

CITY OF NAPOLEON
BUILDING CONSTRUCTION PERMIT

TENANT: Haufman House Pizza Restaurant
Owner Name Arthur Katz

Address 1101 Monroe, Toledo, O.

Builder Name Denver Richardson

Address Rt. 4, Bryan, O. Tel. 658-2837

Lot Information:

Street No. 620 Monroe Street Phone No. 592-8652

Lot Part Of 69 Subdivision Original Plat

Lot Dimensions: --- Lot Area --- Sq. Ft.

Yard Set Back: Front --- Rear ---

Side --- Side ---

Zoning District BB

Building Information:

Intended use of Building Restaurant (Existing Bldg.) Remodelling

O.B.C. Occupancy Chapter BB-63

Residential: No. of Units --- Commercial X Industrial ---

New Construction: Alteration X Addition --- Remodel X

Size Length 20' Width 60' No. of Stories 1

Floor Area: 1st Floor 1200sqft 2nd Floor --- 3rd Floor --- Basement X

Foundation: Piers --- Full Basement --- Part Basement ---

Concrete --- Block ---
Wall: Frame --- Block X Brick --- Other ---

Electrical Work to be done: Only Wiring of the required EXIT signs so note on the Plan Examiner's Addendum. Subject to electrical inspection.

Additional Information: This permit requires compliance with the attached addendum and made a part here-of.

Date Jul 23, 76 Applicant Signature D. Richard Owner/Builder - Agent

Inspection Record:

Work Started 2-6-76 Aug Foundations

Set Back, Side Lines --- Erecting Frame --- Heating

Excavation --- INSPECTED BY Howes Electrical Rough In 2/19/76 Air Conditioning

Footing --- Electrical Service EXISTING Final Structural 3/22/76 APPROVED

Comments: 3/22/76 CARPET REMOVED FROM SOUTH WALL Pluf Final Electrical 3/23/76 APPROVED BY Howes

Certificate of Occupancy Issued ON 3/25/76, NO. 052 BY Thomas W. Llanora Inspector
Engineering

Permit No. 456-76

Issued 2/23/76

By Thomas W. Llanora
Building Inspector

Estimated Cost \$2,000.00

Fees Base Plus Total

Structural \$35,000 \$21,000 \$56,000

Electrical ---

Water Tap ---

Sewer Tap ---

Temporary Electric ---

Additional Plan Review 1/2 hrs \$17.50

TOTAL FEES \$73.50

Less Minimum Fees Paid 2/11 \$56.00

BALANCE DUE \$17.50

BUSINESS PROPERTY LEASE

LEASE entered into this 9th day of February, 1976, in and for Henry County, Ohio, by and between Arthur H. Katz, Trustee for Mollie Katz.

as party of the first part, hereinafter designated Lessor, and Scott Richardson, Et. A., Bryan, Ohio and Jack Hoffman, Et. 2, Box 69, Waterloo, Ind.

as party of the second part, hereinafter designated Lessee.

WITNESSETH:

THAT, in consideration of the rents, covenants and conditions hereinafter set forth, on the part of said Lessee to be paid, performed and observed, said Lessor does hereby Demise, Let and Lease unto said Lessee, the following described premises, situated in the City of Napoleon, County of Henry, and State of OHIO, to-wit:

The storeroom known as 620 Monroe Street, Napoleon, Ohio, being approximately 20 feet, being the premises.

reserving, however, unto said Lessor and to tenants of other parts of said building or of the adjoining premises owned by said Lessor such parts of the lot of land upon which said building is located not occupied thereby.

Said leased premises are to be used for any lawful purposes

and for no other purpose without the written consent of said Lessor.

TO HAVE AND TO HOLD the same unto said Lessee for the full term of One (1) year

beginning on the 1st day of March, 1976, and terminating on the

30th day of February

1977; subject to the payment, performance and observance by said Lessee of each and every the rents, covenants and conditions by said Lessee to be paid, performed and observed, as hereinafter set forth.

Said Lessee does hereby covenant and agree with said Lessor, his, her, or its successors, heirs and assigns, as follows, to-wit:

1. That said Lessee will and does hereby accept said premises in the condition they may be at the commencement of the term hereof, subject to all defects therein, whether concealed or otherwise, and whether known or unknown to said Lessor, and to release and forever discharge said Lessor from any and all damages of every kind and nature that may be in any way occasioned thereby, and at all times to indemnify and save said Lessor, said premises and the improvements thereon harmless from all liens and all liability in any way arising out of the use or condition of said premises or of the improvements thereon.

2. That said Lessee will pay said Lessor, at 1101 Monroe Street, Toledo, Lucas County, Ohio, as rent for said premises, the sum of Three Thousand Dollars (\$3,000.00) payable in monthly installments of Two Hundred Fifty Dollars (\$250.00) each on the first day of each month in advance; provided however, if the rent shall be received by Lessor on or before the first of the month in advance, Lessee shall be entitled to a discount of Twenty-Five Dollars (\$25.00) on that month's rent.