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BRENDA ESAIAS, RECORDER
PAGE COUNTY, IOWA

RETURN TO: JETZ SERVICE CO, INC.
5720 F STREET
OMAHA, NE 68117

Page 1

NOTICE OF LEASE -
Legal Description for
Memorandum of Lease

Prepared by & Return Document To:

Jetz1
Kishia Montalvo
Jetz Service Co., Inc.
901 NE River Road
Topeka, KS 66616
402-339-2565

Lessors:

Lessees:

Bighorn Properties LLC
303 S. Iowa Street
Shenandoah, IA 51601

JETZ SERVICE CO, INC.

Parcel Address: 303 S. Iowa Street Shenandoah, IA 51601

Legal Description: **A parcel of land located within Parcel A of the Northwest Quarter of the Southwest Quarter of Section 19 Township 69 North, Range 39 West of the 5th Principal Meridian, in the City of Shenandoah, Page County, Iowa, as shown by Survey recorded as Instrument No. 20042304 in the office of County Recorder, more particularly described as follows: Beginning at the Norwest corner of said Parcel A; thence North 89 degrees 21 minutes 54 seconds East along the north line of said Parcel A, a distance of 470 feet; thence South a distance of 355 feet; thence South 89 degrees 21 minutes 54 seconds West a distance of 470 feet to the west line of said Parcel A; thence North along the west of said Parcel A, a distance of 355 feet to the point of beginning.**

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 303 S. Iowa St, Shenandoah, IA 51601. 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.

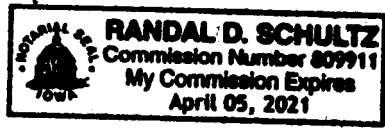
1. **Exclusive use and possession of the Leased premises.** Lessor does hereby grant, convey and transfer to Lessee the exclusive use and possession of certain premises, described as encompassing approximately 204 square feet for its use as a laundry facility (hereinafter referred to as the "Leased Premises").
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
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 Schultz
Notary Public within and for said County and State

STATE OF Nebraska)
)ss
COUNTY Douglas)

JETZ SERVICE CO., INC. LESSEE
BY Gene A. Tingwald
Gene A. Tingwald
Print Name

This instrument was acknowledged before me on June 22, 2018
by Gene Tingwald as account manager of Jetz Service Co.

My commission expires:

Kishia Montalvo
Notary Public within and for said County and State

