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RICHARD N. TAKECHI
REGISTER OF DEEDS
DOUGLAS COUNTY, NE

THIS PAGE INCLUDED FOR INDEXING
PAGE DOWN FOR BALANCE OF INSTRUMENT

3399H MC-20690
FEE 1550 FB _____
BKP 79-211 C/O _____ COMP mb
DEL _____ SCAN ds FV _____



3399 H^m
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 February 18, 1998 by and between Howard D. & R. Thomas Vann (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 96 multi-housing units, located at 10325 Spaulding Plaza & 3930 & 3950 N. 104th Plaza, Omaha, NE. Lessor warrants and represents that only 36 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 500 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 new 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.

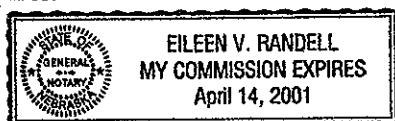
STATE OF Nebraska)
) ss.
COUNTY OF Douglas)

Howard D. & R. Thomas Vann LESSOR
BY Howard D. Vann
Print Name

me appeared Howard D. Vann On this 3rd day of March, 1998, before
that this person is an officer of Vann Realty Co. to me personally known, who being duly sworn, did say
instrument was signed in behalf of said Corporation by authority of its Board of Directors, and said
Howard D. Vann acknowledged said instrument to be the free act and deed of said corporation.

and affixed my notarial seal at my office in Omaha, NE
My Commission expires:

IN WITNESS WHEREOF, I have hereunto set my hand
the day and year last above written.



Eileen V. Randell
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
Print Name

me appeared Ronald W. Sommers On this 18th day of February, 1998, before
officer of Jetz Service Co., Inc. to me personally known, who being duly sworn did say that this person is an
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
My Commission expires:

IN WITNESS WHEREOF, I have hereunto set my hand
the day and year last above written.



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: Fox Valley Apartments

Lot 65, The Knolls, a subdivision as surveyed, platted and recorded in
Douglas County, Nebraska, together with the easterly 1/2 of vacated
104th Avenue adjacent thereto on the west.

2) County in which property is located - Douglas County

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

4) Address of County Court House - 17th and Farnam Street, Omaha, NE 68183

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