



Book 2018 Page 1027

Document 2018 1027 Type 06 019 Pages 2
Date 7/09/2018 Time 12:58:20PM
Rec Amt \$12.00

CARLEEN BRUNING, COUNTY RECORDER
MONTGOMERY IOWA

Page 1

NOTICE OF LEASE -
Legal Description for
Memorandum of Lease

Prepared by & Return Document To:

Jetz1
Kishia Montalvo
Jetz Service Co., Inc.
5720 F Street
Omaha, NE 68117
402-339-2565

Lessors:

Bighorn Properties LLC
2400 N 8th Street
Red Oak, IA 51566

Lessees:

JETZ SERVICE CO, INC.

Parcel Address: 2400 n 8th St. Red Oak, IA 51566

Legal Description: Parcel A of Lot 1 in Senate Subdivision to the City of Red Oak, Montgomery County, Iowa; and a parcel of land in the SW1/4 NE1/4 and NW1/4, Section 21, Township 72 North, Range 38 west of the 5th P.M., Montgomery County, Iowa, more particularly described as follows: Commencing at the center of Section 21-72-38; thence North a distance of 899.7 feet to a point on the centerline of U.S. Highway 34, thence continuing North a distance of 374.02 feet; thence East a distance of 33.0 feet to the point of beginning; thence North a distance of 251.21 feet; thence East a distance of 47.0 feet; thence South along the west line of Lot 1, Senate Subdivision, a distance of 251.21 feet; thence West a distance of 47.0 feet to the point of beginning, containing 11,807 square feet, more or less.

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

EXHIBIT A

MEMORANDUM OF LEASE

THIS MEMORANDUM OF LEASE is entered on this 2nd day of May, 2018 by and between Bighorn 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 48 multi-housing units, located at 2400 N 8th St., Red Oak, IA, 51566. 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 204 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 seven (7) 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.

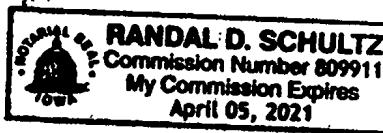
STATE OF Iowa)
)ss
COUNTY Pottawattmie)

Bighorn Properties, LLC LESSOR

BY William Shipley
Print Name

This instrument was acknowledged before me on May 30th, 2018
by William Shipley as CEO of Bighorn Properties, LLC

My commission expires:
April 05, 2021



Randal
Notary Public within and for said County and State

STATE OF Nebraska)
)ss
COUNTY Douglas)

JETZ SERVICE CO., INC. LESSEE

BY Gene A. Tignwald
Print Name

This instrument was acknowledged before me on June 22, 2018
by Dene Tignwald as Account Manager of Jetz Service Co.

My commission expires:

Kishla Montalvo
Notary Public within and for said County and State

