

THE CITY OF PROVIDENCE
STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

RESOLUTION OF THE CITY COUNCIL

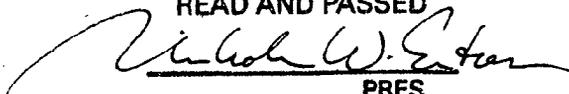
No. 107

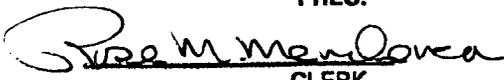
Approved March 9, 1990

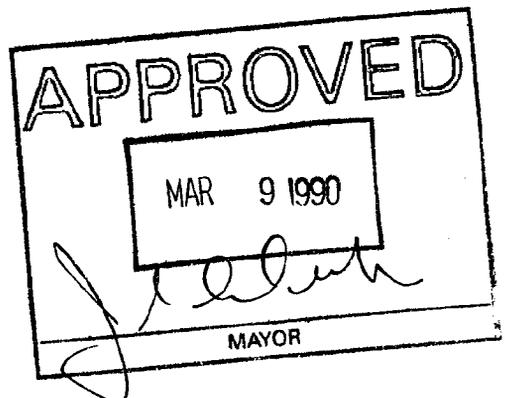
RESOLVED, That His Honor the Mayor, is authorized to approve the sublease between S & J 351, Inc. and Prinz Eugen, Ltd., for premises located in the City of Providence at Kennedy Plaza, commonly referred to as "Cafe Plaza", being part of Lot 31 on Plat 20, with terms and conditions as have been imposed by the City Council, the City Solicitor and His Honor the Mayor.

IN CITY COUNCIL
MAR 1 1990

READ AND PASSED


PRES.


CLERK



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

GEORGE K. DEMOPULOS
1930-1982

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

June 20, 1989

Councilman Andrew J. Annaldo
Chairman, City Property Committee
c/o City Clerk Office
Providence City Hall
Providence, RI 02903

RE: S & J 351, Inc.

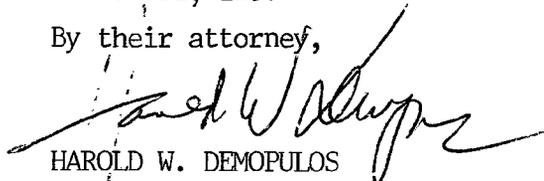
Dear Chairman Annaldo:

This is a notice of intent of S & J 351, Inc., d/b/a Cafe Plaza, to assign its lease dated July 27, 1980, and any amendments thereto to Pasquale V. Cortellessa, Jr., or his nominee, PRINZ EUGEN, LTD.

Please place this on your agenda.

S & J 351, Inc.

By their attorney,


HAROLD W. DEMOPULOS

HWD: rfs

THE COMMITTEE ON
CITY PROPERTY

Recommends

Be Continued

Eric H. Mandrova

Clerk

July 27, 1989
Nov. 8, 1989
Jan 24, 1990
Feb 8, 1990

3

TEMKIN & MILLER, LTD.

ATTORNEYS AT LAW

1400 TURKS HEAD PLACE

PROVIDENCE, R.I. 02903

(401) 751-2400

TELECOPIER

(401) 751-7180

NEWPORT, R.I. OFFICE
359 THAMES STREET
NEWPORT, RHODE ISLAND 02840
401-847-7820

MARTIN M. TEMKIN*
DONALD E. MILLER*
BARRY J. KUSINITZ*
DANIEL STONE**
ROBERT S. PARKER*
WILLIAM M. KOLB*

*ALSO MEMBER MASSACHUSETTS BAR
**ALSO MEMBER CONNECTICUT BAR

January 10, 1990

Councilman Andrew J. Annaldo
Chairman
Real Property Committee
c/o Providence City Clerk
City Hall
Providence, Rhode Island 02903

RE: Sublease of Cafe Plaza
Kennedy Plaza, Providence, Rhode Island
S&J 351, Inc. (Solon Mitrelis, Pres. subletting to Prinz
Eugen, Ltd. (Pasquale Cortalessa, Pres.)

Dear Councilman Annaldo:

I am writing to request that the above-captioned matter be placed upon the agenda of the next meeting of the Property Committee of the City Council for consideration. You may recall that we have previously appeared before the Property Committee concerning this matter. We now believe that we have a form of sublease that will be acceptable to the Property Committee as well as to the Tenant and the proposed Sub-tenant.

Please advise me of the date of the first meeting at which you would be able to consider this matter.

Sincerely,

TEMKIN & MILLER, LTD.

Martin M. Temkin by *R.C.B.*
Martin M. Temkin

MMT/rcb/jld

cc: Ms. Rose M. Mendonca, City Clerk
Mr. Solon Mitrelis
Edward Clifton, Esquire
City Solicitor
Patricia McLaughlin, Esq.
Asst. City Solicitor



Department of Law
'Building Pride In Providence'

April 10, 1989

Councilman Andrew Annaldo
Chairman, Committee on City Property
c/o City Council Office
City Hall
Providence, Rhode Island 02903

Dear Andrew:

Attorney Harold W. Demopoulos has requested that the following proposal be brought to the attention of the Property Committee on behalf of his client, Solon Mitrelis. Mr. Mitrelis, through S & J, Inc., is currently leasing city property on Kennedy Plaza for his business, Cafe Plaza. Mr. Metrelis desires to sell his business and to assign his lease to the new purchaser.

In order for the bank to finance the project, the new purchaser needs a lease for fifteen (15) years with set rental fees. Mr. Demopoulos' proposal can be summarized as follows:

a) for the next 2½ years of the lease, the monthly rental will be the same (\$500.00) with an increase of one hundred dollars (\$100.00) per month for the next five years.¹

b) then there are to be three five-year additional options:

i) First five year option - no more than nine hundred (\$900.00) dollars per month;

¹ Note that the \$500.00 amount was to be rental until July 29, 1990. Thereafter it was to be at a rental of five hundred dollars (\$500.00) per month, to which is to be added and compounded the annual percentage of increase as evidenced by the Federal Cost of Living Index, for a term of five (5) years. (per Mitrelis' current lease).

Councilman Andrew Annaldo
April 10, 1989

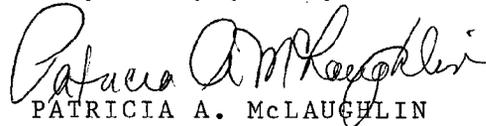
Page Two

ii) Second five year option - to be one thousand dollars
(\$1,000.00) per month;

iii) Third five year option - to be eleven hundred dollars
(\$1,100.00) per month.

Please place this on the agenda for the next Property Committee meeting as Mr. Demopoulos has stressed that time is of the essence on this matter.

Very truly yours,


PATRICIA A. McLAUGHLIN
Assistant City Solicitor

PAM/vav

cc: Edward C. Clifton, Esquire
Rose Mendonca

August 15, 1989

Andrew J. Annaldo, Chairman
c/o City Clerk's Department
Room 311
Providence City Hall
25 Dorrance Street
Providence, RI 02903

Dear Mr. Annaldo:

I am writing this letter in reference to the request of your committee concerning my proposal for the Cafe Plaza Restaurant, 1 Kennedy Plaza, Providence, Rhode Island. I plan no changes in the basic format of the restaurant. The only change will be an expansion of business hours to encompass night dining.

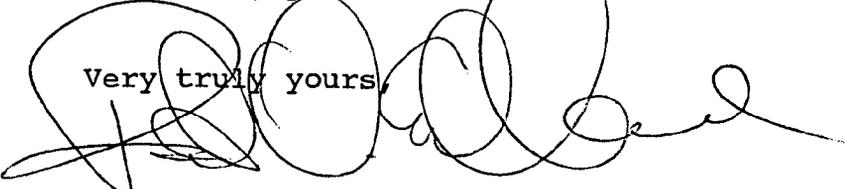
I do plan, however, substantial renovations to the interior and exterior structure of the restaurant including complete exterior sanding and painting of this historic building, additional exterior lighting for the public, painting of dining room and complete recarpeting. In conjunction with this renovation, I intend to place shrubs and planters outside the restaurant and the patio area.

The menu will consist of breakfast, lunch and dinner specials. Alcoholic beverages will be served making it an attractive spot for area businessmen and social gatherings.

I have contacted the Providence Preservation Society and have pledged to Mrs. Antoinette Downing to work with the Preservation Society in restoring the structure. My intent is to create and operate an attractive and clean establishment, one that will be a credit to the city.

If you require any additional information or more specific information concerning the renovations, please do not hesitate to contact me.

Very truly yours,



Pasquale V. Cortellessa, President
PRINZ EUGEN, LTD.

PVC:asm

cc: Antoinette Downing
Providence Planning and
Development Department
Governor's Capitol Center
Project
Carolyn Brassil, Councilwoman

FILED

AUG 28 9 28 AM '89

DEPT. OF CLERK
PROVIDENCE, R.I.

Rose M. Mendonca
City Clerk

—
Clerk of Council

—
Clerk of Committees



Michael R. Clement
First Deputy

—
Jean M. Angelone
Second Deputy

DEPARTMENT OF CITY CLERK
CITY HALL

March 13, 1990

Martin M. Temkin, Esq.
Temkin & Miller, Ltd.
1400 Turks Head Place
Providence, R. I. 02903

Dear Mr. Temkin,

Enclosed is certified copy of Resolution No. 107,
approved March 9, 1990, the same being self-explanatory.

Please contact the City Solicitor, Edward C. Clifton,
so that the sublease agreement may be executed for the
property involved.

Very truly yours,

Rose M. Mendonca
City Clerk

RMM/bp

Enc.