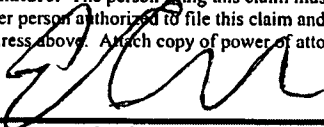


<b>UNITED STATES BANKRUPTCY COURT    Southern District of New York</b>		<b>PROOF OF CLAIM</b>
Name of Debtor: <b>Jennifer Convertibles, Inc.</b>		Case Number: <b>10-13779</b>
<i>NOTE: This form should not be used to make a claim for an administrative expense arising after the commencement of the case. 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): <b>DDRTC Venture Pointe LLC</b>		<input type="checkbox"/> Check this box to indicate that this claim amends a previously filed claim.
Name and address where notices should be sent: <b>Eric C. Cotton, Associate General Counsel Developers Diversified Realty 3300 Enterprise Parkway Beachwood, OH 44122</b>		Court Claim Number: <i>(If known)</i> _____
Telephone number: <b>(216) 755-5500</b>		Filed on: _____
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.
Telephone number: <b>(216) 755-5500</b>		<input type="checkbox"/> Check this box if you are the debtor or trustee in this case.
1. Amount of Claim as of Date Case Filed:        \$ <u>29,756.09</u>		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.  <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)( ): _____  Amount entitled to priority: \$ <u>200</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.		
2. Basis for Claim: _____ <b>Unexpired Non-Residential Real Property Lease</b> <i>(See instruction #2 on reverse side.)</i>		
3. Last four digits of any number by which creditor identifies debtor: <u>3232</u>  3a. Debtor may have scheduled account as: _____ <i>(See instruction #3a on reverse side.)</i>		
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: \$ _____		
6. Credits: The amount of all payments on this claim has been credited for the purpose of making this proof of claim.		*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.
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. <i>(See instruction 7 and definition of "redacted" on reverse side.)</i>  DO NOT SEND ORIGINAL DOCUMENTS. ATTACHED DOCUMENTS MAY BE DESTROYED AFTER SCANNING.  If the documents are not available, please explain:		
Date: <b>10/22/2010</b>		
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.   <b>Eric C. Cotton, Associate General Counsel</b>		<b>FOR COURT USE ONLY</b>  A 11: 30 U.S. BANKRUPTCY COURT

Penalty for presenting fraudulent claim: Fine of up to \$500,000 or imprisonment for up to 5 years, or both. 18 U.S.C. §§ 1570, 1571

Jennifer Convertibles



00329

Schedule "A" to Proof of Claim of  
DDRTC Venture Pointe LLC  
Venture Pointe

**1. UNSECURED CLAIM [§502]**

Rentals and other charges due up  
to the petition date (7/19/2010)  
per itemized statement attached  
as Exhibit A.

\$ 29,756.09

Rejection damages limited as  
per 502(b)(6). See statement  
attached as Exhibit A.

\$ 0.00

**TOTAL UNSECURED CLAIM**

\$29,756.09

CLAIMANT RESERVES THE RIGHT TO AMEND THIS CLAIM.

Jennifer Convertibles, Inc. (Case #10-13779)

Tenant ID #30425-103126-33232

Venture Pointe

Duluth, GA

Chapter 11: Filed 7/19/2010

Landlord: DDRTC Venture Pointe LLC

Property was sold as of 3/4/2010

Pre-Petition Charges

Date	Charge	Open Amount
4/1/2008	Common Area Maintenance	\$ 17.28
6/1/2008	Common Area Maintenance	\$ 762.50
6/1/2008	Real Estate Tax	\$ 477.40
3/2/2009	Real Estate Tax, prior year	\$ 3,318.12
3/2/2009	Real Estate Tax, prior year	\$ 207.30
5/1/2009	Common Area Maintenance	\$ 302.90
5/1/2009	Real Estate Tax	\$ 1,032.67
5/1/2009	Reserve for Major Repair	\$ 62.50
1/1/2010	Common Area Maintenance	\$ 302.90
1/1/2010	Real Estate Tax	\$ 887.50
1/1/2010	Reserve for Major Repair	\$ 62.50
2/1/2010	Common Area Maintenance	\$ 302.90
2/1/2010	Real Estate Tax	\$ 887.50
2/1/2010	Reserve for Major Repair	\$ 62.50
2/12/2010	Late Fees	\$ 5.06
2/12/2010	Late Fees	\$ 325.50
2/12/2010	Late Fees	\$ 484.77
2/12/2010	Late Fees	\$ 2,004.48
2/12/2010	Late Fees	\$ 582.22
2/12/2010	Late Fees	\$ 408.02
2/12/2010	Late Fees	\$ 23.25
2/12/2010	Late Fees	\$ 204.01
3/1/2010	Common Area Maintenance	\$ 1,114.80
3/1/2010	Real Estate Tax	\$ 887.50
3/1/2010	Reserve for Major Repair	\$ 62.50
3/1/2010	Base Rent	\$ 14,256.25
4/2/2010	Real Estate Tax, prior year	\$ 711.26
	Total Pre-Petition	\$ 29,756.09

<b>Total Pre-Petition Claim</b>	<b>\$ 29,756.09</b>
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