

**Memorandum of Lease**

**Preparer Information: (Name and Complete Address)**

Peggy Warren  
3737 NE Great Midwest Dr.  
Kansas City, Missouri 64161  
(816) 454-9274

**Taxpayer Information: (Name and Complete Address)**

JETZ SERVICE CO., INC.  
3737 NE Great Midwest Dr.  
Kansas City, Missouri 64161

**Return Document To: (Name and Complete Address)**

Peggy Warren  
JETZ SERVICE CO., INC.  
3737 NE Great Midwest Dr  
Kansas City, Missouri 64141

**Grantors:**

ROOSEVELT HOUSING  
PARTNER L.P.

**Grantees:**

Jetz Service Co., Inc.

**Legal Description:**

Lots 6-17, Gates Park Place, Block 2, and that part of the vacated north-south alley in said Block 2 lying east of Lots 6-11 and west of Lots 12-17, all in the City of Waterloo, Black Hawk County, Iowa.

Subject to easement, restriction, covenants, ordinances, and limited access provision of record.

**Document or Instrument Number of Previously Recorded Documents:**

Instrument No. \_\_\_\_\_ Recorded on Date: September 14, 2004  
In Book: 1111/2005 On Page: 1111/06882

DOC. # 2005 06882

Patricia S. Sass

Black Hawk County Recorder\*316 E 5<sup>th</sup> St., Room 208, Waterloo, Iowa 50703-4774

Recording requested by and mail to:  
JETZ SERVICE CO., INC.  
901 NE River Road  
Topeka, KS 66616-1133

EXHIBIT A

MEMORANDUM OF LEASE

THIS MEMORANDUM OF LEASE is entered on February 6, 2006 by and between **ROOSEVELT HOUSING PARTNER L.P.**, 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 21 multi-housing units, located at 200 E. Arlington, Waterloo, Iowa. Lessor warrants and represents that only 21 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, Kansas 66616-1133.

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 200 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 90 days after 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 benefits of the heirs, administrators, successors, and assigned of Lessor.

STATE OF Iowa )  
 )ss  
COUNTY Dallas )

**ROOSEVELT HOUSING PARTNER L.P.** LESSOR  
BY Ron Dupuy, Agent  
RON DUPUY  
Print Name

by Ron Dupuy This instrument was acknowledged before me on February 20, 2006  
as Agent of Roosevelt Hsg Pt LP

My commission  PEGGY DEBOER  
Notary Public within and for said County and State

Peggy DeBoer  
Notary Public within and for said County and State

STATE OF Missouri )  
 )ss  
COUNTY Clay )

**JETZ SERVICE CO., INC.** LESSEE  
BY Donald J. Sommers  
Donald J. Sommers  
Print Name

by Donald J. Sommers This instrument was acknowledged before me on February 24, 2006  
as Regional Manager of Jetz Service Co., Inc.

My commission expires:

Melissa A. Stillwell  
Notary Public within and for said County and State

MELISSA A. STILLWELL  
Notary Public - Notary Seal  
STATE OF MISSOURI  
Jackson County  
My Commission Expires: Aug. 4, 2006