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Filed: AS RECEIVED

Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
3/28/2008 09:01:53.83



2008029664

THIS PAGE INCLUDED FOR INDEXING
PAGE DOWN FOR BALANCE OF INSTRUMENT

Return To: Jetzel

Check Number
6562



Professional Laundry Systems Since 1966

OMAHA
(402) 339-2565
1-800-228-9445
FAX (402) 339-4554
4505 S. 76TH CIRCLE
OMAHA, NE 68127

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

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

EXHIBIT A

MEMORANDUM OF LEASE

Same THIS MEMORANDUM *will* OF LEASE is entered on March 19, 2008 by and between Scott Remington Properties 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 7 multi-housing units, located at 649-651 S 19th Avenue, 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 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 five (5) year (s) from the date of the 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 and 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
COUNTY OF Douglas

)ss.

Remington
Scott Remington Properties LESSOR
BY: [Signature]
Print Name

This instrument was acknowledged before me on March 25, 2008, by Scott Remington as owner of Remington Properties

My Commission expires:



[Signature]
Notary Public within and for said County and State

** FILED: AS IS

STATE OF Nebraska
COUNTY OF Douglas

)ss.

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

This instrument was acknowledged before me on March 25, 2008, by Michael S. Lyman as Account Representative of Jetz Service Co., Inc.

My Commission expires:



[Signature]
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: The Berkely, 649-651 South 19th Avenue, Omaha, NE _____

ROGERS-MILTON-PLACE LOT 8 BLOCK o E 16.97 FT LT 7 & W 24 FT - 40.97 x 80 _____

2) County in which property is located - Douglas _____

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