

# 8GOOD NEIGHBOR AGREEMENT

This Good Neighbor Agreement is entered into as of this 31<sup>st</sup> day of August, 2015, between Capitol Hill United Neighborhoods, Inc. (CHUN) and 931 E. 11th AVE CORP, doing business as The Park Tavern, 931 East 11th Avenue, Denver, Colorado (The Park Tavern).

WHEREAS, The Park Tavern has applied for a major modification of premises to include a roof top patio in the licensed premises for the existing Hotel and Restaurant Liquor License for The Park Tavern, 931 East 11th Avenue, Denver, Colorado, from the Denver Department of Excise and Licenses, and a public hearing on said application has been scheduled for October 2, 2015.

WHEREAS, CHUN has been and is engaged in efforts to protect and improve the safety and quality of life in the neighborhood surrounding 931 East 11th Avenue, 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 Park Tavern's application for a modification of premise to include a roof top patio that has been requested from the Denver Department of Excise and Licenses.
- 2) Applicant shall stop any music/amplified sound on the roof top patio at 10:00 PM Sunday through Thursday and 11:00 PM Friday and Saturday, and shall not have any live music on the roof top patio at any time.
- 3) Applicant shall discontinue all service on the roof top patio at 10:00 PM Sunday through Thursday and 11:00 PM Friday and Saturday, and Applicant shall clear the roof top patio of all patrons no later than 10:30 PM Sunday through Thursday and 11:30 PM Friday and Saturday and then keep said area clear of patrons the remainder of the evening.
- 4) **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 Applicant for 931 East 11th Avenue.**
- 5) **In addition to the conditions listed above, the Applicant agrees to construct the roof top patio with a 10 ft. high wall on its northern perimeter, enclosed staircases, a wall on the west and east perimeters, and shall enclose the roof top patio with a canvas cover (except for the southernmost 6 feet).**
- 6) **In the event of a sale of the Park Tavern, The Park Tavern agrees to require the transferee of the Park Tavern's Liquor License to be bound by the terms of this Good Neighbor Agreement.**

931 E 11th AVE CORP

By: LOUIS BELEGRADES

Signature: [Signature]

Title: PRESIDENT

Date: 8/28/15

Capitol Hill United Neighborhoods, Inc.

By: ROGER ARMSTRONG

Signature: [Signature]

Title: EXECUTIVE DIRECTOR

Date: 8/31/15