

**United States Bankruptcy Court
District of Delaware**

**Administrative
Expense Claim**

Debtor against which claim is asserted:
**Large Apparel of Illinois, Inc.
Urban Brands, Inc.**

Case Name and Number:
**In re UBI Liquidating Corp., et al.,
Chapter 11, Case No. 10-13005(KJC), Jointly Administered**

NOTE: This form should not be used to make a claim in connection with a request for payment for goods or services provided to the Debtors prior to the commencement of the case. This Administrative Expense Claim (Supplemental Bar Date) form is to be used solely in connection with a request for payment of an administrative expense arising after commencement of the case pursuant to 11 U.S.C. § 503.

Name of Creditor
(The person or other entity to whom the debtor owes money or property)

Chicago Building, L.L.C., by its management agent,
Mid-America Asset Management, Inc.
c/o Robert D. Tepper
Schenk, Annes, Brookman, & Tepper, Ltd.
311 S. Wacker Drive, Suite 5125
Chicago, IL 60606-6657

Telephone No. 312-554-3116

- Check box if you are aware that anyone else has filed a proof of claim relating to your claim. Attach copy of statement given particulars.
- Check box if you have never received any notices from the bankruptcy court in this case.
- Check box if the address differs from the address on the envelope sent to you by the court.

**THIS SPACE IS FOR
COURT USE ONLY**

ACCOUNT OR OTHER NUMBER BY WHICH CREDITOR IDENTIFIES DEBTOR:

Check here if this claim: replaces amends a previously filed claim, dated:

RECEIVED

1. BASIS FOR CLAIM

JAN 19 2011

BMC GROUP

- Goods sold
- Services performed
- Money loaned
- personal injury/wrongful death
- Taxes
- Other (Described briefly) Obligations Due - Lease

Retiree benefits as defined in 11 U.S.C. § 1114(a)

Wages, salaries, and compensation (Fill out below)

Your social security number _____
Unpaid compensation for services performed
from _____ to _____ (date) (date)

2. DATE DEBT WAS INCURRED Various

3. IF COURT JUDGMENT, DATE OBTAINED: N/A

4. TOTAL AMOUNT OF ADMINISTRATIVE CLAIM: \$28,161.35

Check this box if claim includes interest or other charges in addition to the principal amount of the claim. Attach itemized of all additional charges.

5. Brief Description of Claim (attach any additional information):

Obligations due under Lease

6. CREDITS AND SETOFFS: The amount of all payments on this claim has been credited and deducted for the purpose of making this proof of claim. In filing this claim, claimant has deducted all amount that claimant owes to debtor.

7. SUPPORTING DOCUMENTS: Attach copies of supporting documents, such as promissory notes, purchase orders, invoices, itemized statements of running accounts, contracts, court judgments, or evidence of security interests. **DO NOT SEND ORIGINAL DOCUMENTS.** If the documents are not available, explain. If the documents are voluminous, attach a summary. Any attachment must be 8-1/2" by 11".

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

**THIS SPACE IS FOR
COURT USE ONLY**

Urban Brands



Date

1-18-2011

Signed and print the name and title, if any, of the creditor or other person authorized to file this claim (attach copy of power of attorney, if any)

Robert D. Tepper, Esq.
Attorney for Chicago Building, L.L.C.,
by its management agent, Mid-America Asset Management, Inc.

Penalty for presenting fraudulent claim: Fine of up to \$500,000 or imprisonment for up to 5 years, or both. 18 U.S.C. §§ 52 and 3571.

OCCUPANT LEDGER

Unit Reference Number : 390-2

Occupant Type : CURRENT

Chronological History

Date	Charge Code	Charge Description	Invoice Number	Amount	Balance
07/21/2009	PCT	Percentage Rent - 6/09 Sales		9,269.90	15,865.03
08/01/2009	RET	Real Estate Taxes		607.04	16,472.07
08/01/2009	HVC	Heating/Air Conditioning		297.60	16,769.67
08/12/2009	ELE	7/7-8/4 ELEC		2,990.07	19,759.74
08/15/2009	PCT	Percentage Rent - 07/09 Sales		5,854.25	25,613.99
09/01/2009	RET	Real Estate Taxes		607.04	26,221.03
09/01/2009	ELE	Pymt. Batch 730 Check 333333		-21,719.28	4,501.75
09/01/2009	HVC	Heating/Air Conditioning		297.60	4,799.35
09/15/2009	PCT	Percentage Rent - 8/09 Sales		5,211.38	10,010.73
09/18/2009	ELE	8/4-9/3 ELEC		3,257.98	13,268.71
09/18/2009	GAS	Gas		1,231.97	14,500.68
09/18/2009	WTR	Reimb. - Water		176.14	14,676.82
10/01/2009	RET	Real Estate Taxes		607.04	15,283.86
10/01/2009	HVC	Heating/Air Conditioning		297.60	15,581.46
10/14/2009	PCT	Percentage Rent - 9/09 Sales		6,576.09	22,157.55
10/19/2009	ELE	9/3-10/2 ELEC		2,987.37	25,144.92
10/21/2009	HVC	Pymt. Batch 027 Check 334345		-297.60	24,847.32
10/21/2009	OCR	Pymt. Batch 027 Check 334345		-0.42	24,846.90
10/21/2009	PCT	Pymt. Batch 027 Check 334345		-5,818.42	19,028.48
11/01/2009	RET	Real Estate Taxes		607.04	19,635.52
11/01/2009	HVC	Heating/Air Conditioning		297.60	19,933.12
11/11/2009	ELE	10/2-11/3 ELEC		2,058.82	21,991.94
11/11/2009	GAS	Gas		140.83	22,132.77
11/11/2009	WTR	Reimb. - Water		60.75	22,193.52
11/11/2009	WTR	Reimb. - Water		564.70	22,758.22
12/01/2009	RET	Real Estate Taxes		607.04	23,365.26
12/01/2009	PCT	Percentage Rent - 10/09 Sales		5,083.74	28,449.00
12/01/2009	HVC	Heating/Air Conditioning		297.60	28,746.60
12/08/2009	HVC	Pymt. Batch 360 Check 336381		-13,469.11	15,277.49
12/15/2009	PCT	Percentage Rent - 11/09 Sales		5,307.09	20,584.58
12/16/2009	ELE	11/3-12/4 ELEC		1,954.08	22,538.66
12/16/2009	RAP	Taxes Prior Year - 08Pay09		-873.27	21,665.39
12/21/2009	ELE	Pymt. Batch 432 Check 337202		-17,759.48	3,905.91
01/01/2010	RET	Real Estate Taxes		604.00	4,509.91
01/01/2010	HVC	Heating/Air Conditioning		297.60	4,807.51
01/15/2010	PCT	Percentage Rent - 12/09 Sales		6,308.68	11,116.19
01/21/2010	ELE	12/4-1/7 ELEC		1,979.81	13,096.00
02/01/2010	RET	Real Estate Taxes		604.00	13,700.00
02/01/2010	HVC	Heating/Air Conditioning		297.60	13,997.60
02/15/2010	ELE	Pymt. Batch 783 Check 338519		-13,343.82	653.78
02/15/2010	RET	Pymt. Batch 783 Check 338519		-3.04	650.74
02/15/2010	WTR	Pymt. Batch 783 Check 338519		-625.45	25.29
02/19/2010	ELE	1/7-2/5 ELEC		2,111.49	2,136.78
02/20/2010	PCT	Percentage Rent - 01/10 Sales		3,918.45	6,055.23
03/01/2010	RET	Real Estate Taxes		604.00	6,659.23
03/01/2010	HVC	Heating/Air Conditioning		297.60	6,956.83
03/10/2010	HVC	Pymt. Batch 949 Check 339316		-4,820.05	2,136.78
03/10/2010	RET	Pymt. Batch 949 Check 339316		-3.04	2,133.74
03/16/2010	GAS	10/09-11/09 GAS		554.16	2,687.90
03/16/2010	WTR	10/09-11/09 WTR/SWR		89.15	2,777.05
03/16/2010	PCT	Percentage Rent - 2/10 Sales		6,048.39	8,825.44
03/19/2010	ELE	ELECTRIC USAGE RECOVERY		1,915.11	10,740.55
04/01/2010	RET	Real Estate Taxes		604.00	11,344.55
04/01/2010	HVC	Heating/Air Conditioning		297.60	11,642.15

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Date	Charge Code	Charge Description	Invoice Number	Amount	Balance
04/15/2010	PCT	Percentage Rent - 4/10 Sales		7,695.29	19,337.44
04/16/2010	ELE	ELECTRIC USAGE RECOVERY		2,088.48	21,425.92
04/22/2010	HVC	Pymt. Batch 215 Check 340625		-6,949.99	14,475.93
04/22/2010	RET	Pymt. Batch 215 Check 340625		-3.04	14,472.89
05/01/2010	RET	Real Estate Taxes		604.00	15,076.89
05/01/2010	HVC	Heating/Air Conditioning		297.60	15,374.49
05/17/2010	PCT	Percentage Rent - 4/10 Sales		5,769.99	21,144.48
05/17/2010	ELE	ELECTRIC USAGE RECOVERY		1,937.28	23,081.76
06/01/2010	RET	Real Estate Taxes		604.00	23,685.76
06/01/2010	HVC	Heating/Air Conditioning		297.60	23,983.36
06/08/2010	ELE	Pymt. Batch 535 Check 341986		-15,266.13	8,717.23
06/08/2010	RET	Pymt. Batch 535 Check 341986		-3.04	8,714.19
06/08/2010	WTR	Pymt. Batch 535 Check 341986		-89.15	8,625.04
06/15/2010	PCT	Percentage Rent - 05/10 Sales		7,046.93	15,671.97
07/01/2010	RET	Real Estate Taxes		604.00	16,275.97
07/01/2010	HVC	Heating/Air Conditioning		297.60	16,573.57
07/13/2010	HVC	Pymt. Batch 756 Check 343108		-14,620.12	1,953.45
07/13/2010	RET	Pymt. Batch 756 Check 343108		-6.08	1,947.37
07/16/2010	PCT	Percentage Rent - 06/10 Sales		8,129.19	10,076.56
07/26/2010	ELE	ELECTRIC USAGE RECOVERY		2,212.86	12,289.42
08/01/2010	RET	Real Estate Taxes		604.00	12,893.42
08/01/2010	HVC	Heating/Air Conditioning		297.60	13,191.02
08/06/2010	ELE	ELECTRIC USAGE RECOVERY		2,575.00	15,766.02
08/16/2010	PCT	Percentage Rent - 07/10 Sales		5,110.48	20,876.50
08/20/2010	ELE	ELECTRIC USAGE RECOVERY		2,849.15	23,725.65
09/01/2010	RET	Real Estate Taxes		604.00	24,329.65
09/01/2010	HVC	Heating/Air Conditioning		297.60	24,627.25
09/20/2010	PCT	Percentage Rent - 08/10 Sales		4,338.10	28,965.35
10/01/2010	RET	Real Estate Taxes		604.00	29,569.35
10/01/2010	HVC	Heating/Air Conditioning		297.60	29,866.95
10/14/2010	PCT	Percentage Rent - 09/10 Sales		5,944.65	35,811.60
10/18/2010	HVC	Pymt. Batch 327 Check 345322		-901.60	34,910.00
10/18/2010	RET	Pymt. Batch 327 Check 345322		-3.04	34,906.96
10/18/2010	PCT	Pymt. Batch 327 Check 345357		-5,944.65	28,962.31
10/18/2010	ELE	ELECTRIC USAGE RECOVERY		3,153.77	32,116.08
10/18/2010	ELE	ELECTRIC USAGE RECOVERY		2,159.84	34,275.92
11/01/2010	RET	Real Estate Taxes		604.00	34,879.92
11/01/2010	HVC	Heating/Air Conditioning		297.60	35,177.52
11/12/2010	HVC	Pymt. Batch 492 Check 345744		-901.60	34,275.92
11/12/2010	RET	Pymt. Batch 492 Check 345744		-3.04	34,272.88
11/23/2010	PCT	Percentage Rent-10/10 \$48,826		4,882.64	39,155.52
11/29/2010	PCT	Pymt. Batch 555 Check 345884		-4,882.64	34,272.88
12/01/2010	PCT	Percentage Rent-11/10		4,609.06	38,881.94
12/01/2010	RET	Real Estate Taxes		604.00	39,485.94
12/01/2010	ELE	Pymt. Batch 568 Check 345922		-825.82	38,660.12
12/01/2010	HVC	Heating/Air Conditioning		297.60	38,957.72
12/09/2010	HVC	Pymt. Batch 675 Check 346101		-901.60	38,056.12
12/09/2010	RET	Pymt. Batch 675 Check 346101		-3.04	38,053.08
12/17/2010	ELE	Apr-Jun Electric Reim		242.80	38,295.88
12/17/2010	GAS	Jan-Mar 2010 Gas Reim		1,485.82	39,781.70
12/17/2010	GAS	Apr-Jun Gas Reim		601.50	40,383.20
12/17/2010	WTR	Apr-Jun		223.90	40,607.10
12/17/2010	WTR	Apr-Jun Chilled Water		234.06	40,841.16
12/17/2010	ELE	Jan-Mar 2010 Elect Reim		416.83	41,257.99

OCCUPANT LEDGER

Unit Reference Number : 390-2

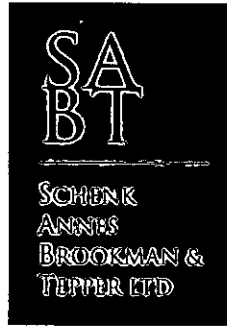
Occupant Type : CURRENT

Chronological History

Date	Charge Code	Charge Description	Invoice Number	Amount	Balance
12/17/2010	WTR	Jan-Mar 2010 Water Reim		227.57	41,485.56
12/22/2010	HVC	Heating/Air Condi 2009/2010		5,003.86	46,489.42
12/23/2010	PCT	Pymt. Batch 756 Check 400961		-4,609.06	41,880.36
12/23/2010	PCT	Rem. Batch 756 Check 400961		4,609.06	46,489.42
01/01/2011	RET	Real Estate Taxes		408.74	46,898.16
01/01/2011	PCT	Pymt. Batch 898 Check 400961		-4,609.06	42,289.10
01/01/2011	HVC	Heating/Air Conditioning		1,056.45	43,345.55
01/04/2011	ELC	Electricity		1,493.71	44,839.26
01/04/2011	HVC	Pymt. Batch 805 Check 346800		-901.60	43,937.66
01/14/2011	WTR	Rmve 12/17 WTR Chilled Water		-234.06	43,703.60
01/17/2011	GAS	Gas - July-Sept 2010		172.76	43,876.36
01/17/2011	WTR	Reimb. - Water - July-Sept 201		114.06	43,990.42

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Phone: (312) 554-3116
Email: rtepper@sabt.com

January 18, 2011

VIA FEDERAL EXPRESS

BMC Group, Inc.
Attn: Urban Brands Claims Processing
18750 Lake Drive East,
Chanhassen, MN 55317

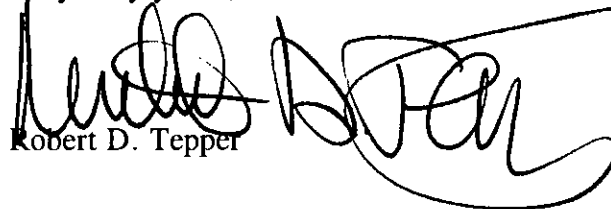
Re: In re UBI Liquidating Corp., et al., f/k/a Urban Brands, Inc.
Case No.: 10-13005 (Jointly Administered)
Honorable Judge Kevin J. Carey

Dear Sir or Ms.:

We represent Chicago Building, L.L.C., by its management agent, Mid-America Asset Management, Inc., as owner/landlord for the Chicago Building. Enclosed please find an original and a copy of a Pre-Petition Proof of Claim and an Administrative Expense Claim in connection with the above-referenced matter. Please file the original Claims and return file stamped copies to the undersigned in the enclosed self addressed prepaid Federal Express envelope.

If you have any questions regarding this matter, please contact the undersigned.

Very truly yours,


Robert D. Tepper

RDT/pnc
Enclosures

cc: Mr. Jon Sladek, w/encl., *via e-mail*
Mr. Stanley Nitzberg, w/encl., *via e-mail*
C. Michelle Panovich, w/encl., *via e-mail*
Mr. William Smith, w/encl., *via e-mail*
Lawrence M. Gritton, Esq., w/encl., *via e-mail*
Andrew J. Annes, Esquire, w/encl., *via e-mail*
Phillip N. Coover, Esquire, w/encl., *via e-mail*