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Feuds With Everyone

## Lawsuits pile up against landlord

### Chapel Hill fight has dragged on

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Lousy Landlord

CHAPEL HILL - Spencer Young, the landlord who drove 3Cups coffee shop out of its downtown location, faces lawsuits seeking more than \$3 million related to his Franklin Street property, The Courtyard of Chapel Hill.

This week, Benjamin Construction Inc. of Raleigh sued Young for more than \$550,000. The suit alleges that Young failed to pay for construction of the Baba Ghannouj restaurant at a cost of nearly \$257,000 and other improvements at The Courtyard valued at nearly \$300,000.

Benjamin claims the bill was due March 8, and the company is seeking 10 percent annual interest for every day after that.

Fiscally Irresponsible

Last month, Wachovia Bank sued Young for \$2.6 million the bank says he borrowed to buy The Courtyard in 2005. The suit claims that Young has defaulted on the loan and that interest is accruing at a rate of \$550.78 per day.

"The defendant has ... refused to pay," states the lawsuit filed by Wachovia attorney Terri Gardner.

On June 12, Crown Asset Management, a collection agency in Duluth, Ga., sued Young for allegedly defaulting on a \$15,000 credit line from Citibank.

"The defendant has wholly failed and refused to make payments to satisfy these obligations," says the lawsuit filed by lawyer Camille French.

Last month, Wright Co. Electrical and Maintenance Services also sued Young in Orange County small-claims court for nearly \$3,000 in unpaid services at The Courtyard and a larger shopping center he owns at N.C. 54 and N.C. 55 in Durham.

Efforts to reach Young on Thursday were unsuccessful.

Young has made many enemies since he bought The Courtyard in 2005. He has feuded with neighboring property owners, including P.H. Craig, whose closure of The Courtyard's rear parking lot, which Craig owns, led 3Cups and sister shop SandwHich to pay rent into an escrow account until Young secured more on-site parking.

Young refused to pay rent for Craig's parking lot, and Craig refused to sell it to Young. Craig is seeking to extricate his lot from the 30-year-old permit that ties it to The Courtyard.

At one point during the conflict, Young accused 3Cups owner Lex Alexander of mutiny and threatened to break his nose.

3Cups is scheduled to reopen on Elliott Road this fall.

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