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RICHARD N. TAKECHI
REGISTER OF DEEDS
DOUGLAS COUNTY, NE

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FEE 116⁵⁰ TO 23-05660
BY _____ CO _____ COMP TS
DEL _____ SCH dc BY TS



CORPORATE OFFICE
(785) 354-7588
FAX: (785) 354-7069
1-800-530-5719

2514 KANSAS AVENUE
TOPEKA, KANSAS 66611

E-mail: jetz@kspress.com
Jetz Online: http://www.kspress.com/jetz

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 May 20, 1998 by and between Linda L. Preston, LLC/St. Clair 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 consisting of 23 multi-housing units, located at 2315 Harney St., 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 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 392 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 one (1) 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.

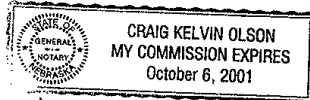
4. **Non-Competition Clause.** This lease contains a covenant by the Lessor not to compete, which is binding upon, and inure to the benefit of the heirs, administrators, successors, and assigned of Lessor.

STATE OF Nebraska)
)ss.
COUNTY OF Douglas)

Linda L. Preston, LLC/St. Clair Apartments LESSOR
BY: Linda Preston
Linda Preston
Print Name

me appeared Linda Preston On this 4th day of June, 1998, before to me personally known, who being duly sworn, did say that this person is an officer of _____, a Corporation and that said instrument was signed in behalf of said Corporation by authority of its Board of Directors, and said Linda Preston 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 _____, the day and year last above written.
My Commission expires:



C. K. Olson
Notary Public within and for said County and State

STATE OF Kansas)
)ss.
COUNTY OF Shawnee)

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

me appeared Ronald W. Sommers On this 20th day of May, 1998, before to 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.

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:



Karen Sheppard
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: St. Clair Apartments

Capital Addition

So. 148.1 ft of Sub Lot 7^{Lot 7} and W 15 ft of
S 147.1 ft of Sub Lot 2, Lot 8

2) County in which property is located - Douglas

3) City where County Seat is located - Omaha, Ne

4) Address of County Court House - 1819 Farnam St.

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