



BK 0890 PG 271



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CORPORATE OFFICE (913) 354-7588 2514 KANSAS AVENUE TOPEKA, KANSAS 66611

1989 JUN 22 AM 10:23

Professional Laundry Systems

RECORDING REQUESTED BY AND MAIL TO:

JETZ SERVICE CO., INC. 2514 Kansas Avenue Topeka, KS 66611

REGISTRAR OF DEEDS DOUGLAS COUNTY, NEBR. BK 890 N C/O FEE 15.50 PG 271-73 N DEL MA MC (one) MEMORANDUM OF LEASE COMP F/B 58-20122

10/32/89

This MEMORANDUM OF LEASE is entered on May 9th, 1989 by and between Keystone Terrace Limited/Keystone Terrace 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 exclusive possession of the room or rooms described below and located on the real property and improvements consisting of 58 multi-housing units, located at 2916-20-24-28 N. 83rd, 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 Avenue, 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 300 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 this lease or installation of the Lessee's equipment, whichever is later, 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 inures to the benefit of the heirs, administrators, successors, and assigned of Lessor.

STATE OF Nebraska )
COUNTY OF Douglas ) ss.

Keystone Terrace Limited/ Keystone Terrace Apartments LESSOR
BY Donald Thompson
Donald Thompson
Print Name

On this 19 day of May, 1989 before me, appeared Donald Thompson to me personally known, who being by me duly sworn, did say that he is an officer of Thompson Fast a Corporation, and that said instrument was signed in behalf of said Corporation by authority of its Board of Directors, and said Donald Thompson 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 Omaha, Nebraska, the day and year last above written.

My commission expires:

Mary E. Schon
Notary Public within and for said County and State







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CORPORATE OFFICE  
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TOPEKA, KANSAS 66611

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INFORMATION FOR RECORDING MEMORANDUM OF LEASE

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

- 1) Legal Description of Property \* - Keystone Terrace Limited /Keystone Terrace Apartments

**EXHIBIT A**

Legal Description

PARCEL I: That part of Lot 60, in Keystone Park, an Addition to the City of Omaha, in Douglas County, Nebraska, more particularly described as follows: Beginning at a point on the East line of said lot, 145.8 feet North of the North lines of Maple Street, and running thence West 87 feet, thence North 179 feet, thence East 94.4 feet to the East line of said Lot 60, thence Southerly along the East line of said Lot, 179 feet more or less to the place of beginning.

PARCEL II: That part of Lot 60, in Keystone Park, an Addition to the City of Omaha, in Douglas County, Nebraska, more particularly described as follows: Beginning at the Northeast corner of said lot, and running West along the North line of said lot, a distance of 246 feet to the Northwest corner thereof, thence South along the West line of said lot, a distance of 165.4 feet; thence East 216 feet to the West line of Poplar Avenue; thence Northeasterly along the West line of Poplar Avenue, a distance of 168 feet to the place of beginning.

- 2) County in Which Property is Located - Douglas
- 3) City Where County Seat is Located - Omaha
- 4) Address of County Court House - \_\_\_\_\_

\*Use Separate Sheet of Paper if Additional Space is Required for Legal Description.

Greater Kansas City  
(816) 836-5650

Omaha  
(402) 345-7760

Topeka  
(913) 354-7588

Colorado Springs  
(719) 636-3928

Wichita  
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