



MISC 2013050104



MAY 20 2013 09:23 P 2

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 2 REF 16.00 FB 56-42460  
 2 C/P C/O COMP *PO*  
 DEL SCAN FV

Received - DIANE L. BATTIATO  
 Register of Deeds, Douglas County, NE  
 5/20/2013 09:23:45.77



2013050104

Recording requested by and mail to:  
 JETZ SERVICE CO., INC.  
 5720 F Street  
 OMAHA, NE 68117

EXHIBIT A

### MEMORANDUM OF LEASE

THIS MEMORANDUM OF LEASE is entered on March 27, 2013, by and between Gerald P. Mancuso 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 8 units, located at 3758 S. 82<sup>nd</sup> Street, Omaha, NE. 68124. Lessor warrants and represents that only 0 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 100 square feet for its use as a laundry facility (hereinafter referred to as the "Leased Premises").

**2. Term.** The term of this lease shall be for five ( 5 ) year(s) from the date of the final installation of Lessee's laundry equipment, 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 service, or for the purchase of laundry equipment by Lessor or its agent to serve the property in which the leased property is located, 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.

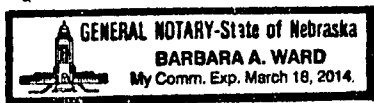
**4. Non-Competition Clause.** This lease contains a covenant by the Lessor not to compete, which is binding upon, and inure to the benefit of the heirs, administrators, successors, and assigned of Lessor.

LESSOR:

STATE OF Nebraska  
 COUNTY OF Douglas ) ss

Gerald P. Mancuso  
 BY: Mark M. Lamb *Real Estate Agent for Owner*  
 Print Name Mark M. Lamb  
 Title of Authorized Agent Manager

This instrument was acknowledged before me on May 10<sup>th</sup>, 2013, by Mark M. Lamb as Managing Agent of / for Gerald P. Mancuso.  
 (Name) (Relationship to) (Lessor)  
 My Commission expires: 3/18/14



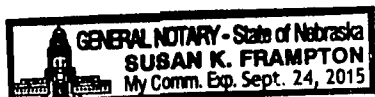
Barbara A. Ward  
 Notary Public within and for said County and State

STATE OF Nebraska  
 ) ss.  
 COUNTY OF Douglas

Jetz Service Co., Inc. LESSEE  
 BY: Michael S. Lyman  
 Print Name / Account Representative

This instrument was acknowledged before me on May 15, 2013, by Michael S. Lyman as Account Representative of Jetz Service Co., Inc.

My Commission expires:



Susan K. Frampton  
 Notary Public within and for said County and State

008204

**Please fill this out and return it with the executed lease**

1) Please fill in legal for: 3758 S. 82<sup>nd</sup> St., Omaha, NE.

WESTGATE ADD LOT 974 BLOCK 0 -EX TRIA 97.7 FT- LOT 973 &  
ALL \_\_\_\_\_

- 2) County in which property is located DOUGLAS
- 3) City where County Seat is located OMAHA
- 4) Address of County Court House