

EXHIBIT C

**Exhibit C. Cure Amounts for Urban Brands, Inc. (aka Ashley Stewart) Lease
for Space in Florin Towne Center Held by Florin Associates LLC**

<u>Location</u>	Florin Towne Center		<u>Attorney Fees</u> ³	\$2,700.00
	Landlord's Cure Calculation¹		Interest²	Landlord's Total Cure Amount
Rent and Charges:				
2/24/2009	(\$6,993.00)	Credit Balance	\$0.00	(\$6,993.00)
3/1/2009	\$12,583.92	Monthly Rent and Charges	\$2,089.28	\$14,673.20
3/10/2009	\$559.39	Late Fee	\$0.00	\$559.39
4/1/2009	\$4,687.75	Monthly Rent and Charges	\$738.48	\$5,426.23
4/1/2009	\$407.71	Late Fee	\$0.00	\$407.71
	(\$3,608.00)	2008 CAM Reconciliation	\$0.00	(\$3,608.00)
	(\$1,286.00)	2008 Insurance Recon	\$0.00	(\$1,286.00)
	(\$1,867.00)	2008 Tax Reconciliation	\$0.00	(\$1,867.00)
5/1/2009	\$5,160.78	Monthly Rent and Charges	\$770.58	\$5,931.36
5/6/2009	(\$3,643.31)	Payment	\$0.00	(\$3,643.31)
6/1/2009	\$5,594.26	Monthly Rent and Charges	\$787.79	\$6,382.05
7/1/2009	\$4,469.30	Monthly Rent and Charges	\$592.64	\$5,061.94
7/20/2009	(\$13,723.51)	Payment	\$0.00	(\$13,723.51)
8/1/2009	\$4,243.40	Monthly Rent and Charges	\$526.65	\$4,770.05
8/26/2009	(\$4,469.30)	Payment	\$0.00	(\$4,469.30)
9/1/2009	\$4,965.94	Monthly Rent and Charges	\$574.14	\$5,540.08
9/28/2009	(\$4,243.40)	Payment	\$0.00	(\$4,243.40)
10/1/2009	\$4,157.26	Monthly Rent and Charges	\$446.48	\$4,603.74
11/1/2009	\$4,478.40	Monthly Rent and Charges	\$442.93	\$4,921.33
12/1/2009	\$5,388.99	Monthly Rent and Charges	\$488.70	\$5,877.69
12/7/2009	(\$6,996.20)	Payment	\$0.00	(\$6,996.20)
12/23/2009	(\$2,351.40)	Payment	\$0.00	(\$2,351.40)
		Monthly Rent and Charges (for the period 1/1/10 through 10/31/10 @ \$13,077.92 per mo.)	\$5,876.11	\$136,655.31
1/5/2010	(\$2,127.00)	Payment	\$0.00	(\$2,127.00)
2/11/2010	(\$5,388.99)	Payment	\$0.00	(\$5,388.99)
3/5/2010	(\$4,075.46)	Payment	\$0.00	(\$4,075.46)
4/19/2010	(\$7,087.32)	Payment	\$0.00	(\$7,087.32)
	(\$2,768.00)	2009 CAM Reconciliation	\$0.00	(\$2,768.00)
5/17/2010	(\$5,557.75)	Payment	\$0.00	(\$5,557.75)
6/30/2010	(\$4,209.52)	Payment	\$0.00	(\$4,209.52)
7/6/2010	(\$5,383.09)	Payment	\$0.00	(\$5,383.09)

	\$0.00	\$0.00
<u>\$101,698.05</u>	<u>\$13,333.78</u>	<u>\$115,031.83</u>

Total Due: **\$117,731.83**

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- 1 Does not include charges for unbilled reconciliations and adjustments accrued under the specified lease.
 - 2 Interest calculated at 10% from the due date through 10-27-10 (Hearing Date).
 - 3 Includes attorneys fees and costs accrued through 10-08-10. Landlord will supplement with final attorneys fee and cost amounts when available.