



96-03755

CORPORATE OFFICE
(913) 354-7588
FAX: (913) 354-7069
1-800-530-5719

2514 KANSAS AVENUE
TOPEKA, KANSAS 66611

Professional Laundry Systems
Recording requested by and mail to:
JETZ SERVICE CO., INC.
2514 Kansas Ave.
Topeka, KS 66611

EXHIBIT A

MEMORANDUM OF LEASE

THIS MEMORANDUM OF LEASE is entered on December 6, 1995 by and between Gateway Management Associates/Crestaire Apartments (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 containing of 42 multi-housing units, located at 1604 Thomas Dr., Bellevue, 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 2514 Kansas Ave., Topeka, KS 66611.

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 350 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 eleven (11) year(s) 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 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 Illinois
COUNTY OF DuPage ss.

Tan Crest Apartments, Ltd.
Gateway Management Associates/
Crestaire Apartments LESSOR
BY Tan Crest Group, Inc.
General partner
Print Name Larry W. Ethner

me appeared Larry W. Ethner On this 15th day of December, 1995, before me personally known, who being duly sworn, did say that this person is an officer of Tan Crest Group, Inc., a Corporation and that said instrument was signed in behalf of said Corporation by authority of its Board of Directors, and said Larry W. Ethner acknowledged said instrument to be the free act and deed of said corporation.

and affixed my notarial seal at my office in Lombard, IL, the day and year last above written.
My Commission expires: 11/8/97



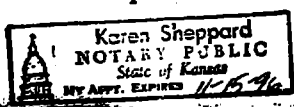
Valarie D. Shafer
Notary Public within and for said County and State

STATE OF Kansas
COUNTY OF Shawnee ss.

Jetz Service Co., Inc. LESSEE
BY Ronald W. Sommers
Print Name

me appeared Ronald W. Sommers On this 6th day of December, 1995, before me personally known, who being duly sworn did say that this person is an officer of Jetz Service Co., Inc., a Corporation and that said instrument was signed in behalf of said Corporation by authority of its Board of Directors, and said Ronald W. Sommers acknowledged said instrument to be the free act and deed of said corporation.

and affixed my notarial seal at my office in Topeka, KS, the day and year last above written.
My Commission expires:



Karen Sheppard
Notary Public within and for said County and State

03355

96-032557

INFORMATION FOR RECORDING MEMORANDUM OF LEASE

Please fill this out and return it with the executed lease

1) Please fill in legal for: Crestaire Apartments

See attached exhibit G

Lot 1, Crestaire Replat and Lots 13,57,58,59,60,61,62,63 and 64 Crestaire
Addition an AK 1, Bellevue, Sarpy County, Nebraska

2) County in which property is located - Sarpy County

3) City where County Seat is located - Papillion, NE

4) Address of County Court House 1210 Golden Gate Dr - Ste 127 - Papillion, NE

*Use separate sheet of paper if additional space is required for Legal Description 68046

96-03355B

REGISTRATION NUMBER
96-03355

96 FEB 22 AM 11:18

Glenn W. Widney
REGISTER OF DEEDS

Counter 98
Verify
D.E.
Proof
Fee 20.00
Ck
Cash
Cng