

COMPANIES

Professional Laundry Systems Since 1966

Recording requested by and mail to:  
JETZ SERVICE CO., INC. %  
JETZ MIDWEST, INC.  
5720 F Street  
OMAHA, NE 68117

EXHIBIT A

*Lincoln*

MEMORANDUM OF LEASE

THIS MEMORANDUM OF LEASE is entered on December 4, 2009 by and between 2T Property Investment 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 36 multi-housing units, located at 1111-1129 E St, Lincoln, NE 68508. 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 144 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.

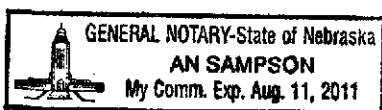
**4. Non-Competition Clause.** This lease contains a covenant by the Lessor not to compete, which is binding upon, and inure to the benefit of the heirs, administrators, successors, and assigned of Lessor.

STATE OF Nebraska  
COUNTY OF Lancaster )ss

2T Property Investment LLC LESSOR  
BY: Todd P Mosser  
Todd Mosser  
Print Name

This instrument was acknowledged before me on 12-10, 2009, by Todd P Mosser as President of 2T Property Investment LLC.  
(Name) Relationship Lessor

My Commission expires: 8-11-2011



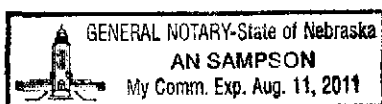
[Signature]  
Notary Public within and for said County and State

STATE OF Nebraska  
COUNTY OF Douglas )ss  
Lancaster

Jetz Service Co, Inc LESSEE  
BY: [Signature]  
Michael S. Lyman  
Print Name

This instrument was acknowledged before me on 12-10, 2009, by Michael S. Lyman as Account Representative of Jetz Service Co, Inc.

My Commission expires: 8-11-2011



[Signature]  
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 1111-1119 -1129 E Street St, Lincoln, NE  
1111 E St -LINCOLN ORIGINAL, BLOCK 189, LOT 5  
1119 E ST – LINCOLN ORIGINAL, BLOCK 189 LOT 4  
1129 E ST – LINCOLN ORIGINAL, BLOCK 189 LOT 3
- 2) County in which property is located LANCASTER
- 3) City where County Seat is located \_\_\_\_\_
- 4) Address of County Court House \_\_\_\_\_