

UNITED STATES BANKRUPTCY COURT

PROOF OF CLAIM

Name of Debtor: JENNIFER CONVERTIBLES, INC.

Case Number: 10-13779 (ALG)

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): CENTRO PROPERTY OWNER II, LLC

Check this box to indicate that this claim amends a previously filed claim.

Name and address where notices should be sent: C/O CENTRO PROPERTIES GROUP 420 LEXINGTON AVENUE, 7th FLOOR NEW YORK NY 10170

RECEIVED

Court Claim Number: (If known)

OCT 18 2010

Telephone number: (646) 344-8844

BMC GROUP

Filed on:

Name and address where payment should be sent (if different from above):

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.

Telephone number:

Check this box if you are the debtor or trustee in this case.

1. Amount of Claim as of Date Case Filed: \$ 50,684.80

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.

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.

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.

Specify the priority of the claim.

2. Basis for Claim: Lease of real property (See instruction #2 on reverse side.)

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: 1027

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).

3a. Debtor may have scheduled account as: (See instruction #3a on reverse side.)

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: Real Estate Motor Vehicle 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: \$

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).

Taxes or penalties owed to governmental units - 11 U.S.C. §507 (a)(8).

6. Credits: The amount of all payments on this claim has been credited for the purpose of making this proof of claim.

Other - Specify applicable paragraph of 11 U.S.C. §507 (a)().

7. Documents: 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.)

Amount entitled to priority:

\$

DO NOT SEND ORIGINAL DOCUMENTS. ATTACHED DOCUMENTS MAY BE DESTROYED AFTER SCANNING.

*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.

If the documents are not available, please explain:

Date: 10/15/10

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.

FOR COURT USE ONLY

Joe F. Crystal, Vice President Corporate Legal Services

Jennifer Convertibles



00225

UNITED STATES BANKRUPTCY COURT
SOUTHERN DISTRICT OF NEW YORK

-----X
In re: Chapter 11
JENNIFER CONVERTIBLES, INC. Case No. 10-13779 (ALG)
Debtor.
-----X

STATEMENT ANNEXED
TO PROOF OF CLAIM OF LANDLORD

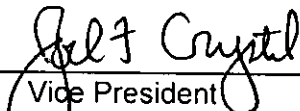
1. The Claimant herein CENTRO PROPERTY OWNER II, LLC ("Claimant") submits this Proof of Claim and this statement.
2. The Debtors and their affiliates (the "Debtors"), were party to or the guarantors of a certain written agreement of Lease dated March 30, 2006 (the "Lease") for the premises demised therein (the "Premises") located at Puente Hills Town Center, Rowland Heights California.
Pursuant to the Lease Debtors are indebted to Claimant for a general unsecured claim of pre-filing rent and repair costs of \$50,684.80, and a rejection claim of \$138,768.00
3. A copy of the computations of the claims is attached.
4. This claim is a general unsecured claim and an unsecured priority claim and no security interest is held therefore.

5. Claimant fully reserves the right to amend, modify or supplement this Proof of Claim to include, inter alia, any and all additional amounts which are owing or may become due under applicable law.

6. Notices in connection with this claim should be addressed to the Claimant c/o CENTRO PROPERTIES GROUP at 420 Lexington Avenue, New York, New York 10170, Attention: Vice President, Corporate Legal Services.

Dated: October 15, 2010
New York, New York

CENTRO PROPERTY OWNER II, LLC
Claimant

By: 
Vice President
Corporate Legal Services

| Lease | BU # | G/L Offset | Remark | Invoice Dal | Due Date | Gross Amt | Open Amt | Date Close |
|----------|--------|------------|-------------------|-------------|----------|-----------|-----------|------------|
| 04071027 | 407101 | BACK | HVAC repai | ##### | ##### | 546 | 202.64 | |
| 04071027 | 407101 | BACK | PO377496 | ##### | ##### | 546 | 546 | |
| 04071027 | 407101 | RRET | 2009 TAX F | 1/2/2010 | 1/2/2010 | 3,674.72 | 3,674.72 | |
| 04071027 | 407101 | AMR | Annual Mir | 4/1/2010 | 4/1/2010 | 9,000.00 | 9,000.00 | |
| 04071027 | 407101 | CAM | CAM (Escrc | 4/1/2010 | 4/1/2010 | 1,326.61 | 1,326.61 | |
| 04071027 | 407101 | INS | Insurance | 4/1/2010 | 4/1/2010 | 97.2 | 97.2 | |
| 04071027 | 407101 | RETX | Real Estate | 4/1/2010 | 4/1/2010 | 1,141.55 | 1,141.55 | |
| 04071027 | 407101 | AMR | Annual Mir | 5/1/2010 | 5/1/2010 | 9,000.00 | 9,000.00 | |
| 04071027 | 407101 | CAM | CAM (Escrc | 5/1/2010 | 5/1/2010 | 1,326.61 | 1,326.61 | |
| 04071027 | 407101 | INS | Insurance | 5/1/2010 | 5/1/2010 | 97.2 | 97.2 | |
| 04071027 | 407101 | RETX | Real Estate | 5/1/2010 | 5/1/2010 | 1,141.55 | 1,141.55 | |
| 04071027 | 407101 | AMR | Annual Mir | 6/1/2010 | 6/1/2010 | 9,000.00 | 9,000.00 | |
| 04071027 | 407101 | CAM | CAM (Escrc | 6/1/2010 | 6/1/2010 | 1,326.61 | 1,326.61 | |
| 04071027 | 407101 | INS | Insurance | 6/1/2010 | 6/1/2010 | 97.2 | 97.2 | |
| 04071027 | 407101 | RETX | Real Estate | 6/1/2010 | 6/1/2010 | 1,141.55 | 1,141.55 | |
| 04071027 | 407101 | AMR | Annual Mir | 7/1/2010 | 7/1/2010 | 9,000.00 | 9,000.00 | |
| 04071027 | 407101 | CAM | CAM (Escrc | 7/1/2010 | 7/1/2010 | 1,326.61 | 1,326.61 | |
| 04071027 | 407101 | INS | Insurance | 7/1/2010 | 7/1/2010 | 97.2 | 97.2 | |
| 04071027 | 407101 | RETX | Real Estate | 7/1/2010 | 7/1/2010 | 1,141.55 | 1,141.55 | |
| | | | Total Open Amount | | | | 50,684.80 | |

REJECTION CLAIM

One year's rent and additional rent 7/29/2010-7/28/2011 - **\$138,768.00**

UNITED STATES BANKRUPTCY COURT
SOUTHERN DISTRICT OF NEW YORK

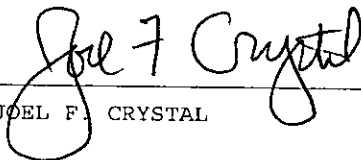
-----X
In re: : Chapter 11
: :
JENNIFER CONVERTIBLES, INC. : Case No. 10-13779 (ALG)
: :
Debtor. :
: :
-----X

CERTIFICATION OF SERVICE

JOEL F. CRYSTAL, ESQ., certified that he caused the annexed PROOF OF CLAIM WITH STATEMENT ATTACHED served on the following by Regular Mail:

BMC Group, Inc.
Attention: Jennifer Convertibles Claims Processing
PO Box 3020
Chanhassen MN 55317-3020

Dated: October 15, 2010



JOEL F. CRYSTAL