



MISC 2009012460



FEB 12 2009 09:30 P 3

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Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
2/12/2009 09:30:43.98



2009012460

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PAGE DOWN FOR BALANCE OF INSTRUMENT

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OMAHA
(402) 339-2565
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FAX (402) 339-4554

5720 F STREET
OMAHA, NE 68117

E-mail: jetzmw@jetzservice.com
Jetz Online: www.jetzservice.com

Professional Laundry Systems Since 1966

Recording requested by and mail to:

JETZ SERVICE CO., INC. %
JETZ MIDWEST, INC.
5720 F Street
OMAHA, NE 68117

EXHIBIT A

MEMORANDUM OF LEASE

THIS MEMORANDUM OF LEASE is entered on January 5, 2009 by and between Robert Toelle, 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 9 units, located at 7307-09 Decatur 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 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 600 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 one (1) year (s) from the date of final installation of laundry equipment, 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.

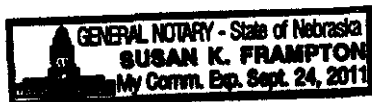
4. Non-Competition Clause. This lease contains a covenant by the Lessor not to compete, which is binding upon, and inure to the benefit of the heirs, administrators, successors, and assigned of Lessor.

STATE OF NE)
COUNTY OF Douglas) ss

Robert Toelle LESSOR
BY: Robert Toelle
Robert Toelle
Print Name

This instrument was acknowledged before me on January 3, 2009, by Robert Toelle as Owner of 7307-09 Decatur St.

My Commission expires:



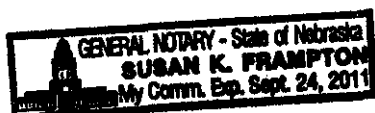
Susan K. Frampton
Notary Public within and for said County and State

STATE OF Nebraska)
COUNTY OF Douglas) ss

Jetz Service Co., Inc. LESSEE
BY: Michael S. Lyman
Michael S. Lyman
Print Name

This instrument was acknowledged before me on January 3, 2009, by Michael S. Lyman as Account Representative of Jetz Service Co., 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: 7307 Decatur Street, Omaha, NE _____

_____ BELLAIR GARDENS ~~LOT 3 & E 9.5 FT~~ IRREG W 75 FT LOT 3 & E 9.5 FT LOT 4 BLOCK 0

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