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GEORGE W. BERRY  
REGISTER OF DEEDS  
DOUGLAS COUNTY, NE

11606

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LEGAL PG	SCAN	FV





11606 B

CORPORATE OFFICE  
(913) 354-7588  
FAX: (913) 354-7069  
1-800-530-5719  
2514 KANSAS AVENUE  
TOPEKA, KANSAS 66611

Professional Laundry Systems  
Recording requested by and mail to:  
JETZ SERVICE CO., INC.  
2514 Kansas Ave.  
Topeka, KS 66611

EXHIBIT A

POOR COPY

MEMORANDUM OF LEASE

THIS MEMORANDUM OF LEASE is entered on September 13, 1995 by and between Factors One Corporation/Logan Apartments (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 104 multi-housing units, located at 1804 Dodge St. Omaha, NE. 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 2514 Kansas Ave., Topeka, KS 66611.

- 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 135 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 laundry equipment installation, 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 services 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 benefit of the heirs, administrators, successors, and assigned of Lessor.

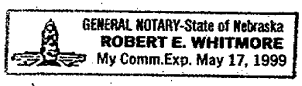
STATE OF NEBRASKA  
COUNTY OF Douglas

BY Factors One Corporation/Logan Apt LESSOR  
M. W. Coughlan  
Print Name

me appeared M. W. Coughlan On this 14<sup>th</sup> day of September, 19 95, before that this person is an officer of Factors One Corporation to me personally known, who being duly sworn, did say instrument was signed in behalf of said Corporation by authority of its Board of Directors, and said officer 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 Douglas City, NE, the day and year last above written.

My Commission expires:



Robert E. Whitmore  
Notary Public within and for said County and State

STATE OF Kansas  
COUNTY OF Shawnee

BY Jetz Service Co., Inc. LESSEE  
David Sheley  
Print Name

NOTARIAL SEAL AFFIXED  
REGISTER OF DEEDS

me appeared David Sheley On this 21st day of September, 19 95, before that this person is an officer of Jetz Service Co., Inc. to me personally known, who being duly sworn did say instrument was signed in behalf of said Corporation by authority of its Board of Directors, and said David Sheley acknowledged said instrument to be the free act and deed of said corporation.

and affixed my notarial seal at my office in Topeka, KS, the day and year last above written.

IN WITNESS WHEREOF, I have hereunto set my hand

My Commission expires:



Karen Sheppard  
Notary Public within and for said County and State

NOTARIAL SEAL AFFIXED  
REGISTER OF DEEDS

**INFORMATION FOR RECORDING MEMORANDUM OF LEASE**

**Please fill this out and return it with the executed lease**

1) Logan Apartments 1804 Dodge  
E 45.17 Ft. Lt 6 & all Lts 7 & 8 , Blk 84, City Lots Sub, City of Omaha,  
Douglas County, Nebraska

2) County in which property is located - \_\_\_\_\_

3) City where County Seat is located - \_\_\_\_\_

4) Address of County Court House - \_\_\_\_\_

\*Use separate sheet of paper if additional space is required for Legal Description