



MISC 2006069277



JUN 20 2006 14:36 P 3

Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
6/20/2006 14:36:10.07



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

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BKP _____ C/O _____ COMP 0

DEL _____ SCAN _____ FV _____

5626-



Professional Laundry Systems

OMAHA
(402) 339-2565
1-800-228-9445
FAX (402) 339-4554
4505 S. 76TH CIRCLE
OMAHA, NE 68127
E-mail: jetzmw@jetzservice.com

Recording requested by and mail to: JETZ SERVICE CO., INC. % JETZ MIDWEST, INC. 4505 South. 76th Circle OMAHA, NE 68127 EXHIBIT A

MEMORANDUM OF LEASE

THIS MEMORANDUM OF LEASE is entered on May 4, 2006 by and between Maples Kenn A, 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 5 multi-housing units, located at 4535 Hamilton 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 144 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 October 15, 2006, 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 service, or for the purchase of laundry equipment by Lessor or its agent to serve the property in which the leased property is located, 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)ss. Maples Kenn A LESSOR BY: Debbie Richter Debbie Richter Print Name

This instrument was acknowledged before me on June 16, 2006, by Debbie Richter as Manager of FortKnox Realty dba LandKnox Realty, Management Co. for Ken A. Maples

My Commission expires:



GENERAL NOTARY - State of Nebraska Gregory A. Johnson My Comm. Expires 7-13-2008

Notary Public within and for said County and State

STATE OF Nebraska)ss. COUNTY OF Douglas)ss. Jetz Service Co., Inc. LESSEE BY: Michael R. Aspen Michael R. Aspen Print Name

This instrument was acknowledged before me on June 7, 2006, by Michael R. Aspen as Account Representative of Jetz Service Co., Inc.

My Commission expires:



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: 4535 Hamilton Street, Omaha, NE

WALNUT HILL LOT 9 BLOCK 22 50X194.5

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

