

SECURITIES AND EXCHANGE COMMISSION

Washington, D.C. 20549

FORM 8-K

CURRENT REPORT

Pursuant to Section 13 or 15(d) of
the Securities Exchange Act of 1934

Date of Report (Date of earliest event reported): September 29, 2008

DRYCLEAN USA, Inc.

(Exact name of registrant as specified in its charter)

Delaware

(State or other jurisdiction of incorporation)

001-14757

(Commission File Number)

11-2014231

(IRS Employer Identification No.)

290 N.E. 68 Street, Miami, Florida

(Address of principal executive offices)

33138

(Zip Code)

Registrant's telephone number, including area code: (305) 754-4551

Not Applicable

(Former name or former address, if changed since last report)

Check the appropriate box below if the Form 8-K filing is intended to simultaneously satisfy the filing obligation of the registrant under any of the following provisions:

- Written communications pursuant to Rule 425 under the Securities Act (17 CFR 230.425)
 - Soliciting material pursuant to Rule 14a-12 under the Exchange Act (17 CFR 240.14a-12)
 - Pre-commencement communication pursuant to Rule 14d-2(b) under the Exchange Act (17 CFR 240.14d-2(b))
 - Pre-commencement communication pursuant to Rule 13e-4(c) under the Exchange Act (17 CFR 240.13e-4(c))
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Item 1.01 Entry into a Material Definitive Agreement

On September 29, 2008, the Company's wholly-owned subsidiary, Steiner-Atlantic Corp., exercised the first of two three-year options to renew, until October 31, 2011, its lease covering 27,000 square feet of warehouse and office space in Miami, Florida leased from The Sheila S. Steiner Revocable Trust, of which Mrs. Steiner and her husband, William K. Steiner, Chairman of the Board of Directors and a director of the Company, are the co-trustees. Mr. and Mrs. Steiner are also co-trustees of the William K. Steiner Revocable Trust, which is a principal stockholder of the Company. The lease originally commenced on November 1, 2005 at an annual rental of \$94,500, with annual increases commencing November 1, 2006 of 3% over the rent in the prior year. The Company bears the cost of real estate taxes, utilities, maintenance, non-structural repairs and insurance. The Company believes that the terms of the lease are comparable to terms that would be obtained from an unaffiliated third party for similar property in a similar locale.

On October 10, 2008, the Company received a letter from Wachovia Bank, National Association (the "Lender") extending, until October 30, 2009, the Company's existing \$2,250,000 revolving line of credit facility. The Company agreed to either maintain a balance of \$500,000 in a money market account of the Lender or pay a commitment fee unless it utilizes 50% of the facility during the one year period ending October 31, 2009.

Item 9.01 Financial Statements and Exhibits.

- (a) Financial Statements of Businesses Acquired: None
- (b) Pro Forma Financial Information: None
- (c) Exhibits:

- 4.01 Letter, dated September 29, 2008, from the Company's wholly-owned subsidiary, Steiner-Atlantic Corp., to Sheila Steiner and William Steiner exercising an option to extend a lease.
- 4.02 Letter, dated October 10, 2008, from Wachovia Bank, National Association, among other things, extending the Company's revolving credit facility.

SIGNATURE

Pursuant to the requirements of the Securities Exchange Act of 1934, the registrant has duly caused this report to be signed on its behalf by the undersigned thereunto duly authorized.

DRYCLEAN USA, Inc.

By: /s/ Michael S. Steiner
Michael S. Steiner
President

Date: October 14, 2008

EXHIBIT INDEX

<u>Exhibit No.</u>	<u>Description</u>
4.01	<u>Letter, dated September 29, 2008, from the Company's wholly-owned subsidiary, Steiner-Atlantic Corp., to Sheila Steiner and William Steiner exercising an option to extend a lease.</u>
4.02	<u>Letter, dated October 10, 2008, from Wachovia Bank, National Association, among other things, extending the Company's revolving credit facility.</u>



September 29, 2008

Sheila & William Steiner
2600 Island Boulevard — Unit 2006
Aventura, FL 33160

RE: Lease dated September 9, 2005 for 290 NE 68th Street, 297 NE 67th Street
and 277 NE 67th Street, Miami, FL

Dear Sheila and William:

This letter is to confirm that Steiner-Atlantic Corp is exercising its option under Section 23 of the above captioned Lease to renew the Lease for another 36-month period commencing November 1, 2008 and ending on October 31, 2011.

Please confirm that you have received a copy of this letter by signing below.

If you have any questions, feel free to contact me.

Very truly yours,

/s/ Michael S. Steiner

Michael S. Steiner
President

RECEIVED BY:

/s/ William K. Steiner
William K. Steiner

/s/ Sheila Steiner
Sheila Steiner

STEINER-ATLANTIC CORP.

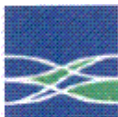
MAILING ADDRESS: PO.BOX 380578 - MIAMI, FLORIDA 33238-0578

DADE: 305/754-4551 - TOLL FREE: 1-800/333-8883

FAX: 305/751-8390 - WEBSITE: WWW.STEINERATLANTIC.COM

OFFICE & SHOWROOM: 290 N.E. 68TH STREET - MIAMI, FLORIDA 33133-5567

Wachovia Bank, N.A.
Commercial Banking
FL6087
200 South Biscayne Boulevard
Annex Building
Miami, FL 33131
Tel 305 789-1220 Fax 305 789-5036



WACHOVIA

October 10, 2008

Michael Steiner
Dryclean USA, Inc
290 NE 68th Street
Miami, FL 33138

RE: Promissory Note from Dryclean USA, Inc. ("Borrower") to Wachovia Bank, National Association ("Wachovia") in the original principal amount of \$2,250,000.00 dated November 2, 1998 including any amendments (the "Note")

Dear Mr. Steiner:

Wachovia is pleased to extend its obligation to advance funds under the Note until October 30, 2009. As we discussed, you have agreed to either maintain a balance of \$500,000.00 in a Wachovia Money Market account or reflect 50% utilization during the term of the Note.

All other terms, conditions and provisions of the Note and Loan Documents (as defined in the Note) remain unchanged and in full force and effect.

Thank you for allowing Wachovia to be of service. Please feel free to call me if you have any questions about this renewal.

Sincerely,

Wachovia Bank, National Association

/s/ Ramon Falero
Ramon Falero
Vice President