



## Executive Chamber, City of Providence

JOSEPH R. PAOLINO, JR.  
MAYOR

December 14, 1984

The Honorable Members  
The City Council of the  
City of Providence  
City Hall  
Providence, R.I. 02903

IN CITY COUNCIL  
DEC 20 1984  
READ  
WHEREUPON IT IS ORDERED THAT  
THE SAME BE RECEIVED.  
*Rose M. Mendonca* CLERK

Dear Honorable Members:

I hereby disapprove and veto a resolution authorizing the execution of the lease with Peter R. Germani and Mark Messier, d/b/a Comfort Station, Ltd. of the land and building located along Weybosset Street, known as the former Weybosset Street Comfort Station for the following reason:

1. The resolution does not require the lessees to commence the renovations of the demised premises nor does it establish a time within which the renovations must be completed. In addition the resolution states that until such time as the renovations are completed and the restaurant opens, the rental for the demised premises shall be ten dollars (\$10) per month. This in effect gives the lessee an option, for as long as he so desires, to commence and complete the alterations at a rental of ten dollars (\$10) per month.

If the resolution were amended to provide for a specific time period within which the renovations must be commenced and completed then in that event the resolutions would be accepted.

Respectfully,

*Joseph R. Paolino, Jr.*  
JOSEPH R. PAOLINO, JR.,  
Mayor of Providence

THE CITY OF PROVIDENCE  
STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

# RESOLUTION OF THE CITY COUNCIL

No.

Approved

RESOLVED, That His Honor the Mayor be and he is hereby authorized to execute a lease with Peter R. Germani and Mark Messier, d/b/a Comfort Station, Ltd., of 83 Chaplin Street, Pawtucket, RI 02861, of that land and building located along Weybosset Street, known as the former Weybosset Street Comfort Station, designated as Lot 171, on City Assessor's Plat 20 containing approximately Nine Hundred Eighty square feet, more or less, including existing building and below ground area of Lot 171 on City Assessor's Plat 20, for a period of twenty (20) years, at a rental of Ten Dollars (\$10.00) per month until opening of the restaurant; Two Hundred Fifty Dollars (\$250.00) per month for the first Three (3) Months after opening of the restaurant; Five Hundred Dollars (\$500.00) per month for the next Three (3) Years, after opening the restaurant; and for the remainder of the first Ten (10) Year period, the rental shall be Five Hundred Dollars (\$500.00) per month plus the National Cost of Living Increase as reported on an annual calendar year basis, provided however, that in each of the remaining years of the first Ten (10) Year period, the rental will reflect the prior years National Cost of Living Increase as reported on an annual calendar year basis; provided further however, that Three (3) Months prior to the expiration of the first Ten (10) Year Period, the lessee and the City of Providence shall negotiate the rental price and conditions for the next Five (5) Year period; provided further that Three (3) Months prior to the expiration of the aforementioned Five (5) Year Period, the lessee and the City of Providence shall negotiate the rental and conditions for the last Five (5) Year Period of the lease.

IN CITY COUNCIL  
DEC 6 1984  
READ AND PASSED

*Louis R. Stravato* PRES.  
*Rose M. Manboue* CLERK

I HEREBY DISAPPROVE AND VETO.

*Joseph R. Paolino Jr.*  
MAYOR JOSEPH R. PAOLINO JR.  
12/14/84

**THE COMMITTEE ON  
CITY PROPERTY**

**Approves Passage of  
The Within Resolution**

Reem Mendon  
Clerk ~~Chaimen~~

Nov. 14, 1984

No. 678

Revised: December 20, 1984

Mathewson St.

Property Line

PROVIDENCE R.I.  
CITY PROPERTY SECTION  
Plan No. 064311  
Date December 5, 1984

Notes:

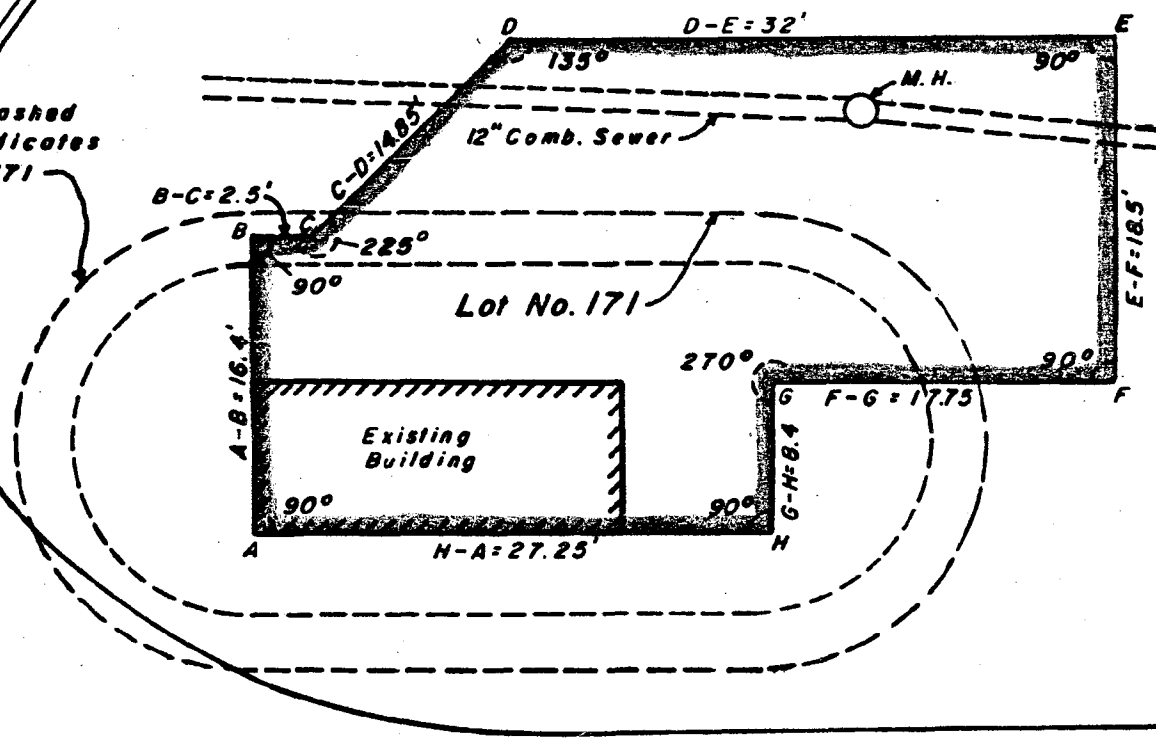
Shaded Area (A-B-C-D-E-F-G-H-A) Indicates Proposed Lease.

Said Area Contains 980 Sq. Ft.

Lot No. 171 Plotted From Best Available Data.

Full Sewer Easement Will be Required.

Outer Dashed Line Indicates Lot No. 171



CITY OF PROVIDENCE, R. I.  
Public Works Dep. Engineering Office  
Showing Proposed Lease of Lot 171  
A.P. 20  
Drawn by J.A.M. Checked by R.J.O.  
Scale Not to Scale Date 12-5-84  
Approved [Signature] Associate Engr.  
CHIEF ENGINEER

Lot Number From Assessor's Plat 20

Weybosset St.