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Dan Galte

REGISTER OF DEEDS

2002 APR -1 P 4: 59

REGISTER COUNTY, NE

INST NO 2002

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BOOK

Lincoln

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Jetz Midwest, Inc.
4505 S. 76th Circle
Omaha, NE 68127



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 MIDWEST, INC.
 4505 South. 76th Circle
 OMAHA, NE 68127

EXHIBIT A

MEMORANDUM OF LEASE

THIS MEMORANDUM OF LEASE is entered on March 22, 2002 by and between Mowbray Investment, Inc., 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 6 multi-housing units, located at 1237 C Street, Lincoln, 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 120 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

Mowbray Investment, Inc. LESSOR

)ss.

BY: [Signature]

COUNTY OF LANCASTER

JAMES R. MOWBRAY

Print Name

On this 22nd day of MARCH, 2002 before me appeared JAMES MOWBRAY to me personally known, who being duly sworn, did say that this person is an officer of Mowbray Investment, Inc. a Corporation and that said instrument was signed in behalf of said Corporation by authority of its Board of Directors, and said JAMES MOWBRAY 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 Lincoln, NE, the day and year last above written.

My Commission expires:



Rita J. Wesely
 Notary Public within and for said County and State

STATE OF Nebraska)

Jetz Midwest, Inc. LESSEE

)ss.

BY: [Signature]

COUNTY OF Douglas)

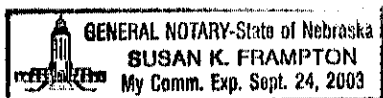
Todd C. Schainost

Print Name

me appeared Todd C. Schainost to me personally known, who being duly sworn did say that Todd C. Schainost 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 Omaha, NE the day and year last above written.

My Commission expires:



Susan K. Frampton
 Notary Public within and for said County and State

