



MISC 2004036722



MAR 24 2004 08:24 P 4

Received - RICHARD TAKECHI
Register of Deeds, Douglas County, NE
3/24/2004 8:24:06 AM



2004036722

**THIS PAGE INCLUDED FOR INDEXING
PAGE DOWN FOR BALANCE OF INSTRUMENT**

misc
 FEE 20⁵⁰ FB 53-30460
 4
 1
 BKP _____ C/O _____ COMP BW
 DEL _____ SCAN _____ FV _____

Temp. 12.4.01

4443 ✓



OMAHA
 (402) 339-2565
 1-800-228-9445
 FAX (402) 339-4554
 4505 S. 76TH CIRCLE
 OMAHA, NE 68127
 E-mail: jetzparts@aol.com

Professional Laundry Systems

Recording requested by and mail to:
 JETZ SERVICE CO., INC. %
 JETZ MIDWEST, INC.
 4505 South. 76th Circle
 OMAHA, NE 68127

EXHIBIT A

MEMORANDUM OF LEASE

THIS MEMORANDUM OF LEASE is entered on February 24 2004 by and between 1001 Apartments / Robert Green, hereinafter referred to as "LESSOR"), and JETZ SERVICE CO., INC., (hereinafter referred to as "LESSEE"). Lessor by these premises does lease to Lessee, and Lessee does hereby accept the possession of the room or rooms described below and located on the real property and improvements consisting of 110 multi-housing units, located at 1001 North 90th Street, Omaha, NE. Lessor warrants and represents that only 46 units are plumbed with their own washer and/or dryer connections.

Lessor and Lessee have entered into an unrecorded lease containing the provisions included herein and certain additional provisions. The provisions of the unrecorded lease are incorporated herein by this reference. A copy of the unrecorded lease is available for inspection by persons having a legitimate interest in the Property from the Home Office of the Lessee located at 901 NE River Road, Topeka, KS 66616.

1. **Exclusive use and possession of the Leased Premises.** Lessor does hereby grant, convey and transfer to Lessee the exclusive use and possession of certain premises, described as encompassing approximately 660224 square feet for its use as a laundry facility (hereinafter referred to as the "Leased Premises"). 660 m²

2. **Term.** The term of this lease shall be for ten (10) year (s) from the date of December 31, 2004, plus any applicable renewal provisions. The Lessee is hereby given a right of first refusal to meet any competitive bid(s) to continue providing laundry services if this lease is not renewed or expired.

3. **Assignment or Transfer.** This lease shall be binding upon the parties hereto, their respective heirs, personal representatives, successors, assigns or transferees.

4. **Non-Competition Clause.** This lease contains a covenant by the Lessor not to compete, which is binding upon, and inure to the benefit of the heirs, administrators, successors, and assigned of Lessor.

STATE OF Nebraska)

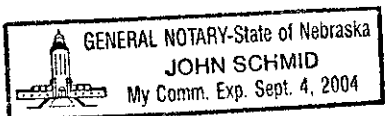
1001 Apartments / Robert Green LESSOR

COUNTY OF Douglas)^{ss.}

BY: [Signature]
ROBERT F. GREEN
 Print Name

This instrument was acknowledged before me on February 27, 2004, by Robert F. Green as owner of 1001 Apartments.

My Commission expires:



[Signature]
 Notary Public within and for said County and State

STATE OF Nebraska)

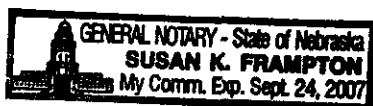
Jetz Service Co., Inc. LESSEE

COUNTY OF Douglas)^{ss.}

BY: [Signature]
Todd C. Schainost
 Print Name

This instrument was acknowledged before me on March 23, 2004, by Todd C. Schainost as Account Representative of Jetz Service Co., Inc.

My Commission expires:



[Signature]
 Notary Public within and for said County and State

INFORMATION FOR RECORDING MEMORANDUM OF LEASE

Please fill this out and return it with the executed lease

1) Please fill in legal for: 1001 North 90th Street, Omaha, NE (1001 Apartments)

Attached

2) County in which property is located - Douglas

3) City where County Seat is located - Omaha

4) Address of County Court House - _____

*Use separate sheet of paper if additional space is required for Legal Description

LEGAL DESCRIPTION

Part of the South Half of Lot 2, in PIERSON'S SUBDIVISION of the Southwest Quarter and the West Half of the Southeast Quarter of Section 15, Township 15 North, Range 12 East of the 6th P.M., in the City of Omaha, in Douglas County, Nebraska, more particularly described as follows:

Beginning at a point on the North line of the South Half of said Lot 2, said point being 50 feet East of the centerline of 90th Street; thence East along the North line of the South Half of said Lot 2 a distance of 607.0 feet; thence South along the East line of said Lot 2 a distance of 95.0 feet; thence West parallel to the South line of said Lot 2 a distance of 55.0 feet; thence North making an interior angle of 90°, a distance of 18.0 feet; thence West parallel to the South line of said Lot 2 a distance of 75.0 feet; thence South making an interior angle of 270°, a distance of 83.0 feet; thence West parallel to the South line of said Lot 2 a distance of 477.0 feet to the East right-of-way line of 90th Street; thence North along the East right-of-way line of 90th Street a distance of 160.0 feet to the Point of Beginning;

And;

Part of the South Half of Lot 2, PIERSON'S SUBDIVISION of the South Half of the Southwest Quarter and West Half of the Southeast Quarter of Section 15, Township 15 North, Range 12 East of the 6th P.M., in the City of Omaha, in Douglas County, Nebraska, more particularly described as follows:

Beginning at a point on the South line of said Lot 2, said point being 50 feet East of the centerline of 90th Street; thence North along the East right-of-way line of 90th Street a distance of 157.5 feet; thence East parallel to the South line of said Lot 2, a distance of 477.0 feet; thence North making an interior angle of 270° a distance of 83.0 feet, thence East parallel to the South line of said Lot 2, a distance of 75.0 feet; thence South making an interior angle of 90°, a distance of 18.0 feet; thence East parallel to the South line of said Lot 2, a distance of 55.0 feet to the East line of said Lot 2; thence South along the East line of said Lot 2 a distance of 222.5 feet; thence West along the South line of said Lot 2 a distance of 607.0 feet to the Point of Beginning;

RECEIVED

MAY 12 1 39 PM '92

GEORGE J. GUGLIELMINO
REGISTER OF DEEDS
DOUGLAS COUNTY, NE

17536 Done

10/11
12/18
C/O _____ FEE 29.50
S/E _____ MC
F/B 63-20460
COMP MP