



DEPARTMENT OF BUSINESS AFFAIRS AND CONSUMER PROTECTION
CITY OF CHICAGO

AGREED LIQUOR LICENSE PLAN OF OPERATION

Licensee: 4C Kinzie Investor, LLC

D/B/A: Highline Bar and Lounge

Premises: 169 W. Kinzie Street Chicago, IL 60654

License Type: Consumption on Premises-Incidental Activity (COP-IA) Liquor License and Public Place of Amusement License (PPA)
Account Number: 391502
Site Number: 1

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

1. The Licensee shall not use the property for leasing out to promoters or outside companies. All events will be booked internally with management/ownership. All of the entertainment shall be overseen by management/ownership.
2. The Licensee shall not have any event take place that involves lingerie shows or burlesque shows.
3. The Licensee shall not have any event take place that involves "celebrity DJs" or live bands. Licensee shall not promote any DJ events.
4. The Licensee shall use the PPA license for the purpose of raising money for non-profit organizations catering to a specific charity, for political functions, goodwill events, for pre-paid specialty dinner packages that management/ownership would promote in advance, and for corporate bookings or buyout events that would still entail all of Licensee's staff (bartenders, servers, hosts and security) and ownership operating the entire event.
 - a. Except for bona-fide charity, fundraising or other events unrelated to the operation of a nightclub (e.g., pay-per-view sporting events), Licensee will not



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charge any general admission fees to patrons for the privilege of entering the premises.

5. The Licensee shall not have any event take place without ownership managing the venue.
6. The Licensee shall not rent out or buy out the venue to a promoter, or allow any event to take place where ownership vacates the venue and allows a promoter to hire their own staff (bartenders, servers, hosts and security).
7. The Licensee shall not operate the venue as a night club. While guests will be allowed to dance, the Licensee shall not have a dance floor nor build a dance floor. All music shall be played at a level that allows normal conversation between patrons to take place.
8. The Licensee shall comply with, and advise all supervisory personnel of all applicable provisions of the Chicago Noise and Vibration Control Ordinance, Chapter 8-32 of the Municipal Code.
9. The Licensee shall display the requisite "Please respect our neighbors," "No loitering" and "Exit quietly" signs at the entrance.
10. The Licensee shall have security personnel working at the entrance to remind patrons to maintain respect for our surrounding neighbors.
11. The Licensee shall operate a business model that does not create a night club atmosphere that would lead to noisier patrons.
12. The Licensee shall maintain sufficient trash containers to accommodate any additional waste generated in the unlikely event that extra waste is generated.
13. The Licensee shall ensure that all trash containers shall be locked.
14. The Licensee shall have the exterior of the facility monitored throughout the hours of operation and for one hour prior to opening and one hour after closing on Friday and Saturday and until employees leave on Sunday- Thursday.



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15. Licensee shall encourage public means of transportation by posting appropriate signage. The Licensee shall promote the following use of services for patrons; walking, the use of the CTA trains and buses, taxis, and ridesharing services.
16. The Licensee shall not offer valet parking at the premises.
17. The Licensee shall immediately report any criminal activity to the Chicago Police Department.
18. The Licensee shall maintain a logbook of all illegal activity reported or required to be reported to the Chicago Police Department, as required under Section 4-60-161 of the Chicago Municipal Code.
19. The Licensee shall ensure that security personnel will make it a priority to prevent the entry of intoxicated and disorderly patrons. Further, security personnel will continue to prevent drinking on the public way or carrying alcohol outside of the licensed/permited location.
20. The Licensee shall ensure that all bartenders and servers will prohibit over-serving of patrons. Licensee shall enforce the maximum capacity of patrons and announce a last call 30 minutes before closing time.
21. The Licensee shall have all staff responsible for alcohol service and responsible for security to be trained by BASSET certified managers.
22. The Licensee shall attend Hospitality CAPS meetings on a regular basis.
23. Licensee will not market or promote the sale of "bottle service" of spirits products for on premises consumption. However, "bottle service" will be available for on-premise consumption by patrons.

The conditions of these licenses issued pursuant to this Plan of Operation are legally binding and may be enforced by the City of Chicago enforcement authorities. All other conditions of the license are governed by the City of Chicago Municipal Code. Violation of the above stated conditions may result in the imposition of a fine and/or suspension or revocation of all business licenses issued to the Licensee. Violation of the above stated conditions may also result in the



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issuance of cease and desist orders prohibiting the activity which violates the conditions of the licenses.

The conditions of these licenses issued pursuant to this Plan of Operation shall apply to the business address and Licensee and to all officers, managers, partners, and direct or indirect owners of the licensed entity. The sale of the business to other persons purchasing the stock or membership units of the licensed entity does not void the conditions of the license. Any and all potential new owners of the licensed entity shall be subject to the same conditions set forth in this statement.


It shall be the duty of every person conducting, engaging in, maintaining, operating, carry on or managing the above mentioned business entity to post this Plan of Operation next to the PPA License in a conspicuous place at the business address.

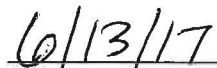
Licensee: 4C Kinzie Investor, LLC
Business Address: 169 W. Kinzie Street
Chicago, IL 60654


Matthew Richard Menna, LLC Manager


Shannon K. Trotter
City of Chicago
Local Liquor Control Commission

Date 
Andrew Lyle Gloor, LLC Manager


Date


Date