



CITY OF LINCOLN
NEBRASKA

Lincoln Police Department
Thomas K. Casady, Chief of Police
575 South 10th Street
Lincoln, Nebraska 68508

402-441-7204
fax: 402-441-8492

LINCOLN
The Community of Opportunity

MAYOR COLEEN J. SENG

www.ci.lincoln.ne.us

June 11, 2004

Mayor Seng and City Council
City of Lincoln
City County Building
Lincoln, NE

Mayor Seng and Members of the City Council:

An investigation has been made regarding the application of Vincenzo's, 808 P Street #100 requesting an addition to their current liquor license C-28639.

The area request is an outdoor deck area measuring approximately 50 x 92 foot.

The new license shall read: Main floor of four story building approximately 40 x 152, including basement area, court yard 50 x 92, outdoor deck 9x32 and portion of hallway connecting entrances.

For Council's information, the owners of the business remain the same, and background information on the owners is on file.

If this application is approved, it should be with the understanding that it conforms to all the rules and regulations of Lincoln, Lancaster County and the State of Nebraska.

THOMAS K. CASADY, Chief of Police



A nationally accredited law enforcement agency



STATE OF NEBRASKA

Rec'd

Net date

PH: 6-28-04



Mike Johanns
Governor

NEBRASKA LIQUOR CONTROL COMMISSION
Hobert B. Rupe
Executive Director
301 Centennial Mall South, 5th Floor
P.O. Box 95046
Lincoln, Nebraska 68509 5046
Phone (402) 471 2571
Fax (402) 471-2814
TRS USER 800 833-7352 (TTY)
web address: <http://www.nol.org/home/NI.CC/>

*A4-062397
21A*

June 8, 2004

City Clerk of Lincoln
City/County Building
555 S 10 Street
Lincoln, NE 68508

FILED
CITY CLERKS OFFICE
2004 JUN 10 P 14:03
CITY OF LINCOLN
NEBRASKA

RE: Addition to Premise for License C #28639

Dear City/County Clerk:

The licensee Vincenzo's Inc DBA Vincenzo's Ristorante with license C #28639 located at 808 "P" Street, #100, Lincoln, NE 68501 (Lancaster County) has requested an addition to premise. The addition is for an outdoor area approx 9 x 32 (See Attached Diagram). The description for the new license will be read as follows: **Main floor of four story building approx 40 x 152, including basement area, court yard 50 x 92, outdoor deck 9 x 32 and portion of hallway connecting entrance's.**

Please review the enclosed description diagram and present this reconstruction to premise request to the Council for consideration and return the results to the Nebraska Liquor Control Commission office. If you should have any questions, please feel free to give me a call at (402) 471-4881.

Sincerely,

Jackie B. Matulka
Licensing Division

Enclosure
pc: File

Rhonda R. Flower
Commissioner

Bob Logsdon
Chairman

R.L. (Dick) Coyne
Commissioner

An Equal Opportunity/Affirmative Action Employer

Printed with soy ink on recycled paper

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MAY 28 2004

**NEBRASKA LIQUOR
CONTROL COMMISSION**

COPY

PLEASE COMPLETE AND RETURN TO:

NE LIQUOR CONTROL COMMISSION
PO BOX 95046
LINCOLN, NE 68509-5046

**REQUEST FOR ADDITION, DELETION, RECONSTRUCTION
CHANGE OF LOCATION**

FEE OF \$45 REQUIRED

✓ LICENSEE'S NAME: Vincenzo's, Inc.

✓ TRADE NAME: Vincenzo's Ristorante

✓ PREMISE ADDRESS: 808 P Street #100

✓ CITY/COUNTY: Lincoln/Lancaster NE 68501

✓ TELEPHONE: 402.435.3889

✓ LICENSE NUMBER: C 28439

PLEASE CHOOSE ONE OF THE FOLLOWING

- ADDITION TO LICENSED PREMISE OR RECONSTRUCTION
- DELETION TO LICENSED PREMISE
- RECONSTRUCTION
- CHANGE OF LOCATION (this application will not be accepted if the license is moving into another jurisdiction)

ADDRESS FROM: _____ In

local governing body jurisdiction: city or county

ADDRESS TO: _____ In

local governing body jurisdiction: city or county

dj #45
ck 3635

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NEBRASKA LIQUOR CONTROL COMMISSION

- INCLUDE A SKETCH OF THE PROPOSED AREA TO BE LICENSED (8 1/2 x 11 PAPER-BLUEPRINTS NOT ACCEPTED) INDICATE THE DIMENSIONS OF THE AREA TO BE LICENSED AND THE DIRECTION "NORTH" ON THE SKETCH
- SUBMIT A COPY OF YOUR LEASE OR DEED DEMONSTRATING OWNERSHIP
- IF YOU DO NOT KNOW WHAT JURISDICTION YOU ARE LOCATED IN, CALL THE CITY OR COUNTY CLERK
- IN ORDER TO CLARIFY YOUR CHANGES, AN ATTACHED EXPLANATION IS ALWAYS WELCOME

AFFIDAVIT

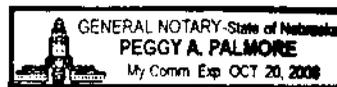
THE ABOVE REFERENCE REQUEST, AS FILED, WILL COMPLY WITH THE RULES AND REGULATIONS OF THE NEBRASKA LIQUOR CONTROL ACT.

SIGNATURE OF LICENSEE

SUBSCRIBED IN MY PRESENCE AND FIRST DULY SWORN TO BEFORE ME ON THIS

24th DAY OF MAY, 2004

NOTARY PUBLIC'S SIGNATURE & SEAL



Print Form

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MAY 28 2004

**NEBRASKA LIQUOR
CONTROL COMMISSION**

Vincenzo's Ristorante
808 P Street
Lincoln, Ne 68508

NE LIQUOR CONTROL COMMISSION
P.O. Box 95046
Lincoln, Ne 68509-5046

To Whom It May Concern:

May 25, 2004

Enclosed find a Request for Addition to our existing Liquor license. We propose to build an outside deck for dining for our restaurant.

The enclose drawing shows the dimensions of the deck (32' x 8.5'). Access to the outside is through a door coming from the restaurant's bar area.

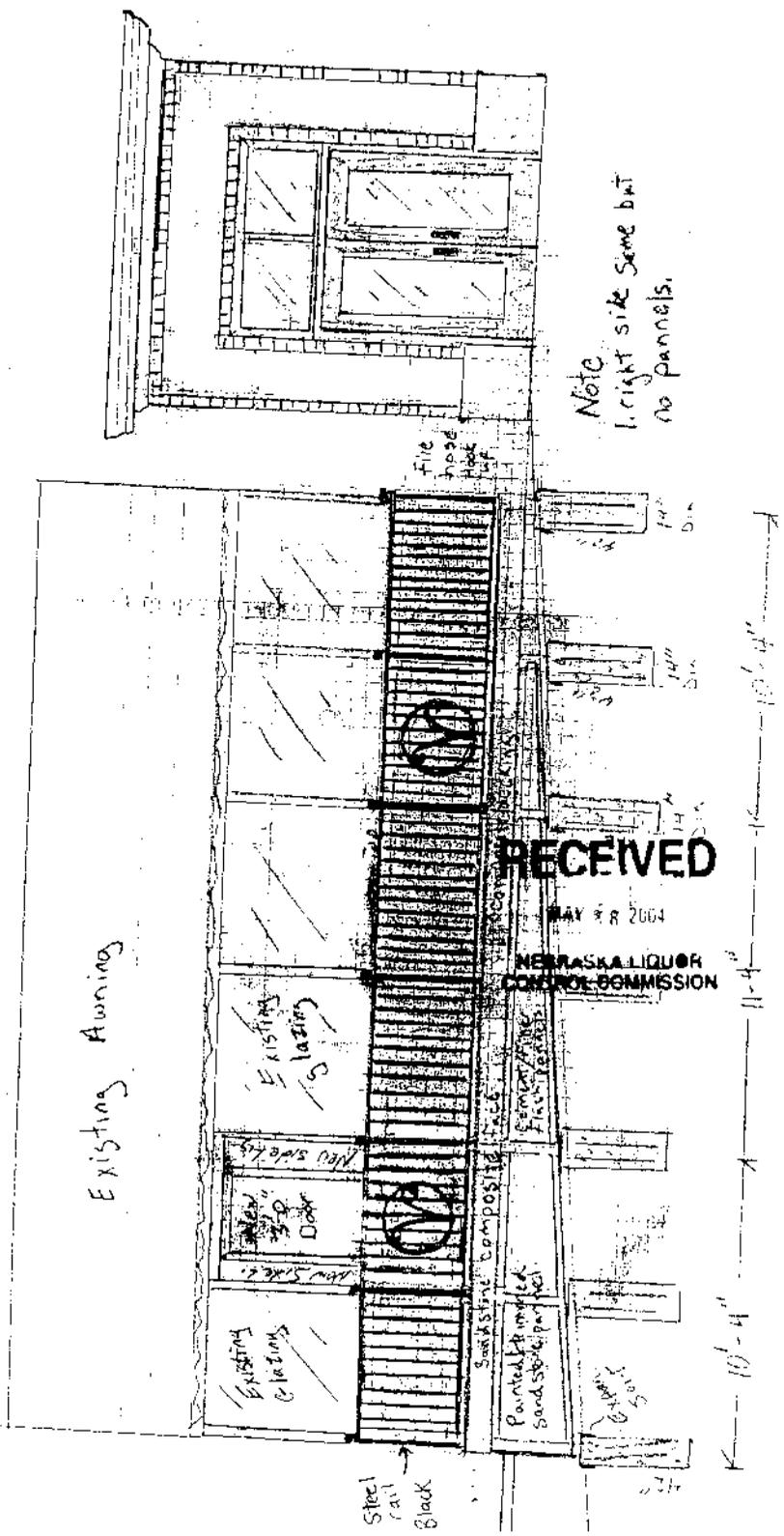
If you have any questions please call me at 402.689.5830.

Thank you,

Bill Whitley
Vincenzo's

New Dining area for
 Vincenzo's
 808 "P" Street
 Lincoln, NE

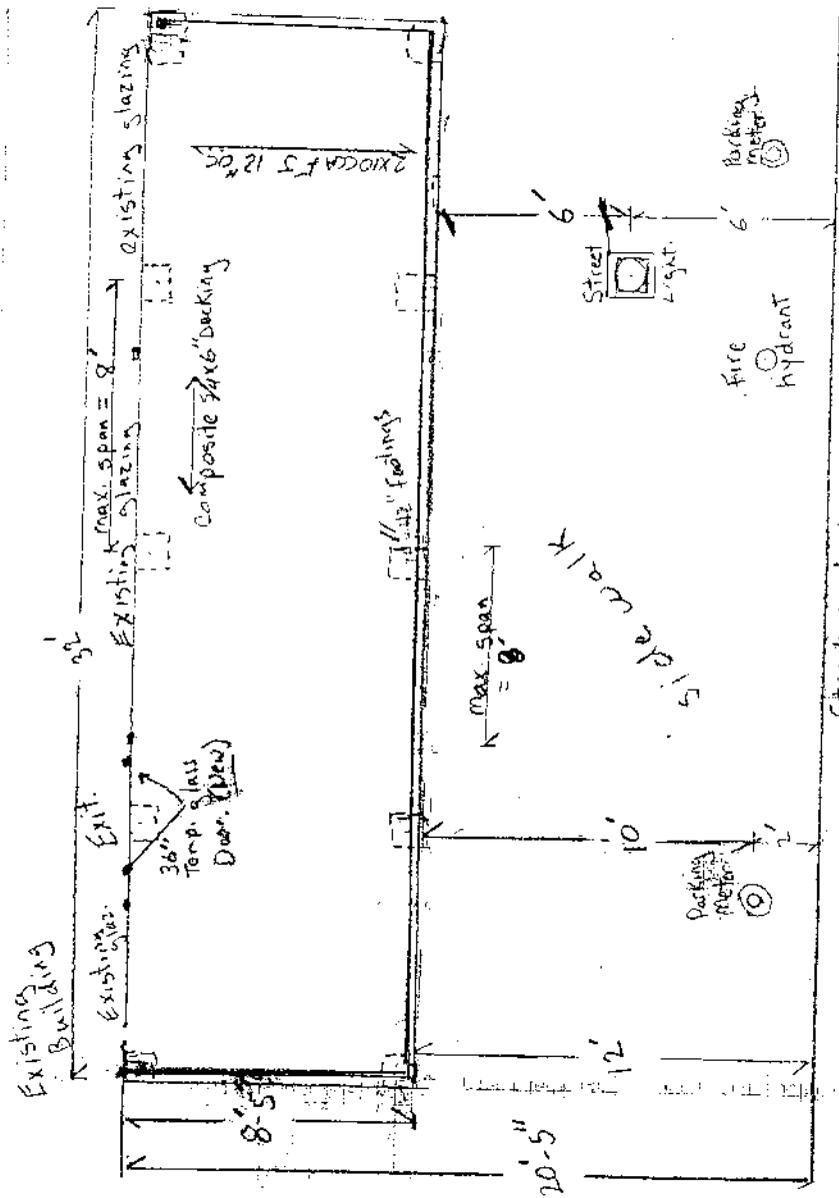
Contractor
 Tom West Const. Co.
 4974 So 86 Pkwy #7
 Omaha, NE 68124
 402-598-8728



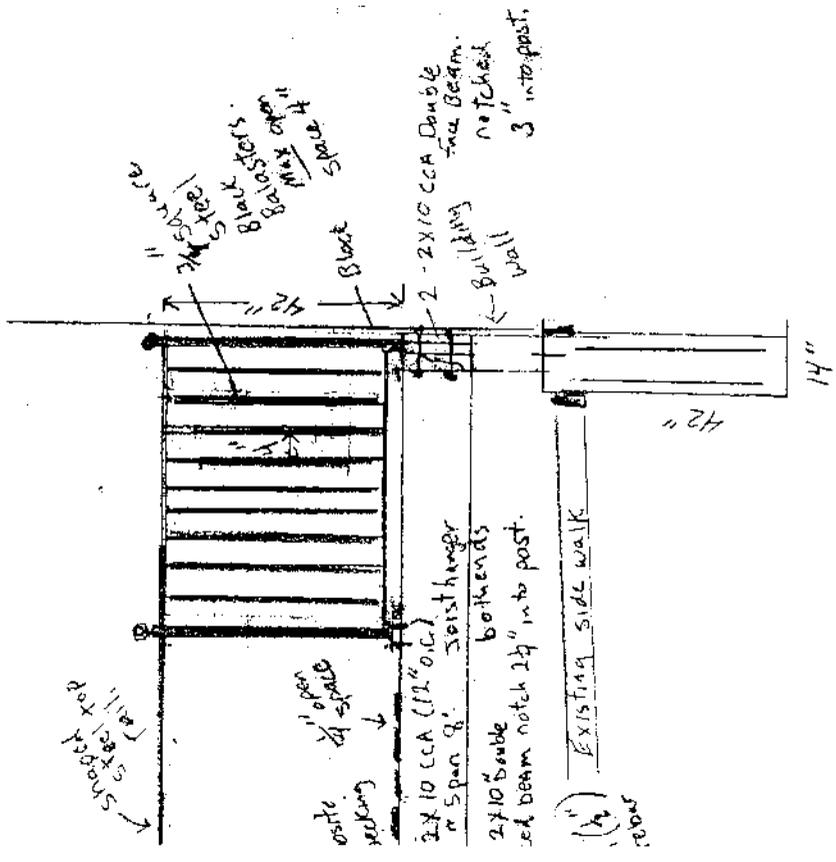
Note
 1. right side same but
 no pannels.

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 MAY 8 2004
 NEBRASKA LIQUOR
 CONTROL COMMISSION

COPY



1/4" scale



Structural side view
1/2" scale

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LEASE ADDENDUM #6

**NEBRASKA LIQUOR
CONTROL COMMISSION**

This Lease Addendum continues the original Lease Agreement, and any Lease Addendum(s)/Extension(s), between Haymarket Square, hereinafter referred to as the "Landlord", and the "Tenant" listed below, subject to modifications as provided in this Lease Addendum.

Tenant: Vincenzo's, Inc.

Lease Addendum Number: #6

Date of Execution of this Lease Addendum:

9-4-03

Original Date of Execution of Lease Agreement:

April 21, 1994

Date(s) of Execution of previous Lease Addendum(s)/Extensions:

| | |
|--------------------|--------------------|
| Lease Addendum #1: | April 21, 1994 |
| Lease Addendum #2: | April 21, 1994 |
| Lease Addendum #3: | May 16, 1997 |
| Lease Addendum #4: | May 7, 1998 |
| Lease Addendum #5: | September 27, 2002 |

Section 1.4 Term: November 1, 2003 through October 31, 2008. *ck*

Tenant shall have one five-year option, exercisable on or before April 1, 2008, by written notice delivered at the offices of Landlord. All provisions of this Lease and its attachments and addenda shall remain in effect during the option term.

Section 1.5 Commencement Date of Lease Addendum: November 1, 2003

Section 1.6 Basic Monthly Rental:

The Basic Monthly Rental calculations under the Lease shall continue; effective November 1, 2003, the adjustment date shall be November 1 of each Lease Year.

Section 2003.21 Miscellaneous

1. Personal Property: an itemization shall be completed and attached hereto as Exhibit 2, listing the unattached personal property that shall be considered property of the Tenant. Said itemization shall not include equipment attached to the Premises.
2. HVAC maintenance and repairs: remains as under current Lease.

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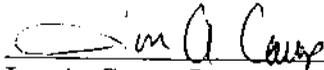
MAY 28 2004

LEASE ADDENDUM #6: Vincenzo's, Inc.
Page 2

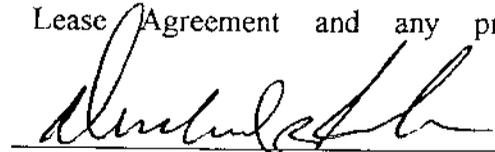
NEBRASKA LIQUOR
CONTROL COMMISSION

3. Carpet replacement: Landlord will pay the lesser of (1) 50%, or (2) \$1,000, of the cost to remove the old carpet and prep and replace with new carpet in the Premises.

All other provisions of the original Lease Agreement and any previous Lease Addendum(s)/Extension(s) shall be in effect.



Jon A. Camp, Partner
Haymarket Square



Michael P. Frank, President
Vincenzo's, Inc.

(VINCENZO.A6A)

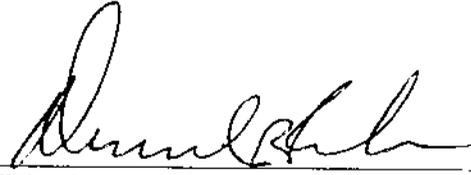
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MAY 28 2004

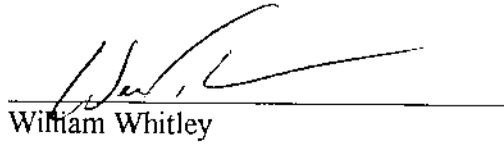
LEASE ADDENDUM #6: Vincenzo's, Inc
Attachment 1A: Personal Guarantees

**NEBRASKA LIQUOR
CONTROL COMMISSION**

The following individuals personally guarantee performance of Lease Addendum #6 to which this Attachment 1A is appended.



Michael P. Frank



William Whitley

(VINCENZO.A6A)