


UNITED STATES BANKRUPTCY COURT FOR THE DISTRICT OF DELAWARE		PROOF OF CLAIM
Name of Debtor: UBI Liquidating Corp. f/k/a Urban Brands, Inc.		Case Number: 10-13005
NOTE: This form should not be used to make a claim for an administrative expense 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): Weingarten Realty Investors		<input type="checkbox"/> Check this box to indicate that this claim amends a previously filed claim.
Name and address where notices should be sent: Weingarten Realty Investors 2600 Citadel Plaza Drive, Suite 125 Houston, Texas 77008 Attn: Jenny J. Hyun, Esq. Telephone number: (713) 866-6000		Court Claim Number: _____ (If known) Filed on: _____
Name and address where payment should be sent (if different from above): (Same as above)		<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. <input type="checkbox"/> Check this box if you are the debtor or trustee in this case.
Telephone number: BMC GROUP		
1. Amount of Claim as of Date Case Filed: \$ 81,067.65		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.
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.		
2. Basis for Claim: <u>Guarantor of non-residential real property lease dated August 31, 2006, and all amendments and modifications thereto (if any). See Exhibit "A" attached hereto.</u> (See instruction #2 on reverse side.)		<input type="checkbox"/> Domestic support obligations under 11 U.S.C. §507(a)(1)(A) or (a)(1)(B).
3. Last four digits of any number by which creditor identifies debtor: P0071 / L#LARGAL01		<input type="checkbox"/> Wages, salaries, or commissions (up to \$111,725*) 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).
3a. Debtor may have scheduled account as: _____ (See instruction #3a on reverse side.)		<input type="checkbox"/> Contributions to an employee benefit plan - 11 U.S.C. §507 (a)(5).
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: \$ _____		<input type="checkbox"/> Up to \$2,600* of deposits toward purchase, lease, or rental of property or services for personal, family, or household use - 11 U.S.C. §507 (a)(7).
6. Amount of Claim that qualifies as an Administrative Expense under 11 U.S.C. §507(b)(9): \$ _____ (See instruction #6 on reverse side)		<input type="checkbox"/> Taxes or penalties owed to governmental units - 11 U.S.C. §507 (a)(8).
7. Credits: The amount of all payments on this claim has been credited for the purpose of making this proof of claim.		<input type="checkbox"/> Other - Specify applicable paragraph of 11 U.S.C. §507 (a)(____).
8. Documents: Attach redacted copies of any documents that support the claim, such as promissory notes, purchase orders, invoices, itemized statements or 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 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:		Amount entitled to priority: \$ _____ <i>*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.</i>
Date: Jan 21, 2011 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. Weingarten Realty Investors By: _____ Jenny J. Hyun, Vice President/Associate General Counsel		FOR COURT USE ONLY Urban Brands  00660

STATEMENT OF ACCOUNT

P0071/L#LARGAL01

UBI Liquidating Corp. f/k/a Urban Brands, Inc.

Guarantor of Lease with Large Apparel of Louisiana, Inc.

dba Ashley Stewart #424

3007 State Highway 14, Lake Charles, LA 70601

PETITION DATE: 09/21/10

LEASE REJECTION DATE: 11/30/10

LEASE EXPIRATION DATE: 01/31/17

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 supporting this Proof of Claim may be obtained upon request to Claimant, Weingarten Realty Investors, Attention: Jenny J. Hyun. Contact information for Ms. Hyun is listed on the first page of this Proof of Claim.



Tenant: Large Apparel of Louisiana, Inc.
 Lease #: LLARGAL01
 Lease Term: 01/31/17
 Location: 0071-001 Park Plaza Shopping Center
 Rentable Area: 4,950 Sq.Ft.
 City, State: Lake Charles, LA
 d/b/a: Ashley Stewart #424

Base Rent: \$ 5,362.50 11/10/06 - 11/30/11
 \$ 5,981.25 12/01/11 - 01/31/17
 Petition Date: 9/21/2010
 Rejection Date: 11/30/2010

Rent & Recoveries:	BAR	Com	Ins	Tax	Util	Late fees	Other	Total Billed	Payment		Amount Outstanding	Cumulative Total	Notes
									Amount	Date			
Mar-09		347.00	198.00	222.75	50.00			6,180.25	(1,038.91)	03/06/09	(1,038.91)		
Apr-09	5,362.50	347.00	198.00	222.75	50.00	247.21		6,180.25	(6,180.25)	05/04/09	(1,038.91)		
May-09	5,362.50	347.00	198.00	222.75	50.00	247.21		6,427.46	(247.21)	05/04/09	(1,038.91)		
Jun-09	5,362.50	347.00	198.00	222.75	50.00	247.21		6,427.46	(6,180.25)	06/01/09	(791.70)		
Jul-09	5,362.50	347.00	198.00	222.75	50.00	247.21		6,427.46	(5,635.76)	06/29/09	(0.00)		
Aug-09	5,362.50	347.00	198.00	222.75	50.00	247.21		6,427.46	(6,180.25)	07/13/09	247.21		
Sep-09	5,362.50	347.00	198.00	222.75	50.00	247.21		6,427.46	(6,180.25)	09/03/09	494.42		
Oct-09	5,362.50	347.00	198.00	222.75	50.00	247.21		6,427.46	(6,180.25)	09/22/09	741.63		
Nov-09	5,362.50	347.00	198.00	222.75	50.00	247.21		6,427.46	(6,180.25)	11/19/09	988.84		
Dec-09	5,362.50	347.00	198.00	222.75	50.00	247.21		6,427.46	(1,236.05)	12/29/09	6,180.25		
Jan-10	5,362.50	347.00	198.00	222.75	50.00	247.21		6,427.46	(12,360.50)	12/29/09	247.21		
Feb-10	5,362.50	347.00	198.00	222.75	50.00	247.21		6,427.46	(6,180.25)	02/23/10	494.42		
Mar-10	5,362.50	15.07	198.00	222.75	50.00	247.21		15.07	(1,498.33)	06/24/10	6,221.88		YE Billing
Apr-10	5,362.50	347.00	198.00	222.75	50.00	247.21		6,427.46	(12,360.50)	03/26/10	5,438.62		
May-10	5,362.50	347.00	198.00	222.75	50.00	247.21		6,427.46	(6,180.25)	04/29/10	(494.42)		
Jun-10	5,362.50	347.00	198.00	222.75	50.00	247.21		6,427.46	(6,180.25)	04/29/10	(247.21)		
Jul-10	5,362.50	347.00	198.00	222.75	50.00	247.21		6,427.46	(6,180.25)	06/01/10	(0.00)		
Aug-10	5,362.50	347.00	198.00	222.75	50.00	247.21		6,427.46	(6,180.25)	06/24/10	247.21		
Sep-10	5,362.50	347.00	198.00	222.75	50.00	247.21		6,427.46	(6,674.67)	07/27/10	(0.00)		
Oct-10	5,362.50	347.00	198.00	222.75	50.00	247.21	470.00	470.00	470.00	09/07/10	717.21		Leak repair #186341
Nov-10	5,362.50	347.00	198.00	222.75	50.00	247.21		6,180.25	(6,180.25)		717.21		
Dec-10	5,362.50	347.00	198.00	222.75	50.00	247.21		4,063.60	(6,180.25)		717.21		Split check, remainder applied to Sep. stub rent
Jan-11	5,362.50	347.00	198.00	222.75	50.00	247.21		6,180.25			717.21		
Feb-11	5,362.50	347.00	198.00	222.75	50.00	247.21		6,180.25			717.21		
Mar-11	5,362.50	347.00	198.00	222.75	50.00	247.21		6,180.25			717.21		
Apr-11	5,362.50	347.00	198.00	222.75	50.00	247.21		6,180.25			717.21		
May-11	5,362.50	347.00	198.00	222.75	50.00	247.21		6,180.25			717.21		
Jun-11	5,362.50	347.00	198.00	222.75	50.00	247.21		6,180.25			717.21		
Jul-11	5,362.50	347.00	198.00	222.75	50.00	247.21		6,180.25			717.21		
Aug-11	5,362.50	347.00	198.00	222.75	50.00	247.21		6,180.25			717.21		
Sep-11	5,362.50	347.00	198.00	222.75	50.00	247.21		6,180.25			717.21		
Oct-11	5,362.50	347.00	198.00	222.75	50.00	247.21		6,180.25			717.21		
Nov-11	5,362.50	347.00	198.00	222.75	50.00	247.21		6,180.25			717.21		
Dec-11	5,981.25	347.00	198.00	222.75	50.00	247.21		6,180.25			717.21		
Jan-12	5,981.25	347.00	198.00	222.75	50.00	247.21		6,799.00			88,478.21		
Feb-12	5,981.25	347.00	198.00	222.75	50.00	247.21		6,799.00			95,277.21		
Mar-12	5,981.25	347.00	198.00	222.75	50.00	247.21		6,799.00			102,076.21		
Apr-12	5,981.25	347.00	198.00	222.75	50.00	247.21		6,799.00			108,875.21		
May-12	5,981.25	347.00	198.00	222.75	50.00	247.21		6,799.00			115,674.21		
Jun-12	5,981.25	347.00	198.00	222.75	50.00	247.21		6,799.00			122,473.21		
Jul-12	5,981.25	347.00	198.00	222.75	50.00	247.21		6,799.00			129,272.21		
Aug-12	5,981.25	347.00	198.00	222.75	50.00	247.21		6,799.00			136,071.21		
Sep-12	5,981.25	347.00	198.00	222.75	50.00	247.21		6,799.00			142,870.21		

Prepetition Debt: \$ 717.21
 Less: Security Deposit 344748
 Prepetition Claim: \$ 717.21

Lease Rejection Damages:

Future Rents -- (\$6,180.25 x 12 = \$74,163.00 ÷ 365 = \$203.18/day x 20 days = \$4,063.60)

Tenant: Large Apparel of Louisiana, Inc.
 Lease #: LLARGAL01
 Lease Term: 01/31/17
 Location: 0071-001 Park Plaza Shopping Center
 Rentable Area: 4,950 Sq.Ft.
 City, State: Lake Charles, LA
 d/b/a: Ashley Stewart #424

Base Rent: \$ 5,362.50 11/10/06 - 11/30/11
 \$ 5,981.25 12/01/11 - 01/31/17

Petition Date: 9/21/2010
 Rejection Date: 11/30/2010

Future Rents Due \$ 495,701.00

Base Rent: \$ 5,362.50 11/10/06 - 11/30/11
 \$ 5,981.25 12/01/11 - 01/31/17

Petition Date: 9/21/2010
 Rejection Date: 11/30/2010

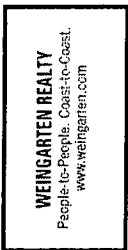
Future Rents Due \$ 495,701.00

Base Rent: \$ 5,362.50 11/10/06 - 11/30/11
 \$ 5,981.25 12/01/11 - 01/31/17

Petition Date: 9/21/2010
 Rejection Date: 11/30/2010

Future Rents Due \$ 495,701.00

Rent & Recoveries:	BMR	Com	Ins	Tax	Util	Late Fees	Other	Total Billed	Payment		Cumulative Total	Notes
									Amount	Outstanding		
Oct-12	5,981.25	347.00	198.00	222.75	50.00			6,799.00	6,799.00	6,799.00	149,669.21	
Nov-12	5,981.25	347.00	198.00	222.75	50.00			6,799.00	6,799.00	6,799.00	156,468.21	
Dec-12	5,981.25	347.00	198.00	222.75	50.00			6,799.00	6,799.00	6,799.00	163,267.21	
Jan-13	5,981.25	347.00	198.00	222.75	50.00			6,799.00	6,799.00	6,799.00	170,066.21	
Feb-13	5,981.25	347.00	198.00	222.75	50.00			6,799.00	6,799.00	6,799.00	176,865.21	
Mar-13	5,981.25	347.00	198.00	222.75	50.00			6,799.00	6,799.00	6,799.00	183,664.21	
Apr-13	5,981.25	347.00	198.00	222.75	50.00			6,799.00	6,799.00	6,799.00	190,463.21	
May-13	5,981.25	347.00	198.00	222.75	50.00			6,799.00	6,799.00	6,799.00	197,262.21	
Jun-13	5,981.25	347.00	198.00	222.75	50.00			6,799.00	6,799.00	6,799.00	204,061.21	
Jul-13	5,981.25	347.00	198.00	222.75	50.00			6,799.00	6,799.00	6,799.00	210,860.21	
Aug-13	5,981.25	347.00	198.00	222.75	50.00			6,799.00	6,799.00	6,799.00	217,659.21	
Sep-13	5,981.25	347.00	198.00	222.75	50.00			6,799.00	6,799.00	6,799.00	224,458.21	
Oct-13	5,981.25	347.00	198.00	222.75	50.00			6,799.00	6,799.00	6,799.00	231,257.21	
Nov-13	5,981.25	347.00	198.00	222.75	50.00			6,799.00	6,799.00	6,799.00	238,056.21	
Dec-13	5,981.25	347.00	198.00	222.75	50.00			6,799.00	6,799.00	6,799.00	244,855.21	
Jan-14	5,981.25	347.00	198.00	222.75	50.00			6,799.00	6,799.00	6,799.00	251,654.21	
Feb-14	5,981.25	347.00	198.00	222.75	50.00			6,799.00	6,799.00	6,799.00	258,453.21	
Mar-14	5,981.25	347.00	198.00	222.75	50.00			6,799.00	6,799.00	6,799.00	265,252.21	
Apr-14	5,981.25	347.00	198.00	222.75	50.00			6,799.00	6,799.00	6,799.00	272,051.21	
May-14	5,981.25	347.00	198.00	222.75	50.00			6,799.00	6,799.00	6,799.00	278,850.21	
Jun-14	5,981.25	347.00	198.00	222.75	50.00			6,799.00	6,799.00	6,799.00	285,649.21	
Jul-14	5,981.25	347.00	198.00	222.75	50.00			6,799.00	6,799.00	6,799.00	292,448.21	
Aug-14	5,981.25	347.00	198.00	222.75	50.00			6,799.00	6,799.00	6,799.00	299,247.21	
Sep-14	5,981.25	347.00	198.00	222.75	50.00			6,799.00	6,799.00	6,799.00	306,046.21	
Oct-14	5,981.25	347.00	198.00	222.75	50.00			6,799.00	6,799.00	6,799.00	312,845.21	
Nov-14	5,981.25	347.00	198.00	222.75	50.00			6,799.00	6,799.00	6,799.00	319,644.21	
Dec-14	5,981.25	347.00	198.00	222.75	50.00			6,799.00	6,799.00	6,799.00	326,443.21	
Jan-15	5,981.25	347.00	198.00	222.75	50.00			6,799.00	6,799.00	6,799.00	333,242.21	
Feb-15	5,981.25	347.00	198.00	222.75	50.00			6,799.00	6,799.00	6,799.00	340,041.21	
Mar-15	5,981.25	347.00	198.00	222.75	50.00			6,799.00	6,799.00	6,799.00	346,840.21	
Apr-15	5,981.25	347.00	198.00	222.75	50.00			6,799.00	6,799.00	6,799.00	353,639.21	
May-15	5,981.25	347.00	198.00	222.75	50.00			6,799.00	6,799.00	6,799.00	360,438.21	
Jun-15	5,981.25	347.00	198.00	222.75	50.00			6,799.00	6,799.00	6,799.00	367,237.21	
Jul-15	5,981.25	347.00	198.00	222.75	50.00			6,799.00	6,799.00	6,799.00	374,036.21	
Aug-15	5,981.25	347.00	198.00	222.75	50.00			6,799.00	6,799.00	6,799.00	380,835.21	
Sep-15	5,981.25	347.00	198.00	222.75	50.00			6,799.00	6,799.00	6,799.00	387,634.21	
Oct-15	5,981.25	347.00	198.00	222.75	50.00			6,799.00	6,799.00	6,799.00	394,433.21	
Nov-15	5,981.25	347.00	198.00	222.75	50.00			6,799.00	6,799.00	6,799.00	401,232.21	
Dec-15	5,981.25	347.00	198.00	222.75	50.00			6,799.00	6,799.00	6,799.00	408,031.21	
Jan-16	5,981.25	347.00	198.00	222.75	50.00			6,799.00	6,799.00	6,799.00	414,830.21	
Feb-16	5,981.25	347.00	198.00	222.75	50.00			6,799.00	6,799.00	6,799.00	421,629.21	
Mar-16	5,981.25	347.00	198.00	222.75	50.00			6,799.00	6,799.00	6,799.00	428,428.21	
Apr-16	5,981.25	347.00	198.00	222.75	50.00			6,799.00	6,799.00	6,799.00	435,227.21	
May-16	5,981.25	347.00	198.00	222.75	50.00			6,799.00	6,799.00	6,799.00	442,026.21	
Jun-16	5,981.25	347.00	198.00	222.75	50.00			6,799.00	6,799.00	6,799.00	448,825.21	
Jul-16	5,981.25	347.00	198.00	222.75	50.00			6,799.00	6,799.00	6,799.00	455,624.21	
Aug-16	5,981.25	347.00	198.00	222.75	50.00			6,799.00	6,799.00	6,799.00	462,423.21	
Sep-16	5,981.25	347.00	198.00	222.75	50.00			6,799.00	6,799.00	6,799.00	469,222.21	
Oct-16	5,981.25	347.00	198.00	222.75	50.00			6,799.00	6,799.00	6,799.00	476,021.21	
Nov-16	5,981.25	347.00	198.00	222.75	50.00			6,799.00	6,799.00	6,799.00	482,820.21	
Dec-16	5,981.25	347.00	198.00	222.75	50.00			6,799.00	6,799.00	6,799.00	489,619.21	
Jan-17	5,981.25	347.00	198.00	222.75	50.00			6,799.00	6,799.00	6,799.00	496,418.21	



Tenant: Large Apparel of Louisiana, Inc.
 Lease #: LLARGAL01
 Lease Term: 01/31/17
 Location: 0071-001 Park Plaza Shopping Center
 Rentable Area: 4,950 Sq Ft.
 City, State: Lake Charles, LA
 d/b/a: Ashley Stewart #424

Base Rent: \$ 5,362.50 11/10/06 - 11/30/11
 \$ 5,981.25 12/01/11 - 01/31/17
 Petition Date: 9/21/2010
 Rejection Date: 11/30/2010

Rent & Recoveries:

BMR	Com	Ins	Tax	Util	Late fees	Other	Total Billed	Payment		Amount Outstanding	Cumulative Total	Notes
								Date	Chk #			
<p>Total Damages \$ 496,418.21</p>												

502(D)(6) Claim Calculation

Greater of:

One Year of Rent --	\$ 6,180.25 x 12 mos. =	\$ 74,163.00
	6,799.00 x 60 mos. =	407,940.00
	72 mos. =	\$ 482,103.00

Avg. Monthly Rent:

	\$ 6,699.87
x 12 mos. =	\$ 80,350.44

OR

Fifteen Percent of Remaining Term --

\$ 495,701.00 x 15% =	\$ 74,355.15
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Prepetition Claim: \$ 717.21
 Rejection Claim: 80,350.44
TOTAL CLAIM: \$ 81,067.65

WEINGARTEN REALTY

2600 Citadel Plaza Dr., Suite 300
Houston, Texas 77008
800.688.8865
713.866.6049 Fax
www.weingarten.com

January 21, 2011

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

via Federal Express

RE: *UBI Liquidating Corp., et al., Jointly Administered Under Case No. 10-13005*

Dear Sir or Madam:

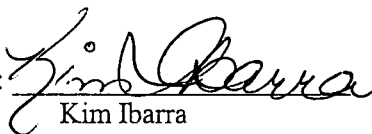
Enclosed are an original and one copy of each of the Proofs of Claim listed below for filing in the following cases:

Debtor	Store No.	Claimant (Location No.)	Claim Amount
UBI Liquidating Corp. f/k/a Urban Brands, Inc.	424	Weingarten Realty Investors (P0071)	\$81,067.65
Large Apparel of Louisiana, Inc.	424	Weingarten Realty Investors (P0071)	\$81,067.65
UBI Liquidating Corp. f/k/a Urban Brands, Inc.	181	WRI-TC International Drive Value Center, LLC (P0544)	\$153,201.42
Marianne USPR, Inc.	181	WRI-TC International Drive Value Center, LLC (P0544)	\$153,201.42

Also enclosed is a pre-addressed, postage paid envelope for your convenience in returning a file-marked copy to me. If you have any questions or need anything further, I can be reached at (713) 866-6027.

Very truly yours,

Weingarten Realty Investors

By: 
Kim Ibarra

Legal Department

Enclosures

KI:ms

cc: Marie Vicinanza (w/enclosure)
Jennifer Raviele (w/out enclosure)

People-to-People. Coast-to-Coast.