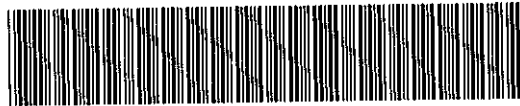


BK 1512 PG 691-693



MISC 2003 14622

RICHARD N. TAKECHI
REGISTER OF DEEDS
DOUGLAS COUNTY, NE

03 APR 25 AM 11:09

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

Misc

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(K)

FEE 15.50 FB 01-60000
BKP 8-15-13 ^{FB} CIO _____ COMP _____
DEL _____ SCAN OR FV _____



OMAHA
 (402) 339-2565
 1-800-228-0445
 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 28, 2003 by and between Thompson & Thompson Enterprises/Maplewood Court Apartments, 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 49 multi-housing units, located at 4512-16-20-24 Bedford, 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 150 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 March 28, 2003, 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.

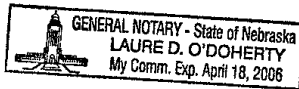
4. **Non-Competition Clause.** This lease contains a covenant by the Lessor not to compete, which is binding upon, and inure to the benefit of the heirs, administrators, successors, and assigned of Lessor.

STATE OF Nebraska
)ss.
 COUNTY OF Douglas

Thompson & Thompson Ent/Maplewood Court Apts. LESSOR
 BY: Donald Thompson
Donald Thompson
 Print Name

This instrument was acknowledged before me on April 2, 2003, by Donald Thompson as Partnership of Thompson & Thompson Ent.

My Commission expires:



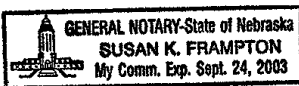
Laure D. O'Doherty
 Notary Public within and for said County and State

STATE OF Nebraska
)ss.
 COUNTY OF Douglas

Jetz Midwest, Inc. LESSEE
 BY: Todd Schainost
Todd C. Schainost
 Print Name

This instrument was acknowledged before me on April 13, 2003, by Todd C. Schainost as Account Representation of Jetz Midwest, Inc.

My Commission expires:



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: 4512-16-20-24 Bedford, Omaha, NE (Maplewood Court Apts)
The North 201 feet of the South 234 feet of the East 287 feet of
Tax Lot 3 in the South 1/2 of the NW 1/4 of the NW 1/4 of Section 8, T15N,
R13E, of the 6th PM, Douglas County, NE

- 2) County in which property is located - Douglas
- 3) City where County Seat is located - Omaha
- 4) Address of County Court House - _____

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