



MISC Inst. # 2020094386, Pg: 1 of 2 Rec Date: 08/27/2020 14:33:08.283

Fee Received: \$16.00 By: NS

Douglas County, NE Assessor/Register of Deeds DIANE L. BATTIATO

ME

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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

Lessors:

Terra Cotta Condominiums
120 S 38th Ave.
Omaha, NE 68117

Lessees:

JETZ SERVICE CO, INC.

Parcel Address: 120 S 38th Ave, Omaha, Ne 68117

Legal Description: Lots 6, 7, 8 and the north 21.53 feet of Lot 9, Block 1, Jerome Park Addition to the City of Omaha, Douglas County, Nebraska, now known as Units 1-4, Units 11-16, Units 21-26, and Units 31-36 of Terra Cotta Condominiums.

JETZ1

EN per DW.

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 11 day of June, 2020 by and between Terra Cotta Condominiums (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 22 multi-housing units, located at 120 S. 38th Ave. Omaha, NE 68131. 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 252 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 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 Nebraska)
)ss
COUNTY Douglas)

Terra Cotta Condominium Association LESSOR
BY [Signature]
RICHARD V. HUGHES
Print Name / Title

This instrument was acknowledged before me on July 7, 2020 by [Signature] as President of Terra Cotta.

My commission expires: 6/12/2022

GENERAL NOTARY - State of Nebraska
KEVIN STORY
My Comm. Exp. June 12, 2022
[Signature]

STATE OF NE)
LESSEE)
COUNTY Douglas)ss

JETZ SERVICE CO., INC.
BY [Signature]
Bob Dahir ACCOUNT MANAGER
Print Name / Title

by Bob Dahir This instrument was acknowledged before me on July 7, 2020 as Account Manager of Jetz Service.

My commission expires: Kishia Montalvo

GENERAL NOTARY - State of Nebraska
Kishia Montalvo
My Comm. Exp. September 12, 2021