

Donna Johnson

From: WENDY Rhodes <wendyrrhodes17@gmail.com>
Sent: Monday, March 3, 2025 10:30 AM
To: Donna Johnson
Subject: Re: 691 Seminole Rd., Broadway, NC – intent to lease

Follow Up Flag: Follow up
Flag Status: Flagged

Good morning Donna Lee county is still getting everything approved. I just went down there and talk to them. That's why I have not sent you the info. It should be done by the end of the week and I'm trying to get everything for the new application I'm submitting plus the money to you by then.

Sent from my iPhone

On Feb 28, 2025, at 6:17 PM, WENDY Rhodes <wendyrrhodes17@gmail.com> wrote:

Hey Donna, sorry just been busy at my other job. I'm getting the lease agreement into a PDF file to send to you and please remind me what you needed from Lee County We had a meeting this afternoon with the electrician and a plumber so we're trying to get all that lined up I will be there Monday to give you the \$250

Sent from my iPhone

On Feb 28, 2025, at 10:13 AM, Donna Johnson <djohnson@harnett.org> wrote:

Good morning, Wendy. Were you able to get me the info from Lee County and also the lease agreement? I haven't seen it come in as of yet.

Sincerely,

Donna Johnson
Project Coordinator / Customer Service Rep.
Development Services

<image001.png>

(910) 814-6431 | djohnson@harnett.org

420 McKinney Parkway (physical) | PO Box 65 (mailing) | Lillington, NC 27546

<https://www.harnett.org/permits/>

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From: Donna Johnson
Sent: Friday, February 21, 2025 4:09 PM
To: WENDY Rhodes <wendyrrhodes17@gmail.com>
Subject: RE: 691 Seminole Rd., Broadway, NC – intent to lease

Please send the agreement as a pdf attachment and also I will need something from the permitting, inspections department I guess in Lee County. Ask Scott who he got his building permit from.

Sincerely,

Donna Johnson
Project Coordinator / Customer Service Rep.
Development Services

<image001.png>

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From: WENDY Rhodes <wendyrrhodes17@gmail.com>
Sent: Friday, February 21, 2025 2:50 PM
To: Donna Johnson <djohnson@harnett.org>
Subject: Fwd: 691 Seminole Rd., Broadway, NC – intent to lease

Hey Donna, this is Wendy Parker. Here is the tentative lease agreement from Scott Yow. Hopefully this is what you need. Also, can you please let me know again what the other thing that you needed in order to get the application started please also just let me know you got this. Thank you very much for your time today.

Sent from my iPhone

Begin forwarded message:

From: Scott Yow <scottyow72@gmail.com>
Date: February 21, 2025 at 1:12:31 PM EST
To: wendyrrhodes17@gmail.com
Subject: 691 Seminole Rd., Broadway, NC – intent to lease

INTENT TO LEASE AGREEMENT

This Intent to Lease Agreement ("Agreement") is made and entered into on this 21 day of February, 2025, by and between:

Owner/Lessor:

James Scott Yow Jr.
(Hereinafter referred to as "Lessor")

AND

Prospective Tenants/Lessee:

Mr. William Parker and Mrs. Wendy Parker
(Hereinafter referred to collectively as "Lessee")

Property Address:

591 Seminole Rd., Broadway, NC

1. Purpose

The Lessee intends to lease the above-mentioned property for the purpose of operating a coffee and sandwich shop. The Lessor and Lessee acknowledge that while the full terms and conditions of the lease have not yet been finalized, this Agreement serves to establish the intent of both parties to proceed in good faith toward executing a formal lease agreement, provided all necessary approvals are obtained from the planning departments of Lee County, Harnett County, and the Town of Broadway, NC.

2. Lease Negotiations

Both parties agree to engage in good faith negotiations to finalize the lease terms, including but not limited to:

1. Lease duration
2. Monthly rental amount
3. Security deposit
4. Maintenance responsibilities
5. Permitted uses and restrictions
6. Any necessary modifications to the premises

3. Non-Binding Effect

This Agreement is intended to outline the mutual understanding and intent of the parties but does not constitute a legally binding lease. Neither party shall have any legal or financial obligations under this Agreement. The formal lease

agreement shall be drafted, reviewed, and executed separately by both parties. This Agreement is contingent upon the successful completion of all necessary planning and zoning approvals from Lee County, Harnett County, and the Town of Broadway, NC.

4. Exclusivity

The Lessor agrees not to negotiate or enter into any lease agreement with any other party for the subject property while negotiations with the Lessee are ongoing, for a period of 30 days from the date of this Agreement.

5. Termination

Either party may withdraw from this Agreement with written notice to the other party prior to the execution of the formal lease agreement, without liability or obligation.

6. Governing Law

This Agreement shall be governed and interpreted under the laws of the State of North Carolina.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date first written above.

Lessor:

James Scott Yow Jr.

Date: February 21, 2025

Lessee:

William Parker

Date: February 21, 2025

Wendy Parker

Date: February 21, 2025

Sent from my iPad