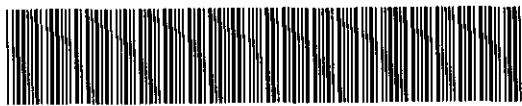
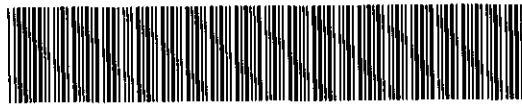


22



BK 1404 PG 652-654

REGISTRY OF DEEDS
PROPERTY CONTROL UNIT



MISC 2001 17251

01 OCT 25 AM 8:07

RECEIVED

**THIS PAGE INCLUDED FOR INDEXING
PAGE DOWN FOR BALANCE OF INSTRUMENT**

MISC $\frac{3}{8}$

FEE	<u>1900</u>	FB	_____
BKP	_____	C/O	_____ COMP _____
DEL	_____	SCAN	<u>CR</u> FV _____

- 2970



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 October 12, 2001 by and between Pacific Gardens Associates, 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 208 multi-housing units, located at 7703 Pierce Street, 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.

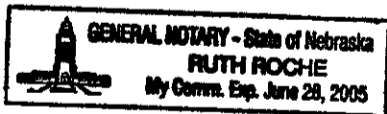
1. **Exclusive use and possession of the Leased Premises.** Lessor does hereby grant, convey and transfer to Lessee the exclusive use and possession of certain premises, described as encompassing approximately 5396 square feet for its use as a laundry facility (hereinafter referred to as the "Leased Premises").
2. **Term.** The term of this lease shall be for seven (7) year s) from the date of final 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)

Pacific Gardens Associates LESSOR
 BY: Carla Chin
Carla Chin
 Print Name

On this 16th day of October, 2001, before me appeared Carla Chin to me personally known, who being duly sworn, did say that this person is an officer of Robert Hancock & Co., a Corporation and that said instrument was signed in behalf of said Corporation by authority of its Board of Directors, and said PRESIDENT 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:



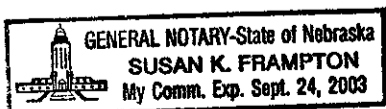
Ruth Roche
 Notary Public within and for said County and State

STATE OF Nebraska)
)ss.
 COUNTY OF Douglas)

Jetz Midwest, Inc. LESSEE
 BY: Todd C. Schainost
Todd C. Schainost
 Print Name

On this 12 day of October, 2001, before me appeared Todd C. Schainost to me personally known, who being duly sworn did say that Todd C. Schainost 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

(Pacific Gardens Apartments)

1) Please fill in legal for: 7701-03-07-09-13-15 Pierce, 7702-04-08-09-10-11-14-15-16-17
Poppleton Plaza and 1201-03-07-09-13-15-19-21, 1301-02-03-04-07-09-13-15, and
1401-02-03-04-07-08-09-10-13-14-15-16-19-20-21-22-25-26-27-28 Marbee Drive

LOTS A, B, C, D, E, F, G, Pacific Gardens, an addition to the City of Omaha, Douglas County, Nebraska; and
That part of Lot H; Pacific Gardens, an addition to the City of Omaha, Douglas County, Nebraska, more particularly described as follows:
Beginning at the intersection of the north line of Marbee Drive and the North line of Pierce Street; Thence northwesterly along the north line of Pierce Street for a distance of 53.9 feet; thence north 95.7 feet to a point 221.2 feet south of Pacific Street and 181.45 feet west of 76th Avenue; thence easterly 122.45 feet to a point 210.6 feet south of Pacific Street and 59.0 feet west of 76th Avenue; thence southeasterly 84.65 feet to a point on the south line of said Lot H, Pacific Gardens Addition; thence southwesterly along the south line of said Lot H along a 177.9 feet radius curve to the left whose chord distance is 110.4 feet to the point of beginning.

- 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