

**ADMINISTRATIVE
PROOF OF CLAIM**

UNITED STATES BANKRUPTCY COURT Southern District of New York

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):
Urstadt Biddle Properties Inc.

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

Name and address where notices should be sent:

Urstadt Biddle Properties Inc.
321 Railroad Avenue
Greenwich, CT 06830

RECEIVED

FEB 10 2011

BMC GROUP

Court Claim Number: _____
(If known)

Filed on: _____

Telephone number:
(203) 863-8208

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: \$ 12,138.92

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 (See Addendum)
(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: _____

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.)

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:

Contributions to an employee benefit plan - 11 U.S.C. §507 (a)(5).

Value of Property: \$ _____ Annual Interest Rate _____ %

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).

Amount of arrearage and other charges as of time case filed included in secured claim,

if any: \$ _____ Basis for perfection: _____

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

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.

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:
02/08/2011

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

Thomas D. Myers

Thomas D. Myers, Executive Vice President

Jennifer Convertibles



00374

UNITED STATES BANKRUPTCY COURT
SOUTHERN DISTRICT OF NEW YORK

In re:

JENNIFER CONVERTIBLES, INC., et al.

Debtor.

Chapter 11

Case No. 10-13779 (ALG)

**URSTADT BIDDLE PROPERTIES INC.'S STATEMENT OF CHAPTER 11
ADMINISTRATIVE EXPENSE CLAIM AND REQUEST FOR PAYMENT**

Urstadt Biddle Properties Inc. ("Urstadt Biddle") respectfully submits that it holds a chapter 11 administrative expense claim against debtor Jennifer Convertibles, Inc. (the "Debtor") and requests payment therefore under section 503 of the Bankruptcy Code, and respectfully states:

1 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"). Although the Original Lease expired on April 30, 2010, Debtor continued occupying the Property as a

month-to-month tenant, but otherwise under the terms of the Original Lease (the Original Lease and the subsequent month-to month tenancy are herein, the "Lease"). After this case was filed on July 18, 2010 (the "Petition Date"), the Debtor failed to pay certain Minimum Rent, Real Estate Taxes and Common Area Maintenance Charges due and owing to Urstadt Biddle under the Lease. A copy of the Original Lease is available upon request.

2. Therefore, Urstadt Biddle respectfully asserts a Chapter 11 administrative expense claim in the aggregate amount of \$12,138.92, consisting of pro-rated Minimum Rent in the amount of \$6,798.74, pro-rated Real Estate Taxes in the amount of \$1,007.46 and pro-rated Common Area Costs in the amount of \$3,517.77, and prorated trash hauling expenses in the amount of \$814.95 for the period from the Petition Date through January 10, 2011, and requests payment of such amount.

4. Urstadt Biddle reserves its right to amend or further supplement this Statement in all respects, including, but not limited to, asserting a claim or claims for additional amounts and/or claims based on alternative theories or liabilities. Urstadt Biddle further reserves the right to file additional claims for unsecured claims and administrative expenses or other claims entitled to priority, or to assert all or part of this claim as a pre-petition claim if it is determined by final order of a court with jurisdiction that any part of this claim is not a post-petition administrative expense claim. Urstadt Biddle reserves the right to assert any additional post-petition administrative expense claims for post-petition Minimum Rent, Real Estate Taxes, Common Area Maintenance Charges and any other amounts due under the Lease. This statement is without prejudice to Urstadt Biddle's separate unsecured claims set forth in its Amended Proof of Claim dated February 9, 2011 which is being filed with the Court simultaneously with this Administrative Expense Claim.

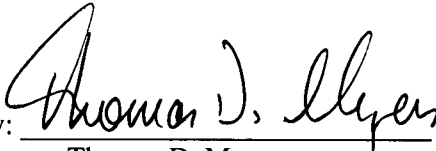
5. Filing of this Statement is not (a) a waiver or release of Urstadt Biddle's rights against any person, entity or property; (b) a consent by Urstadt Biddle to the jurisdiction of this Court with respect to any proceeding, if any, commenced in this case against or otherwise involving Urstadt Biddle; (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; (e) an election of remedy; or (f) a waiver or release of any of Urstadt Biddle's rights or remedies under the Lease.

WHEREFORE, Urstadt Biddle respectfully requests that this Court enter an order allowing and directing payment of its administrative expense claim in the full amount of \$12,138.92.

Dated: Greenwich, Connecticut

February 9, 2011

URSTADT BIDDLE PROPERTIES INC.

By: 

Thomas D. Myers
Executive Vice President



URSTADT BIDDLE
PROPERTIES INC.

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:

February 9, 2011

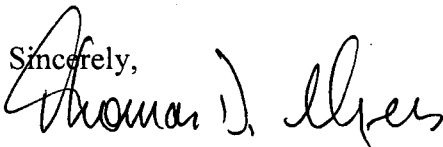
BMC Group, Inc.
Attn: Jennifer Convertibles Claims Processing
18750 Lake Drive East
Chanhassen, MN 55317

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

Gentlemen:

In connection with the above-referenced Chapter 11 case, enclosed please find our (i) Amended Proof of Claim (Official Form 10) and corresponding Addendum for pre-petition and rejection damages claims, and (ii) Administrative Expense Claim and Request for Payment, with corresponding Addendum, concerning the Debtor's unpaid post-petition obligations. 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 copies of the Proofs 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