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Doc ID: 006767240004 Type: GEN  
Recorded: 08/09/2004 at 12:55:31 PM  
Fee Amt: \$22.00 Page 1 of 4  
Revenue Tax: \$0.00  
Instr# 200500008580  
Linn County Iowa  
JOAN MCCALMANT RECORDER

BK 5742 PG 82-85

TITLE: Memorandum Of Lease

DATE: August 31, 2004

GRANTOR: CEDARWOOD HILLS ACQUISITION L.P.

\* GRANTEE: Jetz Service Co., Inc.

GRANTEE ADDRESS: 3737 NE Great Midwest Drive, Kansas City, Missouri 64161

REFERENCE DOC.#/BOOK/PAGE: BOOK1925PAGE465

NAME OF PROPERTY: Cedarwoods Hills Apartments

LEGAL DESCRIPTION: See Attached

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 ~~April 30, 2004~~ <sup>August 31st 2004</sup> by and between CEDARWOOD HILLS ACQUISITION 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 180 multi-housing units, located at 2040 Glass Road NE, Cedar Rapids, Iowa. Lessor warrants and represents that only zero 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 1,500 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 ten ( 10 ) year(s) from the date of final installation of Lessee's laundry equipment, plus any applicable renewal provisions.

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 MISSOURI )  
 )ss  
COUNTY CLAY )

CEDARWOOD HILLS ACQUISITION L.P. LESSOR  
BY David Johnson  
David Johnson  
Print Name

by DAVID L. JOHNSON as PRES. This instrument was acknowledged before me on June 25, 2004 of Gen. Partner

My commission expires: Aug 24, 2006  
**GRACE E. BALES**  
Notary Public - Notary Seal  
State of Missouri  
Clay County  
My Commission Expires Aug. 24, 2006

Grace E. Bales  
Notary Public within and for said County and State  
Grace E. Bales

STATE OF Missouri )  
 )ss  
COUNTY Clay )

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

by Donald J. Sommers as Regional Manager This instrument was acknowledged before me on June 28, 2004 of Jetz Service Co., Inc.

My commission expires:

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

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



EXHIBIT "A"

ALL THAT PART OF LOT 7, AUDITOR'S PLAT NO. 104, LINN COUNTY, IOWA, DESCRIBED AS FOLLOWS; COMMENCING AT THE CENTER OF SECTION 9, TOWNSHIP 83 W, RANGE 7 NORTH OF THE 5TH P.M. (ALSO THE NORTHEAST CORNER OF LOT 7, AUDITOR'S PLAT NO. 104, LINN COUNTY, IOWA); THENCE S 90° 00' 00" W, 152.58 FEET ALONG THE NORTHERLY LINE OF SAID LOT 7 (ALSO THE SOUTHERLY LINE OF TIMBER RIDGE 4TH ADDITION TO THE CITY OF CEDAR RAPIDS, IOWA) TO THE POINT OF BEGINNING; THENCE SOUTHEASTERLY 13.19 FEET ALONG A 160.26 FOOT RADIUS CURVE CONCAVE NORTHEASTERLY WHOSE CHORD BEARS S 41° 38' 39" E, 13.19 FEET; THENCE S 44° 00' 07" E, 132.00 FEET; THENCE SOUTHEASTERLY 73.49 FEET ALONG A 100.26 FOOT RADIUS CURVE CONCAVE SOUTHWESTERLY, WHOSE CHORD BEARS S 23° 00' 12" E, 71.86 FEET; THENCE S 2° 00' 16" E, 465.04 FEET ALONG A LINE PARALLEL TO AND 30 FEET WESTERLY OF THE EASTERLY LINE OF SAID LOT 7 (ALSO BEING THE WESTERLY LINE OF RED BUD ROAD N.E.) TO A POINT ON THE NORTHERLY LINE OF GLASS ROAD N.E.; THENCE S 81° 44' 06" W, 38.49 FEET ALONG THE NORTHERLY LINE OF GLASS ROAD; THENCE N 71° 06' 20" W, 782.87 FEET ALONG THE NORTHERLY LINE OF GLASS ROAD TO A POINT ON THE EASTERLY LINE OF BEATTY'S 1ST ADDITION TO THE CITY OF CEDAR RAPIDS, IOWA; THENCE N 0° 09' 00" E, 387.72 FEET ALONG THE EASTERLY LINE OF BEATTY'S 1ST ADDITION, TO THE NORTHERLY LINE OF SAID LOT 7; THENCE N 90° 00' 00" E, 632.95 FEET ALONG THE NORTHERLY LINE OF SAID LOT 7 TO THE POINT OF BEGINNING.

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AND ALSO: BEGINNING AT THE CENTER OF SECTION 9, TOWNSHIP 83 W, RANGE 7 NORTH OF THE 5TH P.M. (ALSO THE NORTHEAST CORNER OF LOT 7, AUDITOR'S PLAT NO. 104, LINN COUNTY, IOWA); THENCE S 2° 00' 16" E, 76.64 FEET ALONG THE EASTERLY LINE OF SAID LOT 7; THENCE NORTHWESTERLY 17.81 FEET ALONG A 160.26 FOOT RADIUS CURVE CONCAVE SOUTHWESTERLY WHOSE CHORD BEARS N 40° 49' 04" W, 17.80 FEET; THENCE N 44° 00' 07" W, 87.75 FEET TO THE NORTHERLY LINE OF SAID LOT 7 (ALSO THE SOUTHERLY LINE OF TIMBER RIDGE 4TH ADDITION TO THE CITY OF CEDAR RAPIDS, IOWA); THENCE N 90° 00' 00" E, 69.92 FEET ALONG THE NORTHERLY LINE OF SAID LOT 7 TO THE POINT OF BEGINNING.

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18:36 P.M.  
MAY 26 1988  
RECORDED Linn Co. IOWA