



BK 0971 PG 315-316



MISC 1991 13970

THIS PAGE INCLUDED FOR
INDEXING
PAGE DOWN FOR BALANCE OF INSTRUMENT



CORPORATE OFFICE
(913) 354-7588
FAX: (913) 354-7069

2514 KANSAS AVENUE
TOPEKA, KANSAS 66611

Professional Laundry Systems

RECORDING REQUESTED BY AND MAIL TO: EXHIBIT A

JETZ SERVICE CO., INC.
2514 Kansas Avenue
Topeka, KS 66611

MEMORANDUM OF LEASE

This MEMORANDUM OF LEASE is entered on June 11, 1991
by and between Rolfe Enterprises

(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 exclusive possession of the room or rooms described below and located on the real property and improvements consisting of 18 multi-housing units, located at 6635-6641 Military, Omaha, NE

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 the Home Office of the Lessee located at 2514 Kansas Avenue, Topeka, KS 66611.

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 88 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 seven (7) year(s) from the date of possession of existing 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 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 inures to the benefit of the heirs, administrators, successors, and assigned of Lessor.

STATE OF NEB)
)ss.
COUNTY OF DAVENS)

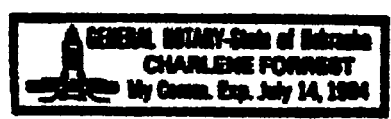
Rolfe Enterprises LESSOR
BY [Signature]
Roy C. Rolfe
Print Name

before me appeared Roy C. Rolfe On this 26 day of June, 1991,
sworn, did say that this person is an officer of ROLFE ENTERPRISES, INC.,
a Corporation, and that said instrument was signed in behalf of said Corporation by authority of its
Board of Directors, and said Roy C. Rolfe acknowledged said
instrument to be the free act and deed of said corporation.

IN WITNESS WHEREOF, I have hereunto set my
hand and affixed my notarial seal at my office in OMAHA, NEBR,
the day and year last above written.

My Commission expires:

[Signature] Davens, Ne
Notary Public within and for said County and State



Jetz Service Co., Inc. LESSEE

STATE OF Kansas)
COUNTY OF Shawnee) ss.

BY Ronald W. Sommers

Ronald W. Sommers
Print Name

On this 11th day of June 19 91,

before me, appeared Ronald W. Sommers to me personally known, who being by me duly sworn, did say that this person is an officer of Jetz Service Co., Inc., a Corporation, and that said instrument was signed in behalf of said Corporation by authority of its Board of Directors, and said Ronald W. Sommers acknowledged said instrument to be the free act and deed of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal at my office in Topeka, KS the day and year last above written.

My commission expires:

Karen Sheppard
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) Legal Description of Property - * 6635-6641 Military Apartments

Irregular North 84.9' of the East 73.4', Lot 3, Irregular West 60' of the North 38, Lot 6, all in Blk 81, Benson.

Except the South 125', the irregular West 77' of the East 150' of lot 3, an irregular East 42.36' of Lot 5, all on Blk 81, Benson.

2) County in Which Property is Located - DOUGLAS

3) City Where County Seat is Located - OMAHA, NEBR

4) Address of County Court House - OMAHA, NEBR

* Use Separate Sheet of Paper if Additional Space is Required for Legal Description.

Misc BK 971 N _____ C/O _____ FEE 11.50
PG 315-316 N _____ DEL ck MC Wc
OF MDC COMP _____ F/B 43-02880

RECEIVED
JUL 17 10 30 AM '91
GEORGE J. BUGLEWICZ
REGISTER OF DEEDS
DOUGLAS COUNTY, NE