

Jetz Service Co
2514 Kansas Ave
Topeka, KS 66611



NOTICE TO OWNER

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RICHARD N. TAKECHI
REGISTER OF DEEDS
DOUGLAS COUNTY, NE

April 18, 1997

TO: Spring Acres Apartments

This document is to give notice of a lease entered on September 1996 by and between Spring Acres Apartments ("Lessor") and JETZ SERVICE CO., INC., ("LESSEE"). Lessor did lease to Lessee, and Lessee did accept the exclusive possession of a certain room or rooms described therein and located on the real property and improvements consisting of 380 multi-housing units, located at 6917 Wright Plaza, Omaha, NE and legally described as:

Blocks 1 and 16, Lawnfield, an addition to the City of Omaha, in Douglas County, Nebraska (excepting those parts deeded for road purposes to Douglas County, Nebraska, by deed recorded in Deed Book 1093, Page 677); including all rights of reversion in and to the following abutting vacated streets: All of 70th St., all of Oak St., So. 30' of Bancroft St. and West 30' of 69th St.; (Phase 1), and Lots 1 through 10, inclusive Block 2, Lawnfield, an addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska, together with West vacated 15' of 69th St. adjoining on the East. (Phase II)

The provisions of the unrecorded lease are incorporated herein by this reference. A copy of said lease is available for inspection by persons having a legitimate interest in the property from the Home Office of the Lessee located at 2514 Kansas Avenue, Topeka, Kansas 66611. Terms of said lease includes:

- 1. EXCLUSIVE POSSESSION. Lessor did convey, and transfer to Lessee the exclusive use and possession of certain premises, described in said lease.
- 2. TERM. The term of this lease was for five (5) year(s) from the 1st of November, 1996 plus any applicable renewal provisions.
- 3. ASSIGNMENT OR TRANSFER. This lease shall be binding upon the heirs, personal representatives, successors, assigns or transferees of the Lessor.

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JETZ SERVICE CO., INC. LESSEE

BY Ronald W. Sommers

STATE OF: Kansas)
)ss.
COUNTY OF: Shawnee)

On this 18th day of April, 19 97
before me appeared Ronald W. Sommers to me personally known, who being by me duly sworn, did say that he 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



NOTARIAL SEAL AFFIXED
REGISTER OF DEEDS