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MISC 2002 11158

RICHARD N. TAKECHI
REGISTER OF DEEDS
DOUGLAS COUNTY, NE

2002 MAY 13 PM 12:16

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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 March 26, 2002 by and between 3525 Evans Street, LLC, 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 18 multi-housing units, located at 3525 Evans 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 final 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)

3525 Evans Street, LLC. LESSOR

COUNTY OF Douglas) ss.

BY Patricia S. Williams
Patricia S. Williams
Print Name

On this 18th day of Apr, 2002, before me appeared Patricia S. Williams to me personally known, who being duly sworn, did say that this person is an officer of The Williams Premier Place, a Corporation, and that said instrument was signed in behalf of said Corporation by authority of its Board of Directors, and said Patricia S. Williams 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:

GENERAL NOTARY-STATE of Nebraska
CATHERINE Y. PRESSLEY
My Comm. Exp. June 15, 2003
Notary Public within and for said County and State

STATE OF Nebraska)

Jetz Midwest, Inc. LESSEE

COUNTY OF Douglas)

BY Todd C. Schainost
Todd C. Schainost
Print Name

On this 7 of May, 2002, 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, Jetz Midwest, Inc.

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:

GENERAL NOTARY-STATE of Nebraska
SUSAN K. FRAMPTON
My Comm. Exp. Sept. 24, 2003

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

1) Please fill in legal for: 3525 Evans Street

Lots 7, 8, 9, 10, 11 and 12, Block 4, Bedford Place,
an Addition to the city of Omaha as
Surveyed, Platted and recorded in
Douglas County, Nebraska

2) County in which property is located - Douglas

3) City where County Seat is located - Omaha

4) Address of County Court House - 1819 Farnam St., Omaha NE 68102

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