



Doc ID: 021604000003 Type: GEN
 Recorded: 02/23/2015 at 02:19:47 PM
 Fee Amt: \$17.00 Page 1 of 3
 Revenue Tax: \$0.00
 Linn County Iowa
 JOAN MCCALMANT RECORDER

BK **9178** PG **388-390**

TITLE: RECORD OF MEMORANDUM OF LEASE

DATE: January 22, 2015

GRANTOR: Cedarwood Hills L.P.

GRANTEE: Jetz Service Co. INC.

GRANTEE ADDRESS: 3737 NE Great Midwest Dr., Kansas City, MO 64161

REFERENCE DOC #/BOOK/PAGE: _____

NAME OF PROPERTY:

Cedarwood Hills Apartments

GRANTOR'S ADDRESS:

2040 Glass Road NE
 Cedar Rapids, Iowa 52402

RETURN TO/Prepared by:

JETZ SERVICE CO., INC.
 ATTN: **TERESA DOYSCHER**
 3737 NE GREAT MIDWEST DRIVE
 KANSAS CITY, MISSOURI 64161

TEW

LEGAL DESCRIPTION:

See Attached page 3.

De.
 \$17.00 pd CK#014639

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 this 5th day of January, 2015 by and between CEDARWOOD HILLS 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 52402. 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 seven (7) year(s) from the date of final execution of Lessee's lease, 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.

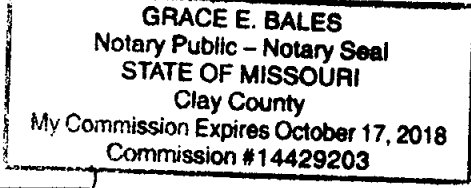
4. **Non-Competition Clause.** This lease contains a covenant by the Lessor not to compete, which is binding upon, and inure to the benefits of the heirs, administrators, successors, and assigned of Lessor.

STATE OF Missouri)
)ss
COUNTY Clay)

CEDARWOOD HILLS L.P. LESSOR
BY [Signature]
John W. Alvey
Print Name

by John W. Alvey This instrument was acknowledged before me on January 5, 2015 as Chief Financial Officer of Cedarwood Hills, LP.

My commission expires:
10.17.2018



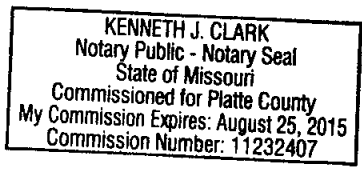
[Signature]
Notary Public within and for said County and State

STATE OF MO)
)ss
COUNTY Platte)

JETZ SERVICE CO., INC. LESSEE
BY [Signature]
Michael D. Martin
Print Name

by Michael D. Martin This instrument was acknowledged before me on January 12, 2015 as Regional Manager of Jetz Service Company, Inc.

My commission expires:
8-25-15



[Signature]
Notary Public within and for said County and State
Kenneth J. Clark

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.

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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