

Apartment renters should beware of apartment lease renewal dates

By MARJORIE MORRIS
Staff Writer

"Read the fine print" is the advice most prospective apartment dwellers hear. But overlooking any part of an apartment lease can be costly.

If you don't read your apartment contract carefully, you could get in the same situation that former UNC students Karen Ogren and Jennifer Norwood found themselves in in 1982. They were roommates living in Kingswood Apartments, which is part of Triangle Communities.

When they told the manager they were leaving at the end of their term, they discovered their lease had been automatically renewed for another year because they had not reported their intent to vacate within 30 days of their moving date. According to the contract, failure to report their intentions within 30 days meant their lease was extended for a year. Ogren and Norwood had reported it 23 days before the end of their lease, management said.

Triangle Communities automatically renews a tenant's lease for a year unless notified within the specified time. Ridgewood, Old Well and Laurel Ridge apartments do so on a month-to-month basis.

The women sued Triangle Communities for their security deposit of \$200. Triangle Communities countersued for the five months rent they had lost while finding new tenants.

The trial is still pending. David Kirkman, attorney for Student Legal Services, said.

Kirkman said this case ended a period

when Student Legal Services was dealing with several similar cases. He said he knew of files dating back to 1979 that dealt with students complaining of the renewal policy of local apartments.

The apartments owned by Triangle Communities are Kingswood, Estes Park, Royal Park, Booker Creek and University Lake. They all contain this sentence in section two of their lease agreement: "This Lease shall automatically renew on the same terms and conditions for successive terms of one year each (except as set forth below) unless (1) resident gives Owner on or before 30 days prior to the expiration of the then current term written notice of the Resident's intent to terminate . . ."

Ridgewood, Old Well and Laurel Ridge apartments make similar statements in their lease agreements, differing on the length of automatic renewal.

The contract for Old Well apartments specifies that a tenant must notify the management in writing more than 30 days before he plans to move.

A representative of the retail office at Kingswood Apartments said they went over section two of the lease with new tenants and asked them to initial it. The assistant manager of Kingswood said they tried to call tenants to remind them to notify the apartment manager on time.

Ridgewood, Old Well and Laurel Ridge apartments' representatives also go over their renewal policy with new tenants.

Avoid missing the deadline to notify the apartment management by marking the date on a calendar so that you can send them a written notice of your intent on time. And don't forget it. The apartment complex will not.

YDs seek to spark interest with prominent speakers

By CRYSTAL BAITY
Staff Writer

UNC's Young Democrats are planning to bring several prominent speakers to campus to spark interest in their organization. Young Democrats President Jim Slaughter said.

"We are working this year on letting people know exactly what we stand for," he said. "Students more than anyone should notice the difference between the Democrat and Republican party on such issues as student aid programs and elementary school funding."

Gary Pierce, former press secretary for Gov. Jim Hunt, will speak March 19 on the media's effect on politics. Jane

Patterson, former secretary of the Department of Administration, is scheduled to speak April 16. Slaughter said the organization has also contacted Secretary of State Thad Eure and former governors Hunt, Terry Sanford and Bob Scott.

Other programs scheduled include setting up tables in the Pit and mailing letters to students.

Students can have a significant amount of input into the state political parties, Slaughter said.

"A college group can have tremendous impact on the state level because we have so many members. Chapel Hill is looked to as a leader in the state Democratic organization," he said.

For the record

"American Pictures," Danish citizen Jacob Holdt's slide show about the poverty stricken, will be at 7 p.m. Monday instead of Tuesday as reported in the DTH People in Poverty announcement.

The N.C. Fellows Program on campus leadership development will be held at 9 a.m. Saturday, not at 9:30 a.m. as reported in the Campus Calendar Thursday.

The DTH regrets that it printed incorrect information it received.

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Army claims helicopter design is safe

From wire reports

FORT BRAGG All 12 soldiers aboard a UH-60 Black Hawk helicopter were killed Wednesday at Fort Bragg as the craft crashed and burned. But despite 22 crashes in the last four years, the Army insists the aircraft's design is still safe.

The \$4.8 million helicopter, built to transport soldiers and weapons into combat, nosedived into the forest for no apparent reason. The craft was flying 100 m.p.h. when it burst into flames, killing eight paratroopers and the crew of four.

Republican budget cuts

WASHINGTON The Democrats have set up a fight over fairness after the Republican-led Senate Budget Committee approved a \$55 billion budget cut to reduce next year's deficit. The cut will freeze spending and slash various programs.

Chairman Pete Domenici, R-N.M., pushed the committee to pass the budget after seven days of work, and late Wednesday a \$966.1 billion spending plan for fiscal 1986 was approved. An 11-9 party-line vote passed with the Republicans prevailing. The budget calls for freezing Social Security cost-of-living allowances, but permits military spending to rise with the inflation rate.

Germans invite Gorbachev

MOSCOW New Soviet leader Mikhail Gorbachev accepted an invitation Thursday to travel to West Germany, after agreeing to visit France, in a sign that he hopes to attempt better relations with the West.

Gorbachev accepted the invitation during a meeting with West German Chancellor Helmut Kohl at the second day of talks among world leaders attending Konstantin Chernenko's funeral.

Prison director quits

RALEIGH North Carolina

News in Brief

Prison Director Rae McNamara has resigned, claiming her boss failed to consult her about the firings of seven of her top aides.

But Corrections Secretary Aaron Johnson said Wednesday that state laws allowed him to appoint his own management team and that he had consulted McNamara about the action.

Union Carbide leak

CHARLESTON, W. Va. — A Union Carbide distillation facility will not reopen until investigators find out what caused a toxic substance leak that injured four people, the company said Thursday.

Four people were treated last Thursday at a Charleston hospital after 5,700 pounds of an acetone and mesityl oxide mixture were released accidentally into the air around the South Charleston plant.

Mubarak visits London

LONDON — Egyptian President Hosni Mubarak went to London Thursday to promote his Middle East peace proposal, after spending five days in Washington asking for a direct dialogue between the U.S. and the Palestine Liberation Organization.

Mubarak planned two days of talks in London with British officials, including Prime Minister Margaret Thatcher and Foreign Secretary Sir Geoffrey Howe. He is expected to discuss his peace plan and the recent changes in Soviet leadership.

Iran-Iraq fighting

BEIRUT, Lebanon — Iran claimed a successful bombing of Iraq's Central Bank in Baghdad Thursday and

renewed its claim that Iraq is using chemical weapons in their 4½-year-old war.

The Gulf News Agency said an explosion occurred at the Central Bank but caused no injuries and only minor damage. Iran said the blast was caused by one of its ground-to-ground missiles, but Iraq claimed an "Iranian agent" planted a bomb.

Mexico detains officials

GUADALAJARA, Mexico — Mexican officials detained 12 law enforcement officers and 20 civilians Wednesday and an official source said Thursday that four of them might be connected to the killing of a U.S. drug agent.

The announcement came amid charges from the U.S. that the investigation of the death of Drug Enforcement Administration agent Enrique Camarena Salazar had been obstructed by some Mexican authorities.

Note raises hopes

WASHINGTON — A note from President Reagan proposing a summit and an optimistic response from Moscow have raised hopes of better U.S.-Soviet relations and a possible superpower summit, but White House officials warn not to expect "anything dramatic anytime soon."

Vice President George Bush met with Soviet leader Mikhail Gorbachev Wednesday after the funeral for Konstantin Chernenko and said the atmosphere of the meeting was cordial.

Martin talks cuts

RALEIGH — Spending extra money for state programs should only be done by cutting other programs, Gov. Jim Martin said Wednesday.

Speaking at the N.C. Business and Industry Association's annual luncheon, Martin also encouraged state financial leaders to support his proposed sales tax cuts.

'Emergency Run' protests foreign policy

By JAMES BEELER
Staff Writer

The Reagan administration is misleading the public in its policies toward Nicaragua, said a former restaurant manager Thursday during a stop in Chapel Hill on his 3,000-mile protest jog across the U.S.

"Social injustice is the main problem, not the threat of communism," said Dennis Godby at the post office on Franklin Street.

Godby, a 28-year-old Oregon State University graduate, is jogging on what

he calls an "Emergency Run" from San Francisco to Washington, D.C., to dramatize his opposition to current American foreign policy toward Latin America.

"Thinking of the plight of the Central Americans keeps me going," he said. Godby has lived in Ecuador and was a member of an Oxfam America fact-finding delegation to Nicaragua in 1984.

"I was alarmed at the re-election of Reagan," he said. "People are going to be discouraged and feel that there is nothing they can do. I want to change

that." Godby's arrival in Washington is scheduled to coincide with a "Pledge of Resistance" rally to be put on by the "Emergency Response Network," an organization opposing Reagan's current Latin American policies.

"Talk is not enough," he said. "You have to take risks, to risk a part of yourself."

Godby plans to vacation in Maine for several weeks after his run is over before returning to Sacramento, where he expects "things will be hectic."

Cobey from page 1

time, and said she did not believe a fetus is a living person.

Cobey drew applause on praising Reagan's support for human life and said he hopes the president will make a pro-life stance a qualifier to being appointed to the U.S. Supreme Court.

"I'm co-sponsoring legislation to put a constitutional right into our constitution to protect unborn children. I'll do everything I can from a governmental standpoint to ensure human life is protected," Cobey said.

Garrow from page 1

the University," he said. "There are a lot of good people there. I have no real bitterness when I think of Chapel Hill."

Garrow has been back to North Carolina twice since he left for New York once, driving back from a speaking engagement in Florida, he visited old friends in the political science department, and he passed through after visiting Selma with Jesse Jackson for the reenactment of the King's Selma march.

"My impression is that the underlying

tensions which existed (between Garrow and the political science department) are maybe going to begin healing this summer or next year," he said.

Garrow says he has no hard feelings toward UNC. He said he followed the belief of Martin Luther King Jr. that "hate destroys the hater and not the hate." He harbors no bitterness.

"If the people in the political science department would consider that, it would be a much more powerful message."

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