



Professional Laundry Systems

FILED SAMPY CO. NE.

INSTRUMENT NUMBER

93-005667

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CORPORATE OFFICE (913) 354-7588 FAX: (913) 354-7069 1-800-530-5719

2514 KANSAS AVENUE TOPEKA, KANSAS 66611

Carol A. Davis REGISTER OF DEEDS

Proof [initials] D.E. [initials] Verify [initials] Filmed [initials] Checked [initials] Fee \$ 11.50

RECORDING REQUESTED BY AND MAIL TO:

EXHIBIT A

JETZ SERVICE CO., INC. 2514 Kansas Avenue Topeka, KS 66611

MEMORANDUM OF LEASE

This MEMORANDUM OF LEASE is entered on January 13, 1993 by and between Thompson and Thompson Enterprises/Concord Bridge Apartments (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 72 multi-housing units, located at 820-822-824 Lincoln Rd., Bellevue, 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 2514 Kansas Avenue, Topeka, KS 66611.

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 300 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 January 17, 1993, 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 inures to the benefit of the heirs, administrators, successors, and assigned of Lessor.

STATE Nebraska))ss. COUNTY Douglas)

Thompson and Thompson Enterprises/ Concord Bridge Apartments LESSOR BY Donald Thompson Donald Thompson Print Name

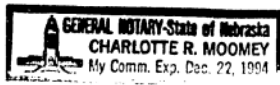
On this 20 day of January, 1993,

before me appeared Donald Thompson to me personally known, who being duly sworn, did say that this person is an officer of Thompson & Thompson Ent Partnership a Corporation, and that said instrument was signed in behalf of said Corporation by authority of its Board of Directors, and said Donald Thompson acknowledged said instrument to be the free act and deed of said Partnership

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal at my office in Omaha, the day and year last above written.

My Commission expires:

Charlotte Mooney Notary Public within and for said County and State



STATE OF Kansas)
) ss.
COUNTY OF Shawnee)

Jetz Service Co., Inc. LESSEE

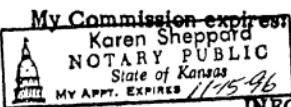
BY Ronald W. Sommers

Ronald W. Sommers
Print Name

On this 13th day of January, 1993,

before me, appeared Ronald W. Sommers to me personally known, who being by me duly sworn, did say that this person is an officer of Jetz Service Co., Inc., a Corporation, and that said instrument was signed in behalf of said Corporation by authority of its Board of Directors, and said Ronald W. Sommers 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 Topeka, KS the day and year last above written.



Karen Sheppard
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) Legal Description of Property - * Concord Bridge Apartments

Lots 59, 60, 61, Manor Park Addition to the City
of Bellevue, Sarpy Co, Ne

2) County in Which Property is Located - Sarpy

3) City Where County Seat is Located - Papillion

4) Address of County Court House - 1270 Golden Gate Dr, Papillion, Ne 68046

* Use Separate Sheet of Paper if Additional Space is Required for Legal Description.