

200900205

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FILED  
OTOE COUNTY, NE  
FEE \$ 29.00

ENTERED   
VERIFIED   
SCANNED

2009 JAN 23 PM 4 08

*Janet R. Beecher*  
REGISTER OF DEEDS

200900205



Professional Laundry Systems Since 1966

OMAHA (402) 339-2565 1-800-228-9445 FAX (402) 339-4554 5720 F STREET OMAHA, NE 68117 E-mail: jetzmw@jetzservice.com Jetz Online: www.jetzservice.com

Recording requested by and mail to: JETZ SERVICE CO., INC. % JETZ MIDWEST, INC. 5720 F Street OMAHA, NE 68117

EXHIBIT A

MEMORANDUM OF LEASE

THIS MEMORANDUM OF LEASE is entered on December 24, 2008 by and between Francis V Biskup and Thomas J. Monteith as Tenants in Common, 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 50 units, located at 1116 & 1118 S 2nd St, Nebraska City, 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 540 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 six ( 6 ) year (s) from the date of final installation of new laundry equipment, plus any applicable renewal provisions.

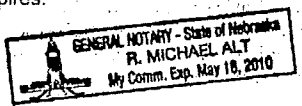
3. Assignment or Transfer. This lease shall be binding upon the parties hereto, their respective heirs, personal representatives, successors, assigns or transferees.

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 Nebraska ) Francis V Biskup and Thomas J. Monteith as Tenants in Common, LESSOR
ss. BY: Nicki Thixler, VP Pres. Byron Reed Co Agent (Agent for Lessor) Nicki Thixler Print Name
COUNTY OF Douglas )

This instrument was acknowledged before me on January 13, 2009, by Nicki Thixler as Vice President of Byron Reed Company and Property Manager for Francis Biskup and Thomas Monteith

My Commission expires:



[Signature] Notary Public within and for said County and State

STATE OF Nebraska ) Jetz Service Co., Inc. LESSEE
ss. BY: Michael S. Lyman (Agent for Lessee) Michael S. Lyman Print Name
COUNTY OF Douglas )

This instrument was acknowledged before me on January 20, 2009, by Michael S. Lyman as Account Representative of Jetz Service Co., Inc.

My Commission expires:



[Signature] 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: 1116 & 1118 S 2<sup>nd</sup> Street, Nebraska City, NE. (Arbor View)  
1116 S 2nd Street - ALL BLOCK 68 & ALLEY THRU SAID BLK LESS TRACT SOLD CITY OF  
NEBRASKA CITY KEARNEY ADDITION  
1118 s 2<sup>ND</sup> Street -- LOTS 1 - 9 BLK 71 & LOT 2 EACRET SUBDIVISION IN BLK 71 & ALLEY & ST

- 2) County in which property is located - OTOE
- 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

