

THE CITY OF PROVIDENCE
STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

RESOLUTION OF THE CITY COUNCIL

No. 59

Approved January 28, 1983

WHEREAS, On July 29, 1980, His Honor the Mayor executed a lease with S & J 351, Inc., in accordance with the provisions of Resolution No. 341, approved June 10, 1980,

NOW, THEREFORE, BE IT RESOLVED, That His Honor the Mayor be and he is hereby authorized to execute an amendment to lease with said S & J 351, Inc., for that certain tract or parcel of land with building located along Kennedy Plaza, known as the Kennedy Plaza Bus Comfort Station, and further designated as Lot No. 31, on City Assessor's Plat 20. Said lease may be amended by modifying the terms and conditions thereof as follows:

1. Extension of the demised premises to include a parcel of land adjacent to the leased premises, which said parcel is designated "Proposed Extension of Lease, A B C D A", on the attached map No. 064229; said land containing approximately 504 square feet, more or less;

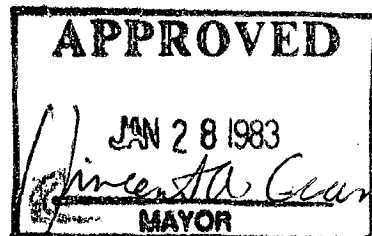
2. Lessee shall pay a rent of ONE HUNDRED (\$100) DOLLARS per month in addition to any rents set forth in said original lease.

3. Each and every other term, obligation and condition of said lease not inconsistent herewith, shall remain in full force and effect.

IN CITY COUNCIL

JAN 20 1983
READ AND PASSED

[Signature]
Clerk



**THE COMMITTEE ON
CITY PROPERTY**

**Approved Passage of
The White Resolution**

Rose M. Mendonca
Clerk
November 22, 1982
January 12, 1983

37

11/22/82

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DEMOPULOS AND DEMOPULOS
ATTORNEYS AND COUNSELLORS AT LAW
1104 INDUSTRIAL BANK BUILDING
PROVIDENCE, RHODE ISLAND 02903
TELEPHONE 401 331-6635

GEORGE K. DEMOPULOS
1930-1982

November 17, 1982

HAROLD W. DEMOPULOS
SUBURBAN OFFICE
17 CONSTITUTION ST.
BRISTOL, R.I. 02809
TEL. 401 253-4141

Mr. Harry Johnson, Chairman
Properties Committee
Office of the City Clerk
City Hall
Providence, Rhode Island 02903

Dear Chairman Johnson & Members of the
City of Providence Properties Committee:

I represent S & J 351, Inc., a Rhode Island Corporation
d/b/a Cafe Plaza, who has leased from the City of Providence
that building formerly known as Kennedy Plaza Bus Comfort
Station, being designated as Lot #31 on City Assessors
Plat #20, which lease was entered into on the 29th day
of July 1980.

Due to circumstances beyond the control of the
Lessee since operating the restaurant, it has found
that it needed some additional footage. To conform
with all rules and regulations of the Preservation
Society and others, the Lessee had to keep both
existing stairwells as they were and the walls of
the building in tact. As a result, Lessee had to
build additional restrooms, since it could not use
the basement restrooms, on the first floor. Therefore,
the space lost is approximately 500 square feet.

Your Lessee would like an extension to the lease
which would allow it to enclose an area where the
present awning on the rear of the building covers
approximately an extension of 12 feet of the building
by the width of the rear of the building 42 feet being
approximately 504 square feet, more or less for which
the Lessee would be willing to pay an additional \$75.00
per month as rental during the term of the lease or any
extensions thereto.

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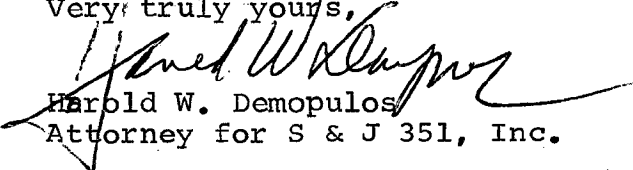
November 17, 1982

-2-

The original plans for the restaurant showed a closed patio to the rear of the building and for some reason the architect, Morris Nathanson did not submit the plans with the closed patio.

Will you please advise me as to when Lessee may have a hearing before your Committee at which time I will supply you with the completed plans.

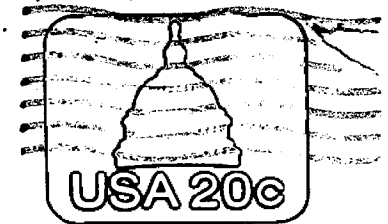
Very truly yours,


Harold W. Demopulos
Attorney for S & J 351, Inc.

HWD:pa

NOV 18 10 23 AM '82
DEPT. OF CITY CLERK
PROVIDENCE, R.I.

Demopulos and Demopulos
1104 Industrial Bank Building
111 Westminster Street
Providence, Rhode Island 02903



Mr. Harry Johnson, Chairman
Properties Committee
Office of the City Clerk
City Hall
Providence, Rhode Island 02903

4-1-10

Nov 18 9 36 AM '82

DEPT. OF CITY CLERK
PROVIDENCE, R.I.

17

Nov 13 3 36 PM '82

DEPT. OF CITY CLERK
PROVIDENCE, R.I.

City of Providence



Rhode Island

Department of City Clerk

MEMORANDUM

DATE: January 7, 1983

TO: Charles A. Pisaturo, Acting City Solicitor

SUBJECT: RESOLUTION TO BE PRESENTED TO THE CITY COUNCIL

CONSIDERED BY: Rose M. Mendonca, City Clerk

DISPOSITION: Attached is Resolution previously passed by the City Council and approved by the Mayor.

The Committee on City Property voted to extend the lease as requested to Harold W. Demopulos, Attorney for the lessee, as outlined in the accompanying communication for the sum of One Hundred Dollars (\$100.00) per month rental.

A tracing of the area requested is enclosed.

Will you kindly transmit the appropriate Resolution to me for transmittal to the City Council no later than January 14, 1983.

City Clerk

PROVIDENCE R. I.

P. W. DEW ENGINEERING OFFICE

CITY PROPERTY SECTION

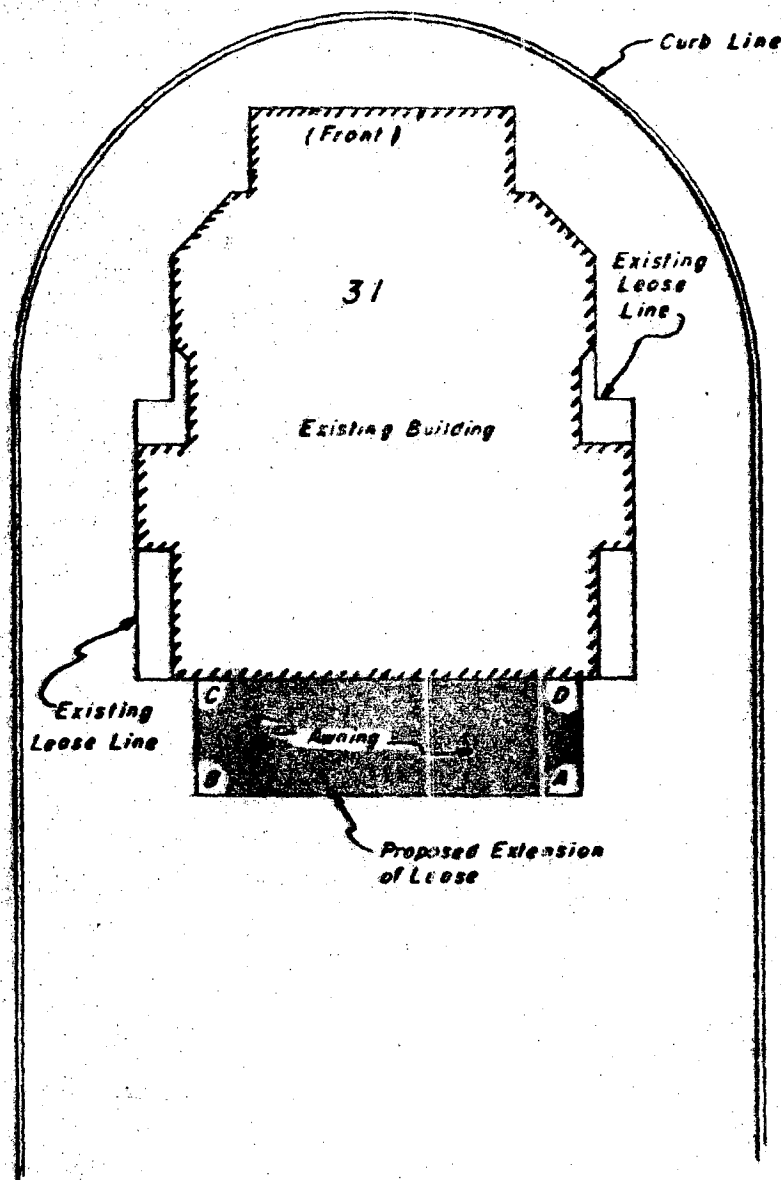
064229

December 29, 1982

Kennedy Plaza

Kennedy Plaza

Kennedy Plaza



Notes:

Shaded Area (A-B-C-D-A) Indicates
Proposed Extension of Existing Lease.

Said Area Contains 504± Sq. Ft.

CITY OF PROVIDENCE, R. I.

Public Works Dept. Engineering Office

Showing Proposed Extension of
Existing Lease

Drawn by J.A.M. Checked by J.A.C.

Scale 1"=20' Date 12-29-82

Corrected by J.A.M. Associate Engr.

Approved by J.A.M. P.E.

CHIEF ENGINEER

Lot Numbers From Assessors Plot 20

768
K-88