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August 28th 2012

Alan J. Schlesinger
Schlesinger and Buchbinder, LLP
1200 Walnut Street
Newton, MA 02461

Re: Proposed Sleepy's Store 1081 Washington Street Newton

Dear Mr. Schlesinger;

Sleepy's The Mattress Professionals are very much looking forward to our new store location and to becoming part of the West Newton business community. We congratulate Newton on its recent honor in Money Magazine as one of the country's best places to live.

With over 800 stores in operation Sleepy's has frequently spoken to zoning boards. Our experience is that zoning officials welcome our stores as providing a service to the community with a minimum impact on traffic and parking.

Our stores generally carry one staff employee during weekdays and two staff on weekends. Our peak hours vary with the location. Most often they are late in the day on Saturdays and Sundays. During our peak hours, our most successful stores usually experienced a maximum of 4 customers at any one time. We are very comfortable in stating that the seven (7) parking spaces to be provided at 1081 Washington Street will be more than sufficient for our needs.

Please share this letter with the neighbors and zoning review officials in Newton and note that Sleepy's regional officers and I will be pleased to continue our dialogue on the store operations and facility.

Very truly yours

A handwritten signature in blue ink, appearing to read "AGV".

AGV: agv

Cc: David Friedman
John Pergolizzi

SLEEPY'S, LLC
CORPORATE HEADQUARTERS
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