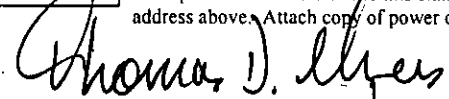



<b>UNITED STATES BANKRUPTCY COURT</b> Southern District of New York		<b>PROOF OF CLAIM</b>
Name of Debtor: Jennifer Convertibles, Inc.		Case Number: 10-13779
<i>NOTE: This form should not be used to make a claim for an administrative expense arising after the commencement of the case. A request for payment of an administrative expense may be filed pursuant to 11 U.S.C. § 503.</i>		
Name of Creditor (the person or other entity to whom the debtor owes money or property): Urstadt Biddle Properties Inc.		<input type="checkbox"/> Check this box to indicate that this claim amends a previously filed claim.  <b>Court Claim Number:</b> _____ (If known)  Filed on: _____
Name and address where notices should be sent: Urstadt Biddle Properties Inc. 321 Railroad Avenue Greenwich, CT 06830  Telephone number: (203) 863-8208		
Name and address where payment should be sent (if different from 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:		
<b>1. Amount of Claim as of Date Case Filed:</b> \$ <u>37,606.55</u>  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.		<b>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.</b>  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 \$11,725*) 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).  <input type="checkbox"/> Contributions to an employee benefit plan – 11 U.S.C. §507 (a)(5).  <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).  <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)(____).  <b>Amount entitled to priority:</b> \$ _____  <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>
<b>2. Basis for Claim:</b> <u>Lease (See Addendum)</u> (See instruction #2 on reverse side.)		
<b>3. Last four digits of any number by which creditor identifies debtor:</b> _____  <b>3a. Debtor may have scheduled account as:</b> _____ (See instruction #3a on reverse side.)		
<b>4. Secured Claim</b> (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.  <b>Nature of property or right of setoff:</b> <input type="checkbox"/> Real Estate <input type="checkbox"/> Motor Vehicle <input type="checkbox"/> Other <b>Describe:</b>  <b>Value of Property:</b> \$ _____ <b>Annual Interest Rate</b> _____ %  <b>Amount of arrearage and other charges as of time case filed included in secured claim,</b>  <b>if any:</b> \$ _____ <b>Basis for perfection:</b> _____  <b>Amount of Secured Claim:</b> \$ _____ <b>Amount Unsecured:</b> \$ _____		
<b>6. Credits:</b> The amount of all payments on this claim has been credited for the purpose of making this proof of claim.  <b>7. Documents:</b> 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:		
Date: 10/05/2010	<b>Signature:</b> 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.   Thomas D. Myers, Executive Vice President	
		<b>FOR COURT USE ONLY</b>  Jennifer Convertibles  00190

UNITED STATES BANKRUPTCY COURT  
SOUTHERN DISTRICT OF NEW YORK

In re:

JENNIFER CONVERTIBLES, INC., et.al.

Debtor

Chapter 11

Case No. 10-13779 (ALG)

**ADDENDUM TO PROOF OF CLAIM**

**A. CREDITOR INFORMATION**

All communications regarding the proof of claim of Urstadt Biddle Properties Inc. ("Urstadt Biddle") should be addressed to: Urstadt Biddle Properties Inc., 321 Railroad Avenue, Greenwich, Connecticut 06830, Attn: Thomas D. Myers, Executive Vice President, Telephone (203) 863-8208.

**B. CLAIM INFORMATION**

1. Basis for Claim. Urstadt Biddle, as landlord and ultimate successor in interest to Little Rock Bronx Corporation, and Jennifer Convertibles, Inc. ("Debtor"), as successor

tenant by assignment, are parties to a certain Lease dated August 6, 1987, as amended by Lease Modification Agreement dated November 2, 1995, Lease Amendment and Extension Agreement dated February 22, 1999 and Third Amendment and Extension of Lease dated April 2, 2009 (as amended and extended, the "Lease") for premises located at the Danbury Square Shopping Center, Danbury, Connecticut (the "Property"). Urstadt Biddle has claims arising from Debtor's pre-petition defaults under the Lease.

2. Classification of Claim. Urstadt Biddle reserves its right to amend or further supplement this proof of claim in all respects including, but not limited to, asserting a claim or claims for additional amounts due and/or claims based on alternative theories or liabilities. Urstadt Biddle further reserves the right to assert all or part of its claims as administrative claims or other priority claims, and to file additional claim(s) for administrative claims or other priority claims. Urstadt Biddle intends to liquidate any unliquidated claims it may have, and will amend or supplement this proof of claim further to reflect any such liquidated amounts.

Filing of this proof of claim is not (a) a waiver or release of Urstadt Biddle's rights against any person, entity or property; (b) a consent by Urstadt Biddle to the jurisdiction of this Court with respect to proceedings, if any, commenced in the case against or otherwise involving Urstadt Biddle; (c) a waiver or release of Urstadt Biddle's right to trial by jury in any proceeding as to any and all matters so triable herein, notwithstanding the designation or

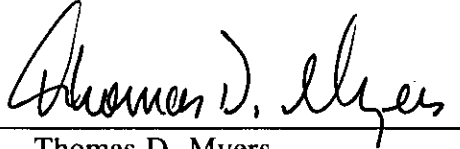
not of such matters as “core proceedings” pursuant to 28 U.S.C. §157(b)(2); (d) a waiver or release of Urstadt Biddle’s right to have any and all final orders in any and all non-core matters or proceedings entered only after de novo review by a United States District Court Judge; or (e) an election of remedy.

3. Amount of Claim. Urstadt Biddle’s claim is based upon the Debtor’s obligations for \$37,606.55 under the Lease, which consists of pre-petition defaults comprised of \$28,032.26 for Minimum Rent, \$5,420.42 for Common Area Costs\* and \$4,153.87 for taxes\*, all as provided by the Lease.

4. This claim is not subject to any known right of setoff.

5. A copy of the Lease is available upon request.

Dated: Greenwich, Connecticut  
October 5, 2010

By:   
Thomas D. Myers  
Executive Vice President

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\* These estimated amounts are subject to year end reconciliation. Urstadt Biddle reserves the right to revise its claim upon such year end reconciliation and any other changes to the amount owed under the Lease.



321 Railroad Avenue, Greenwich, Connecticut 06830  
Tel: 203-863-8200 Fax: 203-861-6755 Web site: www.ubproperties.com  
(New York Stock Exchange Symbols: UBA and UBP)

VIA FEDERAL EXPRESS:

October 5, 2010

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

Re: Jennifer Convertibles, Inc. - Chapter 11  
Case No. 10-13779

Gentlemen:

Enclosed please find one (1) Proof of Claim (Official Form 10) and corresponding Addendum for pre-petition claims in connection with the above-referenced Chapter 11 case. The enclosed are being forwarded to you, as Claims Agent, for filing with the United States Bankruptcy Court for the Southern District of New York. Please have the enclosed copy of the Proof of Claim date-stamped and returned to me in the enclosed, pre-addressed stamped envelope.

Thank you for your assistance.

Sincerely,

Thomas D. Myers  
Executive Vice President  
& Corporate Counsel