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Received - RICHARD TAKECHI
Register of Deeds, Douglas County, NE



7/7/2004 12:55:39.21
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 3 /) FEE 15.50 FB 54-03320
 1) BKP _____ C/O _____ COMP
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Temp. 12.4.01

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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 SERVICE CO., INC. % JETZ MIDWEST, INC. 4505 South. 76th Circle OMAHA, NE 68127

EXHIBIT A

MEMORANDUM OF LEASE

THIS MEMORANDUM OF LEASE is entered on June 18, 2004 by and between Michael 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 19 multi-housing units, located at 4611 North 56th 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 30 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)

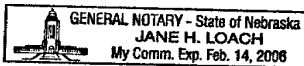
Michael Properties LLC LESSOR

COUNTY OF Douglas)ss.

BY: Michael P. Earl, MEMBER MICHAEL P. EARL Print Name

This instrument was acknowledged before me on June 30th, 2004, by Michael P. Earl as Member of Michael Properties LLC.

My Commission expires:



Jane H. Loach Notary Public within and for said County and State

STATE OF Nebraska) COUNTY OF Douglas)ss.

Jetz Service Co., Inc. LESSEE BY: Michael R. Aspen Print Name

This instrument was acknowledged before me on July 6, 2004, by Michael R. Aspen as Account Representative of Jetz Service Co., 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: ... 4611 North 56th Street, Omaha, NE

Benson Heights Lot 8 Block O S 107.3 N 307.3
Lot 8

2) County in which property is located - Douglas

3) City where County Seat is located - Omaha

4) Address of County Court House - 1701 Farnam St. Omaha, NE 68102

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