

C O P Y

ANDERSON, CLAYTON & CO.
Incorporated
HOUSTON

P. O. Box 1415
Atlanta 1, Ga.

Atlanta, Georgia, November 27, 1945

Dr. George M. Sparks, Director
University System of Georgia
Atlanta, Georgia

Dear Sir:

Please accept thanks for your letter of November 26, and the copy of your letter to Mr. Troutman referring to the State-owned building at 223 Walton Street. We are not familiar with this building, but will be glad to examine it and see if it can be adapted to our uses, and if so will make inquiries with respect to the sale or rental value.

I note that you say that, when the ramps are closed, it will infringe on the proper use of the building by our employees. While this might be an inconvenience to those of our employees who park in the building, it is not a vital matter as far as the conduct of business at this location is concerned.

Your remarks about the fire hazard are noted. It is true that we handle cotton samples here for classification, but we do not store cotton. We have been here since 1931 without a fire. Furthermore, the fact that the space we occupy in the building is of fireproof construction, and sprinklered throughout, is one of the main factors which induced us to make our lease.

We are not qualified to comment on what effect riding in elevators with cotton samples might have on students, yet in all of our experience we have had no employee suffer illness or injury from the cause mentioned in your letter or from handling cotton in our offices. We must assume that the Board of Regents, before acquiring this building, investigated our lease and the nature of our business, and made the purchase with full knowledge of same and of any risk which might be involved in our continued occupancy under the lease.

Nevertheless, we assume from your letter that you want us to vacate the premises not later than February 1, 1946. As you have been informed, every effort to obtain suitable quarters has been made and we have found none thus far available to us. We are continuing these efforts, and we cannot say that such quarters will not be found, but the present outlook is that we will not be able to find suitable quarters by February 1.

Nevertheless, I understand from our conversation that the Board of Regents is empowered under a Georgia statute to condemn our lease and that, if it requires the premises, it will resort to condemnation if

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necessary. We must be guided accordingly. We are also advised that the statute requires that they pay a reasonable value for the property or the lease before it can be taken. We would be glad to discuss with you the value of our unexpired lease and option to renew, and to try promptly to arrive at a settlement, and thereupon to make arrangements to vacate that will be mutually convenient.

Yours very truly,

Geo. A. Levy

GAL:EW