



BK 1513 PG 429-431



MISC 2003 14919

RICHARD N. TAKECH
REGISTER OF DEEDS
DOUGLAS COUNTY

2003 APR 29 PM 2: 29

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 DEL _____ SCAN R FV _____

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Temp. 12.4.01



OMAHA
(402) 339-2565
1-800-228-9445
FAX (402) 339-4554
4505 S. 76TH CIRCLE
OMAHA, NE 68127
E-mail: jetzparts@aol.com

Professional Laundry Systems

Recording requested by and mail to:
JETZ MIDWEST, INC.
4505 South. 76th Circle
OMAHA, NE 68127

EXHIBIT A

MEMORANDUM OF LEASE

THIS MEMORANDUM OF LEASE is entered on March 28, 2003 by and between Thompson & Thompson Enterprises/Park Lane Apartments, hereinafter referred to as "LESSOR"), and JETZ MIDWEST, 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 18 multi-housing units, located at 6006 Park Lane Drive, Omaha, NE. Lessor warrants and represents that only 12 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, KS 66616.

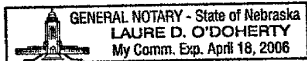
- 1. **Exclusive use and possession of the Leased Premises.** Lessor does hereby grant, convey and transfer to Lessee the exclusive use and possession of certain premises, described as encompassing approximately 150 square feet for its use as a laundry facility (hereinafter referred to as the "Leased Premises").
- 2. **Term.** The term of this lease shall be for ten (10) year (s) from the date of March 28, 2003, 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
)ss.
COUNTY OF Douglas

Thompson & Thompson Ent./Park Lane Apartments LESSOR
BY: Donald Thompson
Donald Thompson
Print Name

This instrument was acknowledged before me on April 2, 2003, by Donald Thompson as partnership of Thompson & Thompson Ent.

My Commission expires:



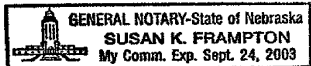
Laure D. O'Doherty
Notary Public within and for said County and State

STATE OF Nebraska
)ss.
COUNTY OF Douglas

Jetz Midwest, Inc. LESSEE
BY: Todd C. Schainost
Todd C. Schainost
Print Name

This instrument was acknowledged before me on April 13, 2003, by Todd C. Schainost as Account Representative of Jetz Midwest Inc.

My Commission expires:



Susan K. Frampton
Notary Public within and for said County and State

INFORMATION FOR RECORDING MEMORANDUM OF LEASE

Please fill this out and return it with the executed lease

1) Please fill in legal for: 6006 Park Lane Drive, Omaha, NE (Park Lane Apartments)
LOTS 319, 320, 338 and the South 22 feet of LOTS 321 and 331,
Park Lane, City of Omaha, NE

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