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Fee Amt: \$19.00 Page 1 of 3
Revenue Tax: \$0.00
Polk County Iowa
JULIE M. HAGGERTY RECORDER
File# 2010-00070619

BK 13392 PG 928-930

TITLE: MEMORANDUM OF LEASE & LEGAL DESCRIPTION FOR RECORDING

DATE: March 18, 2010

GRANTOR/LESSOR: OLDE ENGLISH VILLAGE, INC.

GRANTEE/LESSEE: JETZ SERVICE CO., INC.

GRANTEE ADDRESS: 901 NE RIVER ROAD, TOPEKA, KS 66616

NAME OF PROPERTY: OLDE ENGLISH VILLAGE APARTMENTS

RETURN TO:

PREPARER INFORMATION: JACKIE HALL, JETZ SERVICE CO., INC., 901 NE RIVER ROAD, TOPEKA, KS 66616
(800) 530-5719

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 December 10th, 2009, by and between Olde English Village, Inc. (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 264 multi-housing units, located at 1201 Office Park Road, West Des Moines, IA. 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 1,200 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), one (1) month from the date of above, 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 KS

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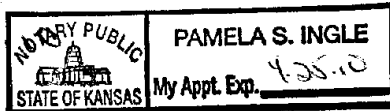
COUNTY JO

Olde English Village, Inc. Lessor

BY Kenneth Riedemann
Print Name

by Kenneth Riedemann This instrument was acknowledged before me on December 21, 2009
as President of Olde English Village, Inc.

My commission expires: 4-25



Pamela S. Ingle
Notary Public within and for said County and State

STATE OF Kansas

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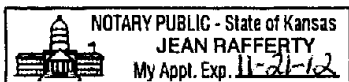
COUNTY Shawnee

JETZ SERVICE CO., INC. LESSEE

BY Steve Cowser
Print Name

by Steve Cowser This instrument was acknowledged before me on December 28, 2009
as Account Representative of Jetz Service Co., Inc.

My commission expires:



Jean Rafferty
Notary Public within and for said County and State

Legal Description of Property

1) Please fill in Legal Description for: **Olde English Village Apartments**

A part of Lot Eight (8), Golf & Country Club Plat 10, an Official Plat, now included in and forming a part of the City of West Des Moines, Polk County, Iowa, described as follows:

Parcel I:

Commencing at the Northwest corner of Lot 8, Golf & Country Club Plat No. 10, West Des Moines, Polk County, Iowa; thence S 88°11' E, along the North line of said Lot 8, said North line also being the South Right-of-Way line of Interstate Highway No. 235, 225 feet to the point of beginning; thence continuing S 88°11' E along the North line of said Lot 8 and along said South Right-of-Way line, 115.9 feet; thence S 83°24' E, along the North line of said Lot 8 and along said Right-of-Way line, 536.66 feet; thence S 88°12.5' E, along the North line of said Lot 8 and along said South Right-of-Way line, 435.77 feet; thence S 0°10.5' E, 825.2 feet to a point on the South side of said Lot 8; thence N 44°48.5' W, 239.75 feet along the Southerly line of said Lot 8; thence Westerly along a 260.0' radius curve to the left 196.9 feet; thence N 88°20' W, along the Southerly line of said Lot 8 extended West (in a straight line), 742.15 feet; thence N 0°00' E, 211.06 feet; thence N 0°09' E, 425.2 feet to the point of beginning.

Parcel II:

Together with that certain non-exclusive ingress and egress easement to and from the realty described as Parcel I hereinabove, and over Lot 10 in the subdivision described in Parcel I aforesaid, all as more fully set forth in that certain Option Agreement dated June 2, 1972, filed for record with the Recorder of Polk County, Iowa, on June 23, 1972 in Book 4308 at page 22, and in that certain Easement for Right of Way dated October 15, 1972, filed for record in the aforesaid office on October 17, 1972 in Book 4331 at page 662.

Parcel III:

Together with that certain non-exclusive sanitary sewer easement to and from the realty described as Parcel I hereinabove, and over and across portions of Lot 8 in the subdivision described in Parcel I aforesaid, all as more fully set forth in that certain Sanitary Sewer Easement dated October 15, 1972, filed for record with the Recorder of Polk County, Iowa, on October 17, 1972 in Book 4331 at page 664.

2) County in which property is located- POLK

3) City where County Seat is located- DES MOINES

4) Address of County Court House- 111 COURT AVE., SUITE 250
DES MOINES, IA 50309-2251