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MEMORANDUM OF LEASE

This Memorandum of Lease is by and between McNeil Real Estate Fund IX Ltd. (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 exclusive possession of the room or rooms described below and located on the real property and improvements consisting of 270 units, of which 0 are provided with full size washer/dryer connections only, 0 are provided with mini-stacked washer/dryer connections only, Lessor has plans to furnish 0 of the units with full size washers/dryers and 0 of the units with stacked washers/dryers and there are 270 units without washer/dryer connections, all of which are subject of this Lease for the property commonly known as Ruskin Place Apartments and are located at 1001 Norwood Drive, Lincoln, NE. Lessor and Lessee have entered into an unrecorded lease containing the provision included herein and certain additional provisions. The provisions of the unrecorded lease are incorporated herein by this reference. A copy of the lease is available for inspection by persons having a legitimate interest in the property from the Home Office of the Lease.

1. Lessor does hereby rent to Lessee on a sole and exclusive basis, and Lessee hires from the Lessor, all facilities existing, or hereinafter to exist, or hereinafter to exist, for the installation and operation of laundry equipment for the use of the tenants.

2. This Lease shall remain in full force and effect for it's full term of ten (10) years. Upon expiration of the Lease term, this Lease Agreement will continue on a month-to-month basis, which either party may terminate by giving thirty (30) days written notice.

3. This Lease shall be assignable by Lessor without notice to Lessee and shall be binding upon and inure to the benefit of the 0 parties hereto, their heirs, executors, administrators, successors, an assigns. This Lease shall survive any sale, assignment or other transfer of the Apartment Community and shall be constructed in all respects as a lease and not a license.

LESSEE:

By: *Kenneth M. Dickey*

By: *Ronald W. Sommers*  
Ronald W. Sommers

WITNESS

*Marilyn Brooks*

LESSOR:

By: *Bruce Schritz*  
Owner or Agent for Owner Bruce Schritz

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State of : Texas  
County of: Dallas

Before me the undersigned authority on this day appeared Bruce Schmitz Owner or Agent for Owner (s) (Lessor) known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed.

Given under my hand and seal this 13<sup>th</sup> day of Feb. 19 92

Melinda S. Browning  
Notary Public



State of: Kansas  
County of: Shawnee

Ronald W. Sommers

Before me the undersigned authority on this day appeared ~~Kentley W. Sommers~~ Lessee or Agent for Lessee known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed.

Given under my hand and seal this 17th day of January 19 92

Karen Sheppard  
Notary Public



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1) Legal Description of Property - \* Ruskin Place Apartments

Lot 55 of Irregular Tracts in the NE 1/4 of Section 14, Township 9 North, Range

6 East of the 6th P.M., Lancaster County, Nebraska

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2) County in Which Property is Located - Lancaster

3) City Where County Seat is Located - Lincoln

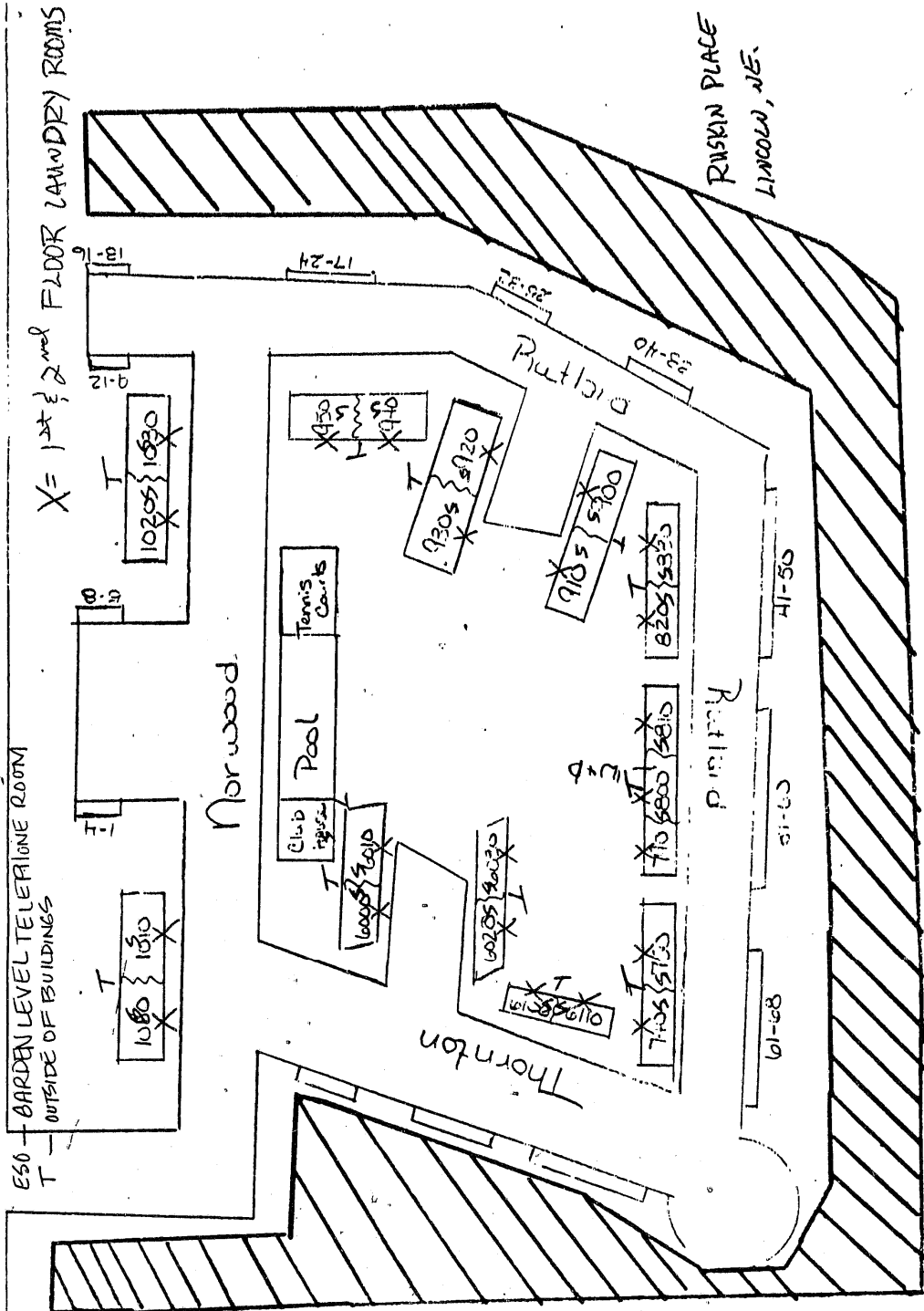
4) Address of County Court House - 555 S. 10th 65508

\* Use Separate Sheet of Paper if Additional Space is Required for Legal Description.

**ELECTRICAL UNIT-VTT-2**  
**TRANSFORMERS**

Highway 77

Pet Curbing Areas



RUSKIN PLACE  
LINCOLN, NE.

LANCASTER COUNTY, NEB  
*Dan Ralick*  
REGISTER OF DEEDS

MAR 27 10 14 AM '92

INST. NO. 92

\$20.50

12918

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*[Handwritten signature]*

**JETZ SERVICE CO., INC.**  
COIN OPERATED LAUNDRY EQUIPMENT  
2514 KANSAS AVE., TOPEKA, KANSAS 66611