



GOOD NEIGHBOR AGREEMENT
The Wayback
3963 Tennyson St, Denver CO
CONCERNING A Restaurant & Hotel LIQUOR LICENSE

THIS AGREEMENT is entered into by and between the Berkeley Regis United Neighbors, a registered neighborhood association in the City and County of Denver, ("BRUN") and **The Wayback** ("the Establishment").

BRUN is a registered neighborhood organization in Denver, Colorado whose neighborhood contains the premises at 3963 Tennyson St, Denver CO.

- A. The Establishment has applied for a **Restaurant & Hotel** Liquor License for 3963 Tennyson St, Denver CO which location is herein referred to as the "Premises".
- B. Establishment wants to obtain the support of BRUN for its pending application for the Premises.
- C. D. As a material inducement to its support for Establishment and its pending application, BRUN desires to obtain certain agreements of the Establishment.

NOW, THEREFORE, for good and valuable consideration, the parties hereby agree as follows:

BRUN agrees it will openly support among its members the granting of the **Restaurant & Hotel** Liquor License for the Premises and will not encourage its members to oppose the granting of such license.

Establishment agrees it will abide by all laws and regulations pertaining to the sale of Liquor on the Premises and Premises Patio, and further agrees to abide by all City of Denver ordinances and laws of the State of Colorado.

In addition, Establishment agrees it will act in a manner not inconsistent with or adverse to the quiet and peaceful enjoyment of neighborhood residential and business premises and will abide by the following conditions:

1. Establishment will cease all use of the Premises from 1:00 am to 8:00am if in a U-MS- Zone District or 12:00 am to 8:00 am if other. Establishment will cease all liquor service and broadcast of music on the Premises Patio from 10:00 pm to 8:00 am Sunday through Thursday and from 11:00 pm to 8:00 am Friday and Saturday. Establishment will cease Use of the Premises Patio no later than 10:30 pm Sunday through Thursday and 11:30 pm Friday and Saturday. "Use" shall include bussing of tables, broadcast of music and all table service and other actions such that the Premises shall be free from activity no later than these hours. Smoking shall be prohibited on all patios adjacent to residential property.
2. Keep all music or sound from the Premises no louder than 55 decibels at the edge of the Premises or as consistent with the Denver Municipal Code, whichever is lower. Install signage requesting patrons respect neighbors and keep noise to a minimum as they exit the Premises.
3. Engage a commercial trash service for removal of all trash, glass and other rubbish from the Premises. Prohibit the emptying of glass bottles and/or recycling from inside the Premises into outside dumpsters or containers between the hours of 10:00 PM and 8:00 AM; and pickup of all trash, recycling or composting from the Premises between the hours of 9:00 PM and 8:00AM.

Establishment shall notify BRUN no less than 15 calendar days prior to any proposed transfer of the liquor license or Establishment's interest in the Premises. Establishment shall include all the terms of this Agreement in any transfer of this liquor license so all the terms of this Agreement shall be thus binding on the Establishment's transferees, heirs, successors and assigns. In addition, if Establishment transfers any interest of Establishment in or to the Premises, Establishment shall cause the transferee to assume Establishment's obligations under this Agreement.

