

Northeast library won't close

At one time in danger of being closed, the Northeast Branch of the Lincoln City Library may soon become a permanent part of community life through the efforts of the Clinton Neighborhood Assoc., according to Eric Youngberg, VISTA worker in the Clinton area.

Efforts are being made to remodel the basement of the library building, 27th and Orchard to house offices and a community meeting room for the neighborhood group, Youngberg said.

The library was built in 1909 and was financed partially by the Carnegie Foundation, one of many endowment funds established by steel magnate Andrew Carnegie at the turn of the century.

Five libraries financed

The foundation originally helped finance five libraries in Lincoln, but only two of the buildings remain and the Northeast Branch is the only one still in use as a library. The other, at 48th and Prescott, now is owned by Union College.

Gwen Peterson, Northeast Branch librarian, said the city libraries' board of directors planned to close the branch three years ago, but members of the neighborhood association successfully petitioned to leave the building open, primarily for use of children and elderly people who might not be able to go to another branch.

The Clinton area, which the library serves, is bounded by 33rd, 18th and X streets and by Cornhusker Highway.

Youngberg said the library's place in the community still was "in limbo" after the success of the petition, but he said he believes the neighborhood association's plans to remodel the

basement will remove any doubt the library board may have about the building's usefulness.

Volunteer painting Saturday

The east room of the basement already has been emptied and cleaned, he said, and will be painted by volunteers Saturday if supplies are available.

The room will be used by the neighborhood group for meetings and also will be open to the public as a meeting space. Another room, now used for storage, will be used as an office if the library board approves, he said.

Although the neighborhood group had considered using the basement for more than a year, Youngberg said, the formal decision to ask for the space was not made until the end of September.

In October, the group presented the remodeling plan to the Nebraska American Revolution Bicentennial Commission for its endorsement, which came in a letter Nov. 26, Youngberg said. The group now will ask for matching funds from the commission, he said, and will also seek funds from other sources.

Project presentation

Bonnie Crell, assistant director of the Lincoln City Libraries, said the group's request for funds from the commission must be preceded by a presentation of the project to the library board for its consideration.

Youngberg said the library remodeling is part of the Clinton Neighborhood plan, which won the 1974 Special Project Award from the Nebraska Community Improvement Program, a state project administered through the Department of Economic Development to encourage community projects.

Landlord, tenant rights defined

Continued from pg. 1

—try to negotiate as low a damage or rental deposit as possible. Avoid landlords who ask for "non-refundable cleaning deposits" since these aren't really "deposits" at all, but disguised additional rent. Make certain that it is mutually agreed that the entire deposit will be refunded if the apartment or house is left with no damage, ordinary wear and tear expected.

—do not sign any written lease unless it has been thoroughly read and its contents understood. Deletions and/or additions may be made to any written lease before signing if both parties initial the changes. Most written leases are heavily weighted in favor of the landlord.

—if a written lease is to be signed, do not rely on any promises of the landlord

that are not covered in writing, especially those regarding getting out of the lease before its expiration or repairs that are promised orally to be made.

—verbal leases in most cases are just as binding as written ones; just harder to prove. In many cases they are preferable to written leases heavily weighted in favor of the landlord.

—it is suggested that all important correspondence with landlords be done in writing, with copies made and retained by the tenant.

—tenants should receive a copy of the lease and demand a copy in advance.

—always get a receipt when paying deposits or rents.

—do not make any quick decisions. Consult a lawyer if you have any questions.

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