



MISC Inst. # 2018059530, Pg: 1 of 2 Rec Date: 07/30/2018 13:43:53.717  
Fee Received: \$16.00 By: DE  
Douglas County, NE Assessor/Register of Deeds DIANE L. BATTIATO

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Page 1

NOTICE OF LEASE -  
Legal Description for  
Memorandum of Lease

Return Document To Lessee:

6/7/18

Jetz Service Co., Inc.  
220 E. Taylor  
Colorado Springs, CO 80907  
(719) 636-3928

Lessors:

Pacific Gardens Associates, LLC  
Pacific Gardens  
7616 Pierce Street  
Omaha, NE 68124

Legal Description:

Parcels A, B, C, D, E, F and G, Pacific Gardens, an Addition to the City of Omaha, in Douglas County, Nebraska; together with vacated Marbee Circle and Poppleton Circle abutting said parcels;

AND

Lot 1 Pacific Gardens Replat, an Addition to the City of Omaha, in Douglas County, Nebraska.

MKS

Recording requested by and mail to:  
JETZ SERVICE CO., INC.  
220 E. Taylor  
Colorado Springs, CO 80907

EXHIBIT A  
Page 2

MEMORANDUM OF LEASE

THIS MEMORANDUM OF LEASE is entered on June 7, 2018 by and between Pacific Gardens Associates, 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 210 multi-housing units, located at 7616 Pierce Street, Omaha, NE 68124. Lessor warrants and represents that only 21 units are plumbed with their own washer and/or dryer connections.

See page 1 for Legal Description

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, KS 66616.

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 5,396 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.

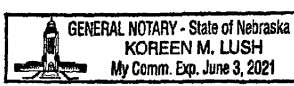
4. **Non-Competition Clause.** This lease contains a covenant by the Lessor not to compete, which is binding upon, and inure to the benefit of the heirs, administrators, successors, and assigned of Lessor.

STATE OF Nebraska )  
 )ss.  
COUNTY OF Douglas )

Pacific Gardens Associates, LLC LESSOR  
BY: John Hass  
John Hass  
Print Name  
President  
Title of Authorized Agent

This instrument was acknowledged before me on June 11, 2018, by John Hass as President of / for Pacific Gardens Associates, LLC (Name) (Relationship to) (Lessor)

My Commission expires:



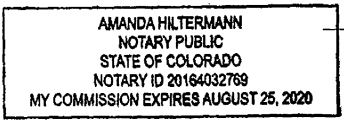
Koreen M. Lush  
Notary Public within and for said County and State

STATE OF Colorado )  
 )ss.  
COUNTY OF El Paso )

Jetz Service Co., Inc. LESSEE  
BY: Christa Martin  
Christa Martin Account Manager  
Print Name

This instrument was acknowledged before me on July 16<sup>th</sup>, 2018, by Christa Martin as Acct Manager of Jetz Service Co., Inc.

My Commission expires:  
8-25-2020



Amanda H  
Notary Public within and for said County and State