

Number 4 of
4 execution
counterparts

LEASE COMMENCEMENT DATE AGREEMENT

This Lease Commencement Date Agreement ("Agreement") is made as of this 13TH day of JUNE, 2006, between SCI Cobb Place Fund, LLC, a Delaware limited liability company (also referred to as the "SCI Entities") "Landlord" as defined below, and Jennifer Convertibles, Inc., (hereinafter referred to as "Tenant").

Whereas, Landlord and Tenant entered into a certain Lease Agreement dated April 7, 2006, (hereinafter referred to as the "Lease"), for Premises therein more particularly described as 840 Ernest W. Barrett Parkway, NW, Suite 494, Kennesaw, Georgia 30144.

Now, Therefore, Landlord and Tenant mutually acknowledge and agree as follows:

1. Initially capitalized terms herein shall have the same meaning ascribed thereto in the Lease.
2. The Premises demised in the Lease contain 6,282 Square feet.
3. The Rental Commencement Date of the Term of the above referenced Lease is August 6, 2006, and the Lease Term ends on August 31, 2011.
4. Tenant is in full possession of, and has accepted, the Demised Premises and the Lease is in full force and effect. Tenant agrees and acknowledges to Landlord as of the date hereof that Landlord has fulfilled the terms and conditions of the Lease.
5. Fixed Minimum Rent is due for the above referenced Lease beginning August 6, 2006.

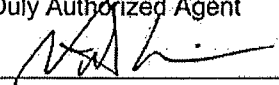
In Witness Hereof, the parties hereto have signed and sealed this Agreement, this 13TH day of JUNE, 2006.

Landlord:

(also referred to as the "SCI Entities"): SCI Cobb Place Fund, LLC a Delaware limited liability company as to an undivided 7.93117% interest, SCI Cobb Place Fund 1, LLC a Delaware limited liability company as to an undivided 8.079696% interest, SCI Cobb Place Fund 2, LLC a Delaware limited liability company as to an undivided 1.343654% interest, SCI Cobb Place Fund 3, LLC, a Delaware limited liability company, as to an undivided 2.436210% interest, SCI Cobb Place Fund 4, LLC, a Delaware limited liability company, as to an undivided 4.060350%, SCI Cobb Place Fund 5, LLC, a Delaware limited liability company, as to an undivided 1.923324% interest, SCI Cobb Place Fund 6, LLC, a Delaware limited liability company, as to an undivided 1.870001% interest, SCI Cobb Place Fund 7, LLC a Delaware limited liability company, as to an undivided 2.564431% interest, SCI Cobb Place Fund 8, LLC a Delaware limited liability company, as to an undivided 1.923324% interest, SCI Cobb Place Fund 9, LLC, a Delaware limited liability company, as to an undivided 2.336681% interest, SCI Cobb Place Fund 10, LLC, a Delaware limited liability company, as to an undivided 3.932128% interest, SCI Cobb Place Fund 11, LLC, a Delaware limited liability company, as to an undivided 11.646792% interest, SCI Cobb Place Fund 12, LLC, a Delaware limited liability company, as to an undivided 3.697055% interest, SCI Cobb Place Fund 13, LLC, a Delaware limited liability company, as to an undivided 3.932128% interest, SCI Cobb Place Fund 14, LLC, a Delaware limited liability company, as to an undivided 1.795102% interest, SCI Cobb Place Fund 15, LLC, a Delaware limited liability company, as to an undivided 1.556077% interest, SCI Cobb Place Fund 16, LLC, a Delaware limited liability company, as to an undivided .928166% interest, SCI Cobb Place Fund 17, LLC, a Delaware limited liability company, as to an undivided 2.350729% interest, SCI Cobb Place Fund 18, LLC, a Delaware limited liability company, as to an undivided 2.953490% interest, SCI Cobb Place Fund 19, LLC, a Delaware limited liability company,

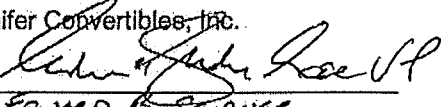
as to an undivided .961662% interest, SCI Cobb Place Fund 20, LLC, a Delaware limited liability company, as to an undivided 5.556268% interest, SCI Cobb Place Fund 21, LLC, a Delaware limited liability company, as to an undivided .961662% interest, SCI Cobb Place Fund 22, LLC, a Delaware limited liability company, as to an undivided 1.282216% interest, SCI Cobb Place Fund 23, LLC, a Delaware limited liability company, as to an undivided 4.747198% interest, SCI Cobb Place Fund 24, LLC, a Delaware limited liability company, as to an undivided 2.137026% interest, SCI Cobb Place Fund 25, LLC, a Delaware limited liability company, as to an undivided 2.884985% interest, SCI Cobb Place Fund 26, LLC, a Delaware limited liability company, as to an undivided 1.282216% interest, SCI Cobb Place Fund 27, LLC, a Delaware limited liability company, as to an undivided 1.341632% interest, SCI Cobb Place Fund 28, LLC, a Delaware limited liability company, as to an undivided 2.137026% interest, SCI Cobb Place Fund 29, LLC, a Delaware limited liability company, as to an undivided 1.068513% interest, SCI Cobb Place Fund 31, LLC, a Delaware limited liability company, as to an undivided 2.436210% interest, SCI Cobb Place Fund 32, LLC, a Delaware limited liability company, as to an undivided 1.495918% interest, SCI Cobb Place Fund 33, LLC, a Delaware limited liability company, as to an undivided .854810% interest, SCI Cobb Place Fund 34, LLC, a Delaware limited liability company, as to an undivided 1.453178% interest, SCI Cobb Place Fund 35, LLC, a Delaware limited liability company, as to an undivided 2.137026% interest, collectively as tenants in common.

By: Continental Real Estate Companies Commercial Properties Corp.
Its: Duly Authorized Agent

By:  _____

Its: ASSET MANAGER

Tenant: Jennifer Convertibles, Inc.

By:  _____

EDWARD G. SEIDMAN

Its: EXECUTIVE VICE PRESIDENT