

GOOD NEIGHBOR AGREEMENT

This Good Neighbor Agreement is entered into as of this 21st day of September, 2016, between Capitol Hill United Neighborhoods, Inc. (hereinafter **CHUN**) and Ye Enterprises, Inc., doing business as Little Ginkgo Asian Cafe, 1279 Marion Street, Denver, Colorado (hereinafter **Asian Cafe**).

WHEREAS, Asian Cafe has applied for a new Hotel and Restaurant Liquor License for the property located at 1279 Marion Street, Denver, Colorado, from the Denver Department of Excise and Licenses, which is currently scheduled for a hearing on October 14, 2016, at 9 AM.

WHEREAS, it appears that the premises proposed for this new Hotel and Restaurant Liquor License includes a sidewalk outdoor patio area (hereinafter **Outdoor Patio**).

WHEREAS, CHUN has been and is engaged in efforts to protect and improve the safety and quality of life in the neighborhood surrounding 1279 Marion Street, and all parties want to continue to protect and improve the safety and quality of life of the neighborhood.

THEREFORE, in consideration of the mutual promises and covenants contained herein, the parties agree as follows:

- 1) CHUN shall support, by letter and/or testimony, the Asian Cafe's application for a new Hotel and Restaurant Liquor License, including any Outdoor Patio.
- 2) Asian Cafe shall not have any amplified sound or music on the Outdoor Patio at any time.
- 3) Asian Cafe shall discontinue all service to the Outdoor Patio and shall close the Outdoor Patio to patrons at 10:30 PM Sunday through Thursday and 11:00 PM Friday and Saturday.
- 4) Asian Cafe agrees to have these conditions attached to its liquor license in the event of sale or transfer of said license.
- 5) **All parties request the Denver Department of Excise and Licenses to attach items 2 and 3 above as conditions upon any liquor license to be issued to Asian Cafe for 1279 Marion.**

Ye Enterprises, Inc. (Little Ginkgo Asian Cafe) Capitol Hill United Neighborhoods, Inc.

By: Quoyan (Kelsey) Zhu

By: ROGER ARMSTRONG

Signature: [Signature]

Signature: [Signature]

Title: Vice President

Title: EXECUTIVE DIRECTOR

Date: 9/14/2016

Date: 9/21/16