



BK 1438 PG 608-610



MISC 2002 10765

RICHARD N. JARVIS
REGISTER OF DEEDS
DOUGLAS COUNTY, NE

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OMAHA (402) 339-2565 1-800-228-9445 FAX (402) 339-4554 4505 S. 76TH CIRCLE OMAHA, NE 68127 E-mail: jetzparts@aol.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 April 20, 2001 by and between Sudha Agarwal, Park Plaza P.T.I., 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 81 multi-housing units, located at 105 North 31st 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 609 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 final installation of laundry equipment, plus any applicable renewal provisions.

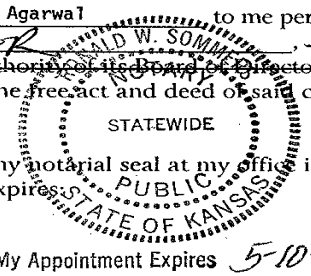
3. Assignment or Transfer. This lease shall be binding upon the parties hereto, their respective heirs, personal representatives, successors, assigns or transferees.

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 Kansas))ss. COUNTY OF Shawnee)

Sudha Agarwal, Park Plaza P.T.I. LESSOR BY Sudha Agarwal SUDHA AGARWAL Print Name

On this 11th day of October, 2001, before me appeared Sudha Agarwal to me personally known, who being duly sworn, did say that this person is an officer of PARTNER, a Corporation and that said instrument was signed in behalf of said Corporation by authority of its Board of Directors, and said Sudha Agarwal 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 Topeka, KS, the day and year last above written. My Commission expires

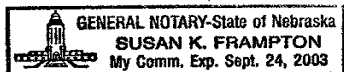
David W. Sommer Notary Public within and for said County and State

STATE OF Nebraska))ss. COUNTY OF Douglas)

Jetz Midwest, Inc. LESSEE BY B. James Huffman Print Name

On this 20 day of April, 2001, 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:



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: 105 North 31st Avenue (Park Plaza Apartments)

WEST END LOT 15 BLOCK 4 42360 ADDITION

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