

LEHRMAN, KRONICK & LEHRMAN, LLP

199 Main Street, Suite 400

White Plains, New York 10601

Mark A. Guterman, Esq., Of Counsel

(914) 761-4488

*Objection to Debtor's Motion to Establish Procedures
For the Rejection of Unexpired Leases*

UNITED STATES BANKRUPTCY COURT
SOUTHERN DISTRICT OF NEW YORK

-----X

In re:

Chapter 11

JENNIFER CONVERTIBLES, INC.,

Debtors.

Case No. 10-13779 (ALG)

-----X

**OBJECTION BY PINE-TOP ASSOCIATES TO
DEBTORS' MOTION TO ESTABLISH
PROCEDURES FOR REJECTION OF
UNEXPIRED LEASES**

Creditor, Pine Top Associates, as and for its Objection to the Debtor's motion to establish procedures for the rejection of unexpired leases states:

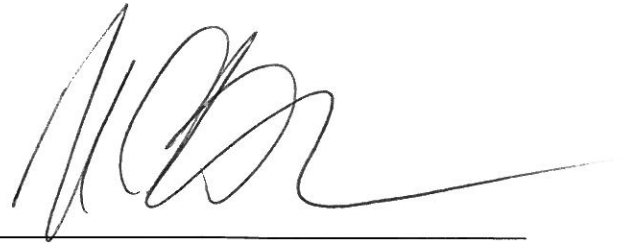
1. Creditor Pine Top Associates is the landlord as regards the store location at 345 Central Park Avenue, Hartsdale, New York.
2. The said location is one being considered by the Debtors to be affirmed or rejected.
3. However, the procedures outlined by the Debtors in their application do not state the time-table by which the decision process must be completed. Moreover, the application does not provide for the payment of monthly rent by the Debtors during the decision making process.
4. Pursuant to the Code, the Debtors are required to continue to pay rent under the

existing leases and should be required to make those payments during the process sought to be established by them. To permit the Debtors to retain possession without the need to make payment will prejudice all of the landlords involved, including Creditor Pine Top Associates.

5. No procedures should be adopted which do not require the continued payment of rent during the decision making process.

WHEREFORE, Creditor Pine Top Associates respectfully prays that this Court reject all procedures proposed by the Debtors which do not require the timely payment of all post-Petition rents through the decision making date sought by the Debtors as to unexpired leases.

Dated: White Plains, New York
August 24, 2010



LEHRMAN, KRONICK & LEHRMAN, LLP
Attorneys for Creditor Pine Top Associates
199 Main Street, Suite 400
White Plains, New York 10601
(914) 761-4488
By: Mark A. Guterman, Esq., Of Counsel

Index No. Year
UNITED STATES BANKRUPTCY COURT
SOUTHERN DISTRICT OF NEW YORK

In re

JENNIFER CONVERTIBLES, INC.,

Debtors,

OBJECTION TO MOTION TO SET PROCEDURES

LEHRMAN, KRONICK & LEHRMAN, LLP

Attorneys for Creditor Pine Top Associates
199 MAIN STREET - SUITE 400
WHITE PLAINS, NEW YORK 10601
(914) 761-4488

To:
Attorney(s) for

Service of a copy of the within
Dated:

is hereby admitted.

.....
Attorney(s) for

PLEASE TAKE NOTICE

Notice of entry that the within is a (certified) true copy of an
entered in the office of the clerk of the within named Court on

Notice of Settlement at Hon. That an Order of which the within is a true copy will be presented for settlement to the
one of the judges of the within named Court.
on at M.

Dated:

LEHRMAN, KRONICK & LEHRMAN, LLP
199 MAIN STREET - SUITE 400
WHITE PLAINS, NEW YORK 10601
(914) 761-4488