



MISC 2005088514



JUL 25 2005 10:01 P 3

Received - DIANE L. BATTIATO  
Register of Deeds, Douglas County, NE  
7/25/2005 10:01:47.02



2005088514

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

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*Mix*

FEE 16.<sup>00</sup> FB 23-21200

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BKP \_\_\_\_\_ C/O \_\_\_\_\_ COMP BW

DEL \_\_\_\_\_ SCAN \_\_\_\_\_ FV \_\_\_\_\_



OMAHA  
 (402) 339-2565  
 1-800-228-9445  
 FAX (402) 339-4554  
 4505 S. 76TH CIRCLE  
 OMAHA, NE 68127  
 E-mail: jatzmw@jetzservice.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 July 13, 2005 by and between Domenico D. Stella, 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 14 multi-housing units, located at 563 South 18th Street, 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 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 144 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 six (6) year (s) from the date of final installation of 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.

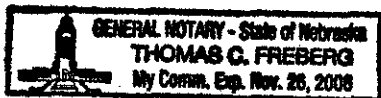
3. **Assignment or Transfer.** This lease shall be binding upon the parties hereto, their respective heirs, personal representatives, successors, assigns or transferees.

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

STATE OF NEBRASKA  
 )  
DOUGLAS )ss.  
 COUNTY OF           

Domenico D. Stella LESSOR  
 BY: Domenico D. Stella  
Domenico D. Stella  
 Print Name

This instrument was acknowledged before me on JULY 14TH, 2005, by Domenico D. Stella as Owner of property.  
Domenico D. Stella  
 My Commission expires: 11-26-06



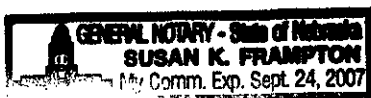
Thomas C. Freberg  
 Notary Public within and for said County and State

STATE OF Nebraska  
 )  
 )ss.  
 COUNTY OF Douglas

Jetz Service Co., Inc. LESSEE  
 BY: Michael R. Aspen  
Michael R. Aspen  
 Print Name

This instrument was acknowledged before me on 15th July, 2005, by Michael R. Aspen as Account Representative of Jetz Service Co., Inc.

My Commission expires:



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

FEE \_\_\_\_\_ FB \_\_\_\_\_  
 BKP \_\_\_\_\_ C/O \_\_\_\_\_ COMP \_\_\_\_\_  
 DEL \_\_\_\_\_ SCAN \_\_\_\_\_ FV \_\_\_\_\_

#5157

INFORMATION FOR RECORDING MEMORANDUM OF LEASE

Please fill this out and return it with the executed lease

1) Please fill in legal for: 563 South 18<sup>th</sup> Street, Omaha, NE

KOUNTZE & RUTH ADD LOT 3 BLOCK 2 S 41 FT LTS 2 & 41 X 75

an undivided 1/2 interest in  
the S 41' of LOTS 2 & 3, B-2  
Kountze & Ruths add

2) County in which property is located - \_\_\_\_\_

3) City where County Seat is located - \_\_\_\_\_

4) Address of County Court House - \_\_\_\_\_

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

