taxes or penalties owed to governmental units - 11 U.S.C. § 507(a)(8). <input type="checkbox"/> Other - Specify applicable paragraph of 11 U.S.C. § 507(a)(1).
2. Basis for Claim: <u>NON-RESIDENTIAL REAL ESTATE LEASE OBLIGATIONS</u> (See instruction #2 on reverse side.)	Amount entitled to priority: \$ _____
3. Last four digits of any number by which creditor identifies debtor: _____ 3a. Debtor may have scheduled account as: <u>Ashley Stewart - The Boulevard Mall</u> (See instruction #3a on reverse side.)	<input type="checkbox"/> Amounts are subject to adjustment on 4/1/10 and every 3 years thereafter with respect to cases commenced on or after the date of adjustment.
4. Secured Claim (See instruction #4 on reverse side.) Check the appropriate box if your claim is secured by a lien on property or a right of setoff and provide the requested information. Nature of property or right of setoff: <input type="checkbox"/> Real Estate <input type="checkbox"/> Motor Vehicle <input type="checkbox"/> Other Describe: Value of Property: \$ _____ Annual Interest Rate ____ % 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: \$ _____	Amount entitled to priority: \$ _____
6. Credits: The amount of all payments on this claim has been credited for the purpose of making this proof of claim. 7. Documents: Attach redacted copies of any documents that support the claim, such as promissory notes, purchase orders, invoices, itemized statements of running accounts, contracts, judgments, mortgages, and security agreements. You may also attach a summary. Attach redacted copies of documents providing evidence of perfection of a security interest. You may also attach a summary. (See instruction 7 and definition of "redacted" on reverse side.) DO NOT SEND ORIGINAL DOCUMENTS. ATTACHED DOCUMENTS MAY BE DESTROYED AFTER SCANNING. If the documents are not available, please explain:	FOR COURT USE ONLY Urban Brands  00315
Signature: the person filing this claim must sign it. Sign and print name and title, if any, of the creditor or other person authorized to file this claim and state address and telephone number if different from the notice address above. Attach copy of power of attorney, if any. <div style="border: 1px solid black; padding: 5px; width: fit-content; margin: 10px auto;"> Date: 12/9/10 </div> <p style="text-align: center;"><i>Jennifer Anfinson</i></p> <p style="text-align: center;">Jennifer Anfinson-Bankruptcy Paralegal</p>	

UBI LIQUIDATING CORP., et al
dba ASHLEY STEWART
THE BOULEVARD MALL

DATE OF FILING:	9/21/2010
LEASE EXPIRATION:	8/31/2016
REJECTION DATE:	11/29/2010
# of MONTHS REMAINING ON LEASE:	69
PREPARED:	12/7/2010

Pre Petition Claim	\$70,454.17
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Rejection Damage Claim:	\$245,548.80
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Total Unsecured Claim:	\$316,002.97
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Claimant reserves the right to amend this Proof of Claim for any reason to include, without limitation, additional documentation, costs, interest, vacancy or repair charges or attorneys fees.

Documents support this Proof of Claim may be obtained upon request to Claimant, c/o GGP Limited Partnership, Attention: Bankruptcy Services, 110 N Wacker Drive, Chicago, IL 60606, ggpbk@ggp.com, or contact the individual listed on the first page of this Proof of Claim.

Tenant:
 Company 2232545 ASHLEY STEWART
 Operating Unit 2162 The Boulevard Mall
 Lease: 2162 The Boulevard Mall
 225395 Unit No 390

Type: NR New-Retail Status: F Active-Signed/Open Bankruptcy

P	C	Ty	Number	Document Company	G/L Offset	Invoice Date	Due Date/Check Date	Original Amount	Open Amount	Pre Petition	Post Petition	
D		RN	6940949	2162	RETP	8/26/2009	8/26/2009	\$128.51	\$128.51	\$128.51		
D		RD	7163791	2162	BMRR	1/1/2010	1/1/2010	\$9,779.42	\$9,492.34	\$9,492.34		
D		RD	7163791	2162	CAMT	1/1/2010	1/1/2010	\$8,093.70	\$6,450.44	\$6,450.44		
D		RD	7475343	2162	HVAP	6/1/2010	6/1/2010	\$97.83	\$97.83	\$97.83		
D		RD	7488083	2162	BMRR	7/1/2010	7/1/2010	\$9,779.42	\$9,779.42	\$9,779.42		
D		RD	7488083	2162	CAMT	7/1/2010	7/1/2010	\$8,093.70	\$8,093.70	\$8,093.70		
D		RD	7488083	2162	HVFT	7/1/2010	7/1/2010	\$1,291.57	\$1,291.57	\$1,291.57		
D		RD	7488083	2162	RETX	7/1/2010	7/1/2010	\$967.00	\$967.00	\$967.00		
D		RD	7488083	2162	WTSR	7/1/2010	7/1/2010	\$39.90	\$39.90	\$39.90		
D		RD	7533149	2162	BMRR	8/1/2010	8/1/2010	\$9,779.42	\$9,779.42	\$9,779.42		
D		RD	7533149	2162	CAMT	8/1/2010	8/1/2010	\$8,093.70	\$8,093.70	\$8,093.70		
D		RD	7533149	2162	HVFT	8/1/2010	8/1/2010	\$1,291.57	\$1,291.57	\$1,291.57		
D		RD	7533149	2162	RETX	8/1/2010	8/1/2010	\$967.00	\$967.00	\$967.00		
D		RD	7533149	2162	WTSR	8/1/2010	8/1/2010	\$39.90	\$39.90	\$39.90		
D		RN	7570453	2162	RETP	7/30/2010	7/30/2010	\$300.27	\$300.27	\$300.27		
D		RD	7592652	2162	BMRR	9/1/2010	9/1/2010	\$10,070.23	\$10,070.23	\$6,713.49	\$3,356.74	
D		RD	7592652	2162	CAMT	9/1/2010	9/1/2010	\$8,093.70	\$8,093.70	\$5,395.80	\$2,697.90	
D		RD	7592652	2162	HVFT	9/1/2010	9/1/2010	\$1,291.57	\$1,291.57	\$861.05	\$430.52	
D		RD	7592652	2162	RETX	9/1/2010	9/1/2010	\$967.00	\$967.00	\$644.67	\$322.33	
D		RD	7592652	2162	WTSR	9/1/2010	9/1/2010	\$39.90	\$39.90	\$26.60	\$13.30	
Lease: 225395												
ASHLEY STEWART												
The Boulevard Mall												
The Boulevard Mall												
Total									\$79,205.31	\$77,274.97	\$70,454.17	\$6,820.80

Operating Unit:
 Company

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THE BOULEVARD MALL

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11/29/2010

69

12/7/2010

	MONTHLY CHARGES	Rejection Damage Claim for One Year Pursuant to § 502(b)(6)	Rejection Damage Claim 15% of Remaining Term Not to Exceed 3 years rent
TOTAL	20,462.40	\$245,548.80	\$1,414,091.84
Times 15%			\$212,113.78

Date: December 9, 2010

VIA USPS

CLAIMS AGENT

BMC Group, Inc.

ATTN: Urban Brands Claim Processing

18750 Lake Drive East

Chanhausen, MN 55317

RE: Debtor: **UBI Liquidating Corp., f/k/a Urban Brands, Inc.**
Cause No: **10-13005 (KJC)**

Dear Claims Agent:

Enclosed you will find an original and two (2) copies of the following document(s) for filing in the above referenced case:

- _____ Notice of Appearance and Request for Service
- X Proof of Claims (Pre-Petition, Administrative, Rejection Damage)
- _____ Other _____

PLEASE KINDLY RETURN A FILE-STAMPED COPY OF EACH OF THE ENCLOSED DOCUMENTS IN THE ENCLOSED SELF-ADDRESSED STAMPED ENVELOPE.

THANK YOU FOR YOUR PROFESSIONAL ASSISTANCE.

IF YOU HAVE ANY QUESTIONS PLEASE CONTACT THE UNDERSIGNED AT:

Sincerely,



Jennifer Anfinson

Direct Dial: (312) 960 - 2931