



DEPARTMENT OF BUSINESS AFFAIRS AND CONSUMER PROTECTION
CITY OF CHICAGO

AGREED LIQUOR LICENSE PLAN OF OPERATION

Licensee: VGL Chicago, LLC
D/b/a: Fairways

Premises: 1139-1141 W. Armitage Ave
Chicago, Illinois 60614

Application Type: Consumption on Premises/Incidental Activity
Liquor License
Account Number: 376569
Site Number: 1

The City of Chicago Department of Business Affairs & Licensing /Local Liquor Control Commission (BACP/LLCC) and the above named licensee have agreed to the following license conditions concerning the operation of the business:

1. Licensee agrees to close all windows by 9 pm and to monitor noise levels emanating from the Premises and shall take immediate action to alleviate and abate the excessive noise at any time while the Premises are in operation. Licensee shall regularly monitor the exterior area around the premises during all of its business hours in order to address and abate noise, loitering and littering complaints about Licensee's patrons or employees. A direct cellphone/text number will be made available to residents in order to contact the manager on duty. Licensee will display a sign in a conspicuous location near the front door inside the Premises that reads, "Please Respect Our Neighbors, Please Exit Quietly and Do Not Loiter."
2. Licensee stipulates a Public Placement of Amusement (PPA) license is requested to operate, at a minimum, four (4) virtual golf simulator machines. The simulators occupy approximately 1,250 square feet of floor space on the 2nd floor of the Premises, which is approximately 25% of the total square footage on the 2nd floor. The licensee agrees that the sale of alcohol is not the primary activity of their current business model. Therefore, the Licensee will agree that should the current business concept, "Fairways", change,



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they will maintain the liquor license and PPA under the following conditions:

- a. Licensee will not seek a tavern license;
 - b. the primary activity of the new business will not be the sale of alcohol;
 - c. Licensee agrees to a community notification process. Notification shall include written notice to the Alderman and RANCH at least 40 days prior to executing the changes. Licensee agrees to participate in public meetings to discuss the new concept; and
 - d. Licensee agrees that any new concept may not include any of the following (collectively, the "Prohibited Uses"): nightclub, tavern, cocktail lounge, adult entertainment facility or cabaret. The operation of one or more of the Prohibited Uses shall be deemed a violation of this Agreement.
3. Licensee agrees not to promote a professional DJ and that any DJ used on the Premises shall only be for special occasions. Admission or cover charges for entertainment and/or volume alcohol consumption are prohibited.
 4. Licensee shall keep garbage containers in good repair and in enclosed garbage bays and limit disturbance to immediate residential neighbors by limiting the loading of garbage containers in the alley primarily between the hours of 8am - 11pm. All care will be taken to limit noise and disturbance when garbage is being loaded at any other time.
 5. Licensee agrees to place televisions/monitors no closer than 20 feet from the front of the establishment. To ensure the 1st floor of the establishment retains the atmosphere of a restaurant/bar and not of a "sports bar", Licensee agrees to install no more than sixteen (16) televisions/monitors in the main restaurant and bar area of the 1st floor. The only additional monitors would be expressly for the use of the golf simulators on the 2nd floor.



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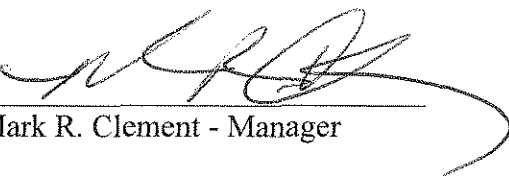
The agreed conditions of this license plan of operation are legally binding and may be enforced by City of Chicago enforcement authorities. Violation of the above stated agreed conditions may result in the imposition of a fine and/or suspension or revocation of all business licenses issued to the licensee.

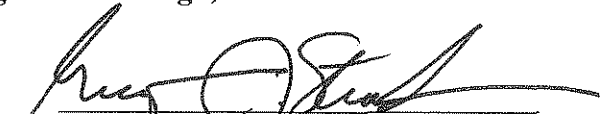
The agreed conditions of the license plan of operation shall apply to the business address and licensee and to all officers, managers, members, partners and direct or indirect owners of the entity of which is licensed. The sale of the business to other persons purchasing the stock of the licensed entity shall be subject to the same agreed conditions set forth in this plan of operation.

It shall be the duty of every person conducting, engaging in, operating, carrying on or managing the above-mentioned business entity to post this license plan of operation next to the business license certificates in a conspicuous place at the business address.

Licensee: VGL Chicago, LLC
D/b/a: Fairways

Business Address: 1139-1141 W. Armitage Ave. Chicago, Illinois


Mark R. Clement - Manager


Gregory J. Steadman
City of Chicago
Local Liquor Control Commissioner


Michael McCutcheon - Manager

Being all of the Managers of Licensee

Date: January 22nd, 2013