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Filed: AS RECEIVED

Received - DIANE L. BATTIATO Register of Deeds, Douglas County, NE 6/17/2010 08:51:00.73

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Return To: See the Attached

Check Number



OMAHA (402) 339-2565 1-800-228-9445 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:

SUSAN K. FRAMPTON My Comm. Bop. Sept. 24, 2011 EXHIBIT A

JETZ MIDWEST, INC. 5720 F Street OMAHA, NE 68117

MEMORANDUM OF LEASE

THIS MEMORANDUM OF LEASE is entered on May 13, 2010 by and between Roger Hale Etal % Guardian Real Estate LLC., 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 S 30th Ave, Omaha, NE 68105. 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 <u>seven</u> (7) year(s) from the date of <u>September 14, 2010</u>, 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.

to the benefit of the heirs, administrators, successors, and	assigned of Lessor.
STATE OF Nobraska))ss "FILED: AS COUNTY OF Dougles)	Rogerstate Etat & Guardian Real Estate LLC LESSOR BY: Authorized Agent Name & Title Print Name
This instrument was acknowledged This instrument was acknowledged as Co-o. (Name) Relation	where of/to Craffian Real Estate Lic
My Commission expires: GENERAL NOTARY - State of Nebraska G. SUSAN K. FRAMPTON BODY COMM. Exp. Sept. 24, 2011	Notary Public within and for said County and State
STATE OF <u>Nebraska</u>))ss. COUNTY OF <u>Douglas</u>)	Jetz Midwest, Inc LESSEE BYLESSEE
This instrument was acknowledged be by Michael S. Lyman as Account Representative	
My Commission expires: A GENERAL NOTARY - State of Nebraska	Notary Public within and for said County and State
W CENTRAL MOINTA - STATE OF FACTOR OF FACTOR OF	Notary Fublic 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	1334 S 30	th Ave, Omaha, NE		
	HANSCOM PLACE LOT 11	BLOCK 10) N 50 FT LOTS 9 &	10 N 50 E 42 FT LC	<u>)T 11 50 X 142</u>
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2)	County in which property is	slocated	DOUGLAS	· · · · · · · · · · · · · · · · · · ·	
3)	City where County Seat is	located	OMAHA, NE		
4)	Address of County Court H	louse			