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Date

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By

RICHARD W TAKECHI  
REGISTER OF DEEDS  
DOUGLAS COUNTY, NE

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FEE 16 FB 9-14880  
EXP \_\_\_\_\_ CO \_\_\_\_\_ COMP 86  
DEL \_\_\_\_\_ SCAN dcfv



OMAHA  
 (402) 339-2565  
 1-800-228-9445  
 FAX (402) 339-4554  
 4505 S. 76TH CIRCLE  
 OMAHA, NE 68127  
 E-mail: jetz@cjnetworks.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 August 2, 2000 by and between Hanscom Place Limited Partnership 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 9 multi-housing units, located at 1332-34 South 30<sup>th</sup> Ave., 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 225 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 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 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 NE)

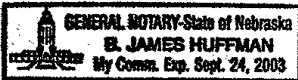
Hanscom Place Limited Partnership LESSOR

COUNTY OF Douglas) ss.

BY: [Signature]  
Donald Thompson  
 Print Name

On this 3 day of August, 2000, before me appeared Donald Thompson to me personally known, who being duly sworn, did say that this person is an officer of Hanscom Place LP, 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, NE, the day and year last above written.  
 My Commission expires:



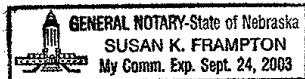
[Signature]  
 Notary Public within and for said County and State

STATE OF Nebraska)  
 ) ss.  
 COUNTY OF Douglas)

Jetz Midwest, Inc. LESSEE  
 BY: [Signature]  
B. James Huffman  
 Print Name

On this 2 day of August, 2000, before me appeared B. James Huffman to me personally known, who being duly sworn did say that B. James Huffman 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, NE the day and year last above written.  
 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: 1332-34 South 30<sup>th</sup> Ave., Apartments

N 50 ft of lots 9 & 10 & N 50 ft except W 8 ft  
of lot 11 all ~~of~~ block 10 Hanscom Place

2) County in which property is located - Douglas

3) City where County Seat is located - Omaha

4) Address of County Court House - 1819 Fairman St Omaha 68103

\*Use separate sheet of paper if additional space is required for Legal Description

