<div align="center">"Exhibit A"</div>

<div align="center">

STANDARD COIN LAUNDRY LEASE ADDENDUM

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These improvements, to be provided by Lessor, all in accordance with Lessee's plans at the below stated level, or to local code requirement, whichever is greater:

1. Provide a six inch soil line connected to sewer and roughed-in;
2. Provide a 400 or 600 AMP three phase electrical service panel roughed-in;
3. Provide 2 or 2 ½ inch water meter and service roughed-in;
4. Provide gas meter service within ten feet of location roughed-in;
5. Provide four-tube slim line lighting fixtures with tubes, installed and connected to timers;
6. Provide two or three 6500 CFM (or better) Evaporative Coolers and relief air ducts installed and connected to thermostats and timers;
7. Provide one handicapped restroom;
8. Provide eight inch diameter roof vent for each dryers and water heater(s), with one square foot of combustion air intake vents for each of the roof vents;
9. Provide sewer permits, if required, for ____ washers;
10. Provide two or three glass door entrances;
11. Provide cans for the outside store signs;

Lessee:

Lessor:

Date:

COIN LAUNDRY LEASE ADDENDUM

1) Notwithstanding any provision of the lease to the contrary, the provisions and terms contained in this addendum shall take precedence over any other lease provision, modification or addendum.

2) Lessor agrees to execute "Landlord's Waiver and Consent" and "Assignment of Lease as Collateral Security" agreements within ten calendar days of presentation by Lessee. Lessor shall charge no fee or expense.

3) Lessor warrants to Lessee that Lessee shall be the exclusive coin, card or service laundry permitted in this property, or any other property under the control or ownership of lessor for a distance of two (2) miles.

4) Lessee shall have the right to terminate this lease if there is an alteration in the design of the shopping center by the landlord or the government that materially affects vehicular access or the parking available at the premises.

5) Lessor agrees that Lessee may sublet the property, remaining liable under the lease, or assign this lease to a person with a financial net worth of $500,000.00 or more, and upon such assignment Lessee shall be relieved and discharged from any further liability under the terms of this lease agreement. Lessor shall charge no fee or expense.

6) Lessor agrees that at the termination of the lease Lessee may, at his option, remove or leave all the trade fixtures and equipment installed, and the only requirement shall be to leave the premises in a "broom clean condition."

7) Lessor agrees that Lessee shall satisfy any insurance provision through the purchase of a liability insurance policy in the minimum amount of $1,000,000 with contents coverage of at least $100,000 from a California admitted insurance carrier.

8) Lessor agrees that Lessee shall not be liable for any errors in the calculation of any rental increase or in any unpaid rental amount not billed or corrected within one year of when such amount shall originally become due.

9) Lessor agrees that Lessee shall have a maximum penalty of $200.00 imposed per month for any late charge; such penalty shall not be effective unless rent payment is postmarked two (2) days beyond the date when such rental payment becomes due and payable.

10) Lessor agrees that Lessee shall be given a written notice of the time when an option period is to be exercised, or by failing to provide such a notice, Lessor grants to Lessee the right to exercise any option period heretofore granted up to the last day of the term under which the Lessor is in possession.

11) Lessor agrees that in the event any provision of this agreement is breached, for any reason, Lessee shall be entitled to terminate this Lease, and shall be entitled to seek other relief as the law allows, and Lessor and Lessee agree that the prevailing party in any legal action shall be entitled to court costs and attorney's fees.

AGREED TO AND ACCEPTED this _____ day of June, 20___.

Lessee:

Date

Lessor:

Date: