



MISC 2007053811



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Recording requested by and mail to:  
JETZ SERVICE CO., INC.  
901 NE River Road  
Topeka, KS 66616

EXHIBIT A

Received - DIANE L. BATTIATO  
Register of Deeds, Douglas County, NE  
5/14/2007 10:22:11.92



MEMORANDUM OF LEASE

THIS MEMORANDUM OF LEASE is entered on April 11, 2007 by and between Kult Properties, LLC (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 23 rooms, located at 2206 K St., 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 400 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 above, 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 )  
COUNTY OF Douglas ) ss.

Kult Properties, LLC LESSOR  
BY: [Signature]  
Print Name

Steve Kult as owner This instrument was acknowledged before me on May 1st, 2007, by Kult Properties, LLC  
My commission expires: Sept 24, 2010  
[Signature]  
Notary Public within and for said County and State



STATE OF Kansas )  
COUNTY OF Shawnee ) ss.

Jetz Service Co., Inc. LESSEE  
BY: [Signature]  
Print Name

Ronald W. Sommers as President of Jetz Service Co., Inc. This instrument was acknowledged before me on May 10, 2007, by [Signature]  
My commission expires:  
[Signature]  
Notary Public within and for said County and State



V 6504

INFORMATION FOR RECORDING MEMORANDUM OF LEASE

Please fill this out and return it with the executed lease

1) Please fill in legal description for: Colonial House Apartments

Lot 6, 7 & 8 Blk 128, South Omaha, now part of City of Omaha, Douglas County, NE

2) County in which property is located - Douglas

3) City where County Seat is located - Omaha

4) Address of Court House - H09 Civic Centre 68102

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