

## ASSIGNMENT OF LEASE AGREEMENT

This Assignment is made, effective as of the 1<sup>st</sup> day of September, 2000, by and between J.C. Lincoln Park, Inc., an Illinois corporation with corporate offices at 419 Crossways Park Drive, Woodbury, New York, 11797 (hereinafter referred to as "Assignor") and Jennifer Convertibles, Inc., a Delaware corporation, with corporate offices at 419 Crossways Park Drive, Woodbury, New York, 11797 (hereinafter referred to as "Assignee").

### WITNESSETH:

WHEREAS, Jerome H. Meyer & Co., agent for Halsted-Clybourn Limited Partnership, the address of which is 740 North Rush Street, Suite 600, Chicago, Illinois 60611, as Landlord ("Landlord") demised certain premises located at Lincoln Park Gateway Shopping Center, 814-816 West North Avenue, Chicago, Illinois (the "Premises") to Assignor, as tenant, pursuant to a certain Lease dated as of July 9, 1991; and

WHEREAS, Assignor desires to assign the Lease to Assignee and Assignee desires to acquire all of Assignor's rights under the Lease pursuant to the terms of this Assignment.

### AGREEMENT:

NOW, THEREFORE, for Ten (\$10.00) Dollars and other valuable consideration, receipt which is mutually acknowledged by both parties, the parties hereto agree as follows:

1. Assignor hereby transfers and assigns to Assignee all of Assignor's right, title, and interest together with any Security Deposit, and any accrued interest thereon, and obligations in and to and under the Lease and any and all amendments and modifications thereto effective as of the date hereof.

2. This Assignment shall be binding on and inure to the benefit of Assignor and Assignee and their respective successors and permitted assigns.

3. As a material inducement to Assignee to execute and deliver this Agreement, Assignor represents to Assignee the following :

(a) As of the date hereof, Assignor has not entered into any other

Agreement to assign or sublet all or any portion of the Premises for any period during any part of the term of the Lease from and after this Date and has not granted any rights or options to any third party with respect to the Premises which exist as of the date hereof;

(b) The Lease Agreement is in full force and effect, and all of the terms, conditions, and promises of the lease have been complied with. As of the delivery of possession, there shall be no default under the Lease for the payment of fixed rent or additional rent due up until the delivery of the Premises (the "Delivery Date");

(c) As of the Delivery Date, there shall be no monetary default by Assignor;

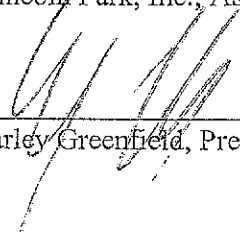
(d) The provisions of this Section shall survive the closing of this Agreement; and

(f) Assignor has full power and authority to assign the Lease in accordance with this Agreement. The party executing this Agreement is authorized to bind Assignor and this Agreement will not violate any law, court orders or other Agreements. This provision shall not apply to any representations in connection with consent requirements under the Lease.

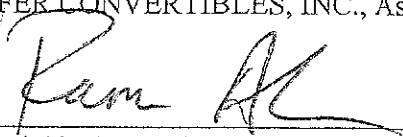
4. As an inducement for Assignor entering into this Agreement, Assignee further agrees to assume any and all obligations under the Lease after the Delivery Date.

IN WITNESS WHEREOF, Assignor and Assignee have executed this Agreement as of the 26 day of July, 2000.

J.C. Lincoln Park, Inc., Assignor

By:   
Harley Greenfield, President

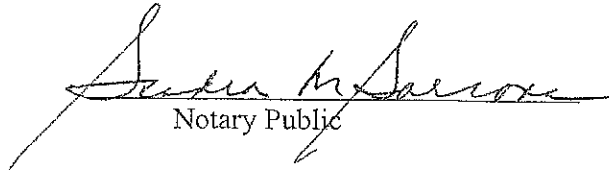
JENNIFER CONVERTIBLES, INC., Assignee

By:   
Rami Abada, President

STATE OF NEW YORK )

COUNTY OF Nassau ) SS:

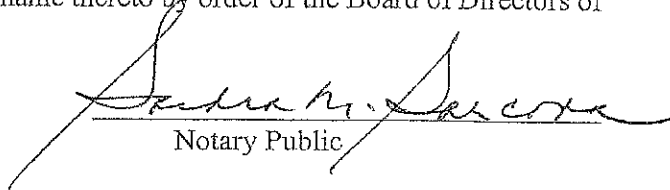
On the 26 day of July, 2000, before me personally came Harley Greenfield, to me known, who, being by me duly sworn, did depose and say that he is the President of J.C. Lincoln Park, Inc. (Assignor), the corporation described in and which executed the foregoing instrument; and that he signed his name thereto by order of the Board of Directors of said corporation.

  
Notary Public

STATE OF NEW YORK )

COUNTY OF Nassau ) SS:

On the 26 day of July, 2000, before me personally came Rami Abada, to me known, who, being by me duly sworn, did depose and say that he is the President of Jennifer Convertibles, Inc., (Assignee), the corporation described in and which executed the foregoing instrument; and that he signed his name thereto by order of the Board of Directors of said corporation.

  
Notary Public

SANDRA M. SARCONA  
Notary Public State of New York  
No. 01SA4726457  
Qualified in Nassau County  
Commission Expires May 31, 2002