

MISC Inst. # 2018013194, Pg: 1 of 3 Rec Date: 02/20/2018 13:56:19.270  
Fee Received: \$16.00 By: DE  
Douglas County, NE Assessor/Register of Deeds DIANE L. BATTIATO

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NOTICE OF LEASE -  
Legal Description for  
Memorandum of Lease

Return Document To: Jetz 1  
Kishia Montalvo  
Jetz Service Co., Inc.  
5720 F Street  
Omaha, NE 68117

Lessors:

Lessees:

The Prepared Place  
4460 Redman Ave.  
Omaha, Ne 68111

JETZ SERVICE CO, INC.

Parcel Address: 4460 Redman Ave Omaha, Ne 68111

Legal Description: Lot 19, except West 8 1/2 feet thereof, and Lots 20 and 21, in Laurel Park, an addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska

2 1



PH (402) 339-2565 5720 F STREET  
 TF (800) 228-9445 OMAHA, NE 68117  
 FX (402) 339-4554 JETZMW@JETZSERVICE.COM

LAUNDRY MATTERS.

Recording requested by and mail to:  
 JETZ SERVICE CO., INC.  
 901 NE River Road  
 Topeka, KS 66616-1133

EXHIBIT A

## MEMORANDUM OF LEASE

HOPE of Glory Ministries, Inc.

THIS MEMORANDUM OF LEASE is entered on this 3<sup>rd</sup> day of January, 2018 by and between The Prepared Place, KM (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 24 multi-housing units, located at 4460 Redman Ave, Omaha, NE 68111. 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, Kansas 66616-1133.

**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 final installation of Lessee's 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 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.

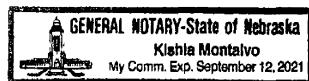
**4. Non-Competition Clause.** This lease contains a covenant by the Lessor not to compete, which is binding upon, and inure to the benefits of the heirs, administrators, successors, and assigned of Lessor.

STATE OF Nebraska )  
 )ss  
 COUNTY Douglas )

Hope of Glory Ministries, Inc.  
The Prepared Place KM LESSOR  
 BY Bruce L Williams  
Bruce L Williams  
 Print Name

This instrument was acknowledged before me on January 5, 2018  
 by Kishia Montalvo KM as Office Manager of Hope of Glory Ministries, Inc.  
Bruce Williams owner

My commission expires:



Kishia Montalvo  
 Notary Public within and for said County and State

STATE OF Nebraska )  
 )ss  
 COUNTY Douglas )

JETZ SERVICE CO., INC. LESSEE  
 BY Andy Tingwald  
Andy Tingwald  
 Print Name

This instrument was acknowledged before me on January 5<sup>th</sup>, 2018  
 by Kishia Montalvo KM as Office Manager of Jetz Service  
ANDY Tingwald Account Rep.

My commission expires:



Kishia Montalvo  
 Notary Public within and for said County and State

JETZSERVICE.COM