

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;

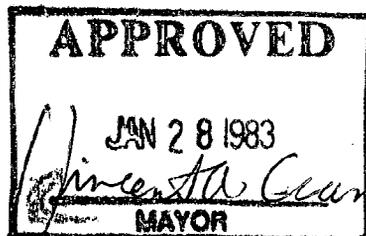
2. Lessee shall pay a rent of ONE HUNDRED (\$100) DOLLARS per month in addition to any rents set forth in said original lease.

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 COMMITTEES ON  
CITY PROPERTY**

**Approved Passage of  
The 1982 Resolution**

Rose M. Mendonca

Club Chairman  
November 22, 1982  
January 12, 1983

1982  
CITY OF  
SAN FRANCISCO

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

November 17, 1982

GEORGE K. DEMOPULOS  
1930-1982

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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11/22/82

1000

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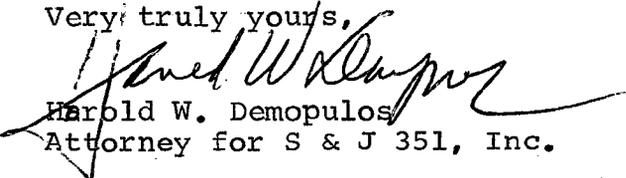
November 17, 1982

-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

RECEIVED  
NOV 19 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

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DEPT. OF CITY CLERK  
PROVIDENCE, R.I.

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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

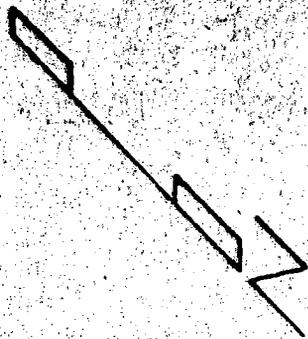
DISPOSITION: Attached is Resolution previously passed by the City Council and approved by the Mayor.

The Committee on City Property voted to extend the lease as requested to Harold W. Demopoulos, 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

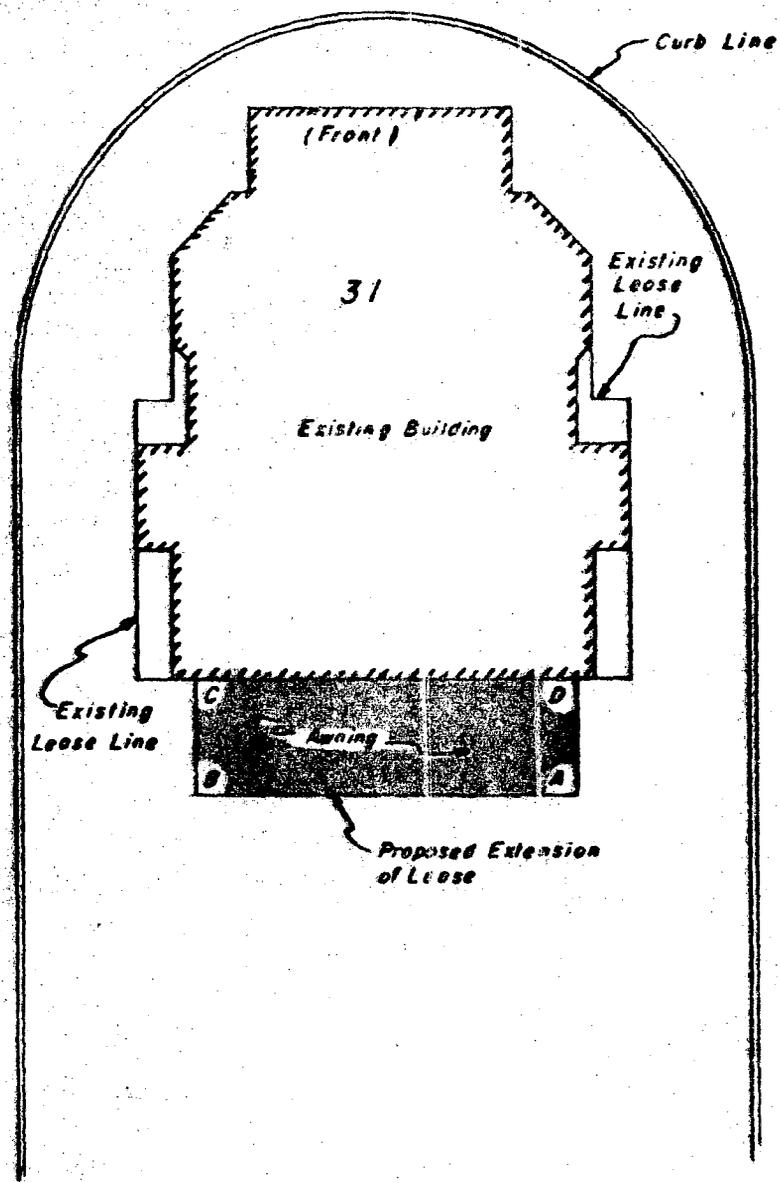


PROVIDENCE R. I.  
 P. E. DEPT. ENGINEERING OFFICE  
 CITY PROPERTY SECTION  
 File No. 064229  
 Date December 29, 1982

Kennedy Plaza

Kennedy Plaza

Kennedy Plaza



Notes:

Shaded Area (A-B-C-D) 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.  
 Approver JAMES FORMICO P.E.  
 CHIEF ENGINEER

Lot Numbers From Assessors Plat 20