

UNITED STATES BANKRUPTCY COURT Southern District of New York

PROOF OF CLAIM

Name of Debtor: Jennifer Convertibles, Inc.

Case Number: 10-13779

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): DDRTC Village Crossing LLC

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

Name and address where notices should be sent: Eric C. Cotton, Associate General Counsel, Developers Diversified Realty, 3300 Enterprise Parkway, Beachwood, OH 44122

Court Claim Number: (If known)

Telephone number: (216) 755-5500

Filed on:

RECEIVED

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

OCT 28 2010

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: (216) 755-5500

BMC GROUP

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

1. Amount of Claim as of Date Case Filed: \$ 163,503.68

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: Unexpired Non-Residential Real Property Lease

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: 2473

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:

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.

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).

Nature of property or right of setoff: Real Estate Motor Vehicle Other

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: \$

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

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

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

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.)

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

If the documents are not available, please explain:

Date: 10/22/2010

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.

Eric C. Cotton, Associate General Counsel

FOR COURT USE ONLY

Jennifer Convertibles



Schedule "A" to Proof of Claim of
DDRTC Village Crossing LLC
Village Crossing

1. UNSECURED CLAIM [§502]

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

\$ 48,460.40

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

\$115,043.28

TOTAL UNSECURED CLAIM

\$163,503.68

CLAIMANT RESERVES THE RIGHT TO AMEND THIS CLAIM.

Jennifer Convertibles, Inc. (Case #10-13779)
 Tenant ID #30432-103126-22473
 Village Crossing
 Skokie, IL
 Chapter 11: Filed 7/19/2010
 Landlord: DDRTC Village Crossing LLC
 Date Lease Expires: 3/31/2012
 Lease Rejected on: 9/30/2010

Pre-Petition

Date	Common Area Maintenance	Marketing Fund	Real Estate Tax	Base Rent	Trash	Common Area Maintenance, prior year	Real Estate Tax, prior year	Trash, prior year	Unapplied Cash Receipt	Total
7/22/2008	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 188.95	\$ -	\$ -	\$ 188.95
2/2/2009	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,986.09	\$ 375.85	\$ -	\$ -	\$ 2,361.94
3/1/2009	\$ -	\$ -	\$ -	\$ -	\$ 319.52	\$ -	\$ -	\$ -	\$ -	\$ 319.52
5/1/2009	\$ -	\$ -	\$ -	\$ -	\$ 319.52	\$ -	\$ -	\$ -	\$ -	\$ 319.52
5/2/2009	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 929.48	\$ -	\$ 929.48
6/1/2009	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 319.52
9/1/2009	\$ -	\$ -	\$ -	\$ -	\$ 103.35	\$ -	\$ -	\$ -	\$ -	\$ 103.35
9/8/2009	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 103.35
10/1/2009	\$ -	\$ -	\$ -	\$ -	\$ 103.35	\$ -	\$ -	\$ -	\$ -	\$ 103.35
11/1/2009	\$ 509.80	\$ 8.33	\$ 1,909.82	\$ 6,975.00	\$ 103.35	\$ -	\$ -	\$ -	\$ -	\$ 9,506.30
1/1/2010	\$ -	\$ -	\$ -	\$ -	\$ 103.35	\$ -	\$ -	\$ -	\$ -	\$ 103.35
2/1/2010	\$ 72.31	\$ -	\$ -	\$ -	\$ 103.35	\$ -	\$ -	\$ -	\$ -	\$ 103.35
3/3/2010	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 911.03	\$ (1,777.82)	\$ -	\$ -	\$ 183.99
4/1/2010	\$ 637.51	\$ 8.33	\$ 1,862.75	\$ 6,975.00	\$ 103.35	\$ -	\$ -	\$ -	\$ -	\$ 9,586.94
5/1/2010	\$ 637.51	\$ 8.33	\$ 1,862.75	\$ 6,975.00	\$ 103.35	\$ -	\$ -	\$ -	\$ -	\$ 9,586.94
5/11/2010	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 275.49	\$ -	\$ 275.49
6/1/2010	\$ 637.51	\$ 8.33	\$ 1,862.75	\$ 6,975.00	\$ 103.35	\$ -	\$ -	\$ -	\$ -	\$ 9,586.94
7/1/2010-7/19/2010	\$ 390.73	\$ 5.11	\$ 1,141.89	\$ 4,275.00	\$ 63.34	\$ -	\$ -	\$ -	\$ -	\$ 5,875.87
Total	\$ 2,885.37	\$ 46.76	\$ 8,639.76	\$ 32,175.00	\$ 1,848.70	\$ 2,897.12	\$ (1,213.02)	\$ 1,204.97	\$ (24.26)	\$ 48,460.40

Lease Term Damages

Date	Common Area Maintenance	Marketing Fund	Real Estate Tax	Base Rent	Trash	Total
10/1/2010	\$ 637.51	\$ 8.33	\$ 1,862.75	\$ 6,975.00	\$ 103.35	\$ 9,586.94
11/1/2010	\$ 637.51	\$ 8.33	\$ 1,862.75	\$ 6,975.00	\$ 103.35	\$ 9,586.94
12/1/2010	\$ 637.51	\$ 8.33	\$ 1,862.75	\$ 6,975.00	\$ 103.35	\$ 9,586.94
1/1/2011	\$ 637.51	\$ 8.33	\$ 1,862.75	\$ 6,975.00	\$ 103.35	\$ 9,586.94
2/1/2011	\$ 637.51	\$ 8.33	\$ 1,862.75	\$ 6,975.00	\$ 103.35	\$ 9,586.94
3/1/2011	\$ 637.51	\$ 8.33	\$ 1,862.75	\$ 6,975.00	\$ 103.35	\$ 9,586.94
4/1/2011	\$ 637.51	\$ 8.33	\$ 1,862.75	\$ 6,975.00	\$ 103.35	\$ 9,586.94
5/1/2011	\$ 637.51	\$ 8.33	\$ 1,862.75	\$ 6,975.00	\$ 103.35	\$ 9,586.94
6/1/2011	\$ 637.51	\$ 8.33	\$ 1,862.75	\$ 6,975.00	\$ 103.35	\$ 9,586.94
7/1/2011	\$ 637.51	\$ 8.33	\$ 1,862.75	\$ 6,975.00	\$ 103.35	\$ 9,586.94
8/1/2011	\$ 637.51	\$ 8.33	\$ 1,862.75	\$ 6,975.00	\$ 103.35	\$ 9,586.94
9/1/2011	\$ 637.51	\$ 8.33	\$ 1,862.75	\$ 6,975.00	\$ 103.35	\$ 9,586.94
10/1/2011	\$ 637.51	\$ 8.33	\$ 1,862.75	\$ 6,975.00	\$ 103.35	\$ 9,586.94
11/1/2011	\$ 637.51	\$ 8.33	\$ 1,862.75	\$ 6,975.00	\$ 103.35	\$ 9,586.94
12/1/2011	\$ 637.51	\$ 8.33	\$ 1,862.75	\$ 6,975.00	\$ 103.35	\$ 9,586.94
1/1/2012	\$ 637.51	\$ 8.33	\$ 1,862.75	\$ 6,975.00	\$ 103.35	\$ 9,586.94
2/1/2012	\$ 637.51	\$ 8.33	\$ 1,862.75	\$ 6,975.00	\$ 103.35	\$ 9,586.94
3/1/2012	\$ 637.51	\$ 8.33	\$ 1,862.75	\$ 6,975.00	\$ 103.35	\$ 9,586.94
Total	\$ 11,475.18	\$ 149.94	\$ 33,529.50	\$ 125,550.00	\$ 1,860.30	\$ 172,564.92

1 Year of Rent	\$ 115,043.28	Claim
3 Years of Rents	\$ 345,129.84	Pre-Petition
Total Lease Term Damages 15% of Lease	\$ 172,564.92	1 Year of Rent
Term Damages	\$ 25,884.74	Total Claim
		\$ 163,503.68
		\$ 48,460.40