

me

Page 1

NOTICE OF LEASE -  
Legal Description for  
Memorandum of Lease

Prepared by & Return Document To  
Jetzi  
Kishia Montalvo  
Jetz Service Co., Inc.  
5720 F Street  
Omaha, NE 68117

Lessors:  
  
502 Park Ave, LLC  
502 Park Avenue  
Omaha, Ne 68105

Lessees:  
  
JETZ SERVICE CO, INC.

Parcel Address: 502 Park Avenue, Omaha, NE 68105

Legal Description: REDICKS -J I- SUB LOT 2 BLOCK 6 LT 1 & N 57 FT 126 X 140

JETZI

AA

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 8<sup>th</sup> day of May, 2018 by and between 502 Park Ave, LLC, (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 502 Park Avenue, Omaha, NE 68105. 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, 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 400 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 five (5) year(s) from the date of 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 Nebraska )  
 )ss

502 Park Ave, LLC LESSOR

COUNTY Douglas )

BY [Signature]  
Adam Watson Managing Member  
Print Name

This instrument was acknowledged before me on May 10, 2018  
by Adam Watson as Managing Member of 502 Park Ave LLC

My commission expires: July 24, 2019

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



STATE OF Nebraska )  
 )ss

JETZ SERVICE CO., INC. LESSEE

COUNTY Douglas )

BY [Signature]  
Gene H. Tingwald  
Print Name

This instrument was acknowledged before me on June 22, 2018  
by Gene Tingwald as Account Manager of Jetz Service Co.

My commission expires:

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

