SEC Form 4 FOF	RM 4	UNITE	UNITED STATES SECURITIES AND EXCHANGE COMMISSIO Washington, D.C. 20549												
Section 16. For	y continue. See	to STA		d pursuar		of the Securitie	IEFICIAL OWN es Exchange Act of 1934 npany Act of 1940	ERSH	ΗP						
1. Name and Addr							ymbol UP INC /DE/ [	5. Rela (Check X	k all a						
(Last) 551 MADISON	(First) N AVENUE, SU	(Middle) JITE 300		3. Date 03/19/		be									
(Street) NEW YORK NY 10022				4. If Am	nendment, Date of (	Original Filed	(Month/Day/Year)	6. Indi Line) X	vidua Fe						
(City)	(State)	(Zip)							P						
		Table I - No	n-Deriva	ative S	ecurities Acq	uired, Disp	oosed of, or Benef	icially	Ow						
1. Title of Securit	y (Instr. 3)		2. Transa Date (Month/D		2A. Deemed Execution Date, if any	3. Transaction Code (Instr.			5. A Sec Ber						

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OMB APPROVAL

OMB Number: 3235-0287 Estimated average burden 0.5 hours per response:

1. Name and Address of Reporting Person*						2. Issuer Name and Ticker or Trading Symbol									5. Relationship of Reporting Person(s) to Issuer (Check all applicable)					
LEIBOWITZ REUBEN S						<u>SIMON PROPERTY GROUP INC /DE/</u> [ SPG ]									X Director 10% Owner					
(Last) (First) (Middle)						ate o	f Farlig	est Trans	action (Mor	hth/Γ	)av/Year)	_	Officer (give title Other (specify below) below)							
551 MADISON AVENUE, SUITE 300						19/2				101/2	ay/rear)									
					- 4. If	Ame	ndmer	nt, Date c	of Original F	iled	(Month/Da	y/Year)		ndividual or J	Joint/Group	Filing	(Check Ap	plicable		
(Street) NEW YORK NY 10022													Lin	-	iled by One	e Repo	orting Perso	on		
																re thar	n One Repo	orting		
(City)	(Sta									Person										
		Tab	le I - Nor	n-Deriv	vative	Se	curit	ies Ac	quired, 🛛	Dis	posed o	f, or Ber	neficia	lly Owned	I					
1. Title of Security (Instr. 3) Date						action 2A. Deemed Execution Date, if any (Month/Day/Year)			Code (In	Transaction Disposed Code (Instr. 5)		ies Acquire Of (D) (Inst		Beneficially Owned Following		6. Ownership Form: Direct (D) or Indirect (I) (Instr. 4)		7. Nature of Indirect Beneficial Ownership		
									Code	v	Amount (A) or Pri		Price	Reported Transact	tion(s)			(Instr. 4)		
			ahle II -	 Deriva	ative 9	Seci	ıritie		uired, Di	sno	sed of		ficially	(Instr. 3 and 4)						
		·							, options					- Cwilcu						
1. Title of Derivative Security (Instr. 3)	2. Conversion or Exercise Price of Derivative Security	3. Transaction Date (Month/Day/Year)	Execution Date, Ti if any C			Transaction Code (Instr.   3)		umber ivative urities juired or posed D) (Instr. and 5)	Expiration	6. Date Exercisa Expiration Date (Month/Day/Yea		7. Title and Amount of Securities Underlying Derivative Secur (Instr. 3 and 4)		8. Price of Derivative Security (Instr. 5)	9. Numbe derivative Securities Beneficia Owned Following Reported Transacti (Instr. 4)	e Ownersh s Form: ally Direct (D or Indire g (I) (Instr.		Beneficial Ownership t (Instr. 4)		
					Code	v	(A)	(D)	Date Exercisabl		Expiration Date	Title	Amount or Number of Shares	1						
6% Series I Convertible Perpetual Preferred Stock	(1)	03/19/2010			S			10,825	(1)		(1)	Common Stock	9,174	\$71.264	11,97	5	D			
6% Series I Convertible Perpetual Preferred Stock	(1)	03/19/2010			s			350	(1)		(1)	Common Stock	296	\$71.264	2,950	)	I	By Spouse		
6% Series I Convertible Perpetual Preferred Stock	(1)	03/19/2010			S			900	(1)		(1)	Common Stock	762	\$71.264	0		I	By Self in a Retirement Account		
6% Series I Convertible Perpetual Preferred Stock	(1)	03/19/2010			S			300	(1)		(1)	Common Stock	254	\$71.264	0		I	By Spouse in a Retirement Account		
6% Series I Convertible Perpetual Preferred Stock	(1)	03/19/2010			S			3,400	(1)		(1)	Common Stock	2,881	\$71.264	1,100 <sup>(</sup>	(2)	I	By Leibowitz Foundation		
6% Series I Convertible Perpetual Preferred Stock	(1)	03/19/2010			S			320	(1)		(1)	Common Stock	271	\$71.264	1,180	(2)	I	By Sarah Lea & Jesse Z. Shafer Charitable Medical Trust		
6% Series I Convertible Perpetual Preferred Stock	(1)	03/19/2010			s			1,900	(1)		(1)	Common Stock	1,610	\$71.264	1,100 <sup>(</sup>	(2)	I	By Reuben S. Leibowitz Trust		
6% Series I Convertible Perpetual Preferred Stock	(1)	03/19/2010			S			230	(1)		(1)	Common Stock	194	\$71.264	590 <sup>(3</sup>	3)	I	By Ethan Leibowitz (adult child)		

	Table II - Derivative Securities Acquired, Disposed of, or Beneficially Owned   (e.g., puts, calls, warrants, options, convertible securities)														
1. Title of Derivative Security (Instr. 3)	2. Conversion or Exercise Price of Derivative Security	3. Transaction Date (Month/Day/Year)	3A. Deemed Execution Date, if any (Month/Day/Year)	4. Transaction Code (Instr. 8)		5. Number of Derivative Securities Acquired (A) or Disposed of (D) (Instr. 3, 4 and 5)		6. Date Exercisable and Expiration Date (Month/Day/Year)		d 7. Title and Amount of Securities Underlying Derivative Security (Instr. 3 and 4)		8. Price of Derivative Security (Instr. 5)	9. Number of derivative Securities Beneficially Owned Following Reported Transaction(s) (Instr. 4)	10. Ownership Form: Direct (D) or Indirect (I) (Instr. 4)	11. Nature of Indirect Beneficial Ownership (Instr. 4)
				Code V (A) (D)		Date Exercisable	Expiration Date	Title	Amount or Number of Shares						
6% Series I Convertible Perpetual Preferred Stock	(1)	03/19/2010		S			230	(1)	(1)	Common Stock	194	\$71.264	<b>\$</b> 71.264 590 <sup>(3)</sup>		By Jason Leibowitz (adult child)
6% Series I Convertible Perpetual Preferred Stock	(1)	03/19/2010		S			230	(1)	(1)	Common Stock	194	\$71.264	590 <sup>(3)</sup>	I	By Neil Leibowitz (adult child)

## Explanation of Responses:

1. The 6% Series I convertible perpetual preferred stock is convertible into common stock on a one-for-0.847495 basis, and has no expiration date. The 6% Series I convertible perpetual preferred stock has been called for redemption on April 16, 2010.

2. The reporting person disclaims beneficial ownership of these securities except to the extent of his pecuniary interest therein, and the inclusion of these shares in this report shall not be deemed an admission of beneficial ownership of all of the reported shares for purposes of Section 16 or for any other purpose.

3. The reporting person disclaims beneficial ownership of these securities, and this report shall not be deemed an admission that the reporting person is the beneficial owner of the securities for purposes of Section 16 or for any other purpose.

**Remarks:** 

Reuben S. Leibowitz, and his attorney-in-fact, Shelly Doran

03/23/2010

\*\* Signature of Reporting Person Date

Reminder: Report on a separate line for each class of securities beneficially owned directly or indirectly.

 $\ast$  If the form is filed by more than one reporting person, see Instruction 4 (b)(v).

\*\* Intentional misstatements or omissions of facts constitute Federal Criminal Violations See 18 U.S.C. 1001 and 15 U.S.C. 78ff(a).

Note: File three copies of this Form, one of which must be manually signed. If space is insufficient, see Instruction 6 for procedure.

Persons who respond to the collection of information contained in this form are not required to respond unless the form displays a currently valid OMB Number.