

20 13

FIRST/SECOND CLASS LIQUOR LICENSE AND TOBACCO APPLICATION

LICENSE YEAR IS MAY 1ST THROUGH APRIL 30TH OF THE FOLLOWING YEAR

SPEAK EASY ARTS & EVENTS CENTER, LLC

Print Full Name of Person, Partnership, Corporation, Club or LLC

Doing Business As - Trade Name

ARTS RIOT

Street and street number of premises covered by this application

400 PINE STREET

Town or City & Zip Code

BURLINGTON, VERMONT 05401

Telephone Number

Mailing Address (if different from above)

Email address PJ@ARTSRIOT.COM

Please circle appropriate categories

FIRST CLASS

SECOND CLASS

TOBACCO

Restaurant

Hotel

Cabaret

Club

Commercial Kitchen (a Liquor Control Commercial Caterer's License is needed with this license)

*all standard conditions
*approval contingent upon
All City permits closed out/
Fire Marshal approval
licensed space may
change per DLC
7/30/13
10 mtg

FEES:

FIRST CLASS LICENSE - \$100.00 to DLC and \$100.00 to Town/City

SECOND CLASS LICENSE - \$50.00 to DLC and \$50.00 to Town/City

TOBACCO ONLY LICENSE - \$10.00 to Town/City only
(there is no fee for tobacco if applying for second class)

TO THE CONTROL COMMISSIONERS OF THE TOWN/CITY OF _____, VERMONT

Application is hereby made for a license to sell malt and vinous beverages under and in accordance with Title 7, Vermont Statutes Annotated, as amended, and certify that all statements, information and answers to questions herein contained are true; and in consideration of such license being granted do promise and agree to comply with all local and state laws; and to comply with all regulations made and promulgated by the Liquor Control Board. Upon hearing, the Liquor Control Board may, in its discretion, suspend or revoke such license whenever it may determine that the law or any regulations of the Liquor Control Board have been violated, or that any statement, information or answers herein contained are false.

MISREPRESENTATION OF A MATERIAL FACT ON ANY LICENSE APPLICATION SHALL BE GROUNDS FOR SUSPENSION OR REVOCATION OF THE LICENSE, AFTER NOTICE AND HEARING.

If this premise was previously licensed, please indicate name FRESH MARKET / CHEESE OUTLET
2ND CLASS

I/we are applying as: (please circle one)

INDIVIDUAL

PARTNERSHIP

LIMITED LIABILITY COMPANY
CORPORATION

Please fill in name and address of individual, partners, directors or members.

LEGAL NAME

STREET/CITY/STATE

PATRICK J McHENEY JR 55 HOWARD STREET, BURLINGTON, VT 05401

FELIX WAI 131 LAKEVIEW TERRACE, BURLINGTON, VT 05401

Are all of the above citizens of the UNITED STATES? ☒ Yes ☐ No
(Note: Resident Alien is not considered a U.S. Citizen)

If naturalized citizen, please complete the following:

Name

Court where naturalized (City/State/Zip)

Date

pd mkt #556
\$290.00
lo 4/10/13

CORPORATE INFORMATION:

If you have checked the box marked CORPORATION, please fill out this information for stockholders (attach sheet if necessary)

LEGAL NAME

STREET/CITY/STATE

Date of incorporation _____ Is corporate charter now valid? _____

Corporate Federal Identification Number _____

Have you registered your corporation and/or trade name with the Town/City Clerk? _____ and/or Secretary of State? _____ (as required by VSA Title 11 § 1621, 1623 & 1625).

ALL APPLICANTS

HAVE ANY OF THE APPLICANTS EVER BEEN CONVICTED OR PLED GUILTY TO ANY CRIMINAL OR MOTOR VEHICLE OFFENSE IN ANY COURT OF LAW (INCLUDING TRAFFIC TICKETS) AT ANY TIME?

☒ YES☐ NO

If yes, please complete the following information: (attached sheet if necessary)

Name

Court/Traffic Bureau

Offense

Date

Do any of the applicants hold any elective or appointive state, county, city, village/town office in Vermont? (See VSA, T.7, Ch. 9, §223) complete the following information.

YES ☐ NO ☒ If yes, please

Name

Office

Jurisdiction

Please give name, title and date attended of manager, director, partner or individual who has attended a Liquor Control Licensee Education Seminar, as required by Education Regulation No. 3

NAME:

TITLE:

DATE:

PJ McKeen

Felix Wai

Co-Owner

Co-Owner

4/10/13

6/25/12

(If you have not attended an Education Seminar prior to making application, please visit www.liquorcontrol.vermont.gov and click on Seminar Schedule for a list of Seminars in your area)

FOR ALL APPLICANTS: DESCRIPTION /LOCATION OF PREMISES (Section 4)Description of the premises to be licensed: CAFE & GALLERYDoes applicant own the premises described? NO If not owned, does applicant lease the premises? YESIf leased, name and address of lessor who holds title to property: STEPHEN UNSWORTH, 26 RAILROAD AVE, ESSEX JCT, VT 05452Are you making this application for the benefit of any other party? NO

FIRST CLASS APPLICANTS ONLY: No first class license may be issued without the following information.

HEALTH LICENSE #: Food _____ Lodging _____ (if licensed as a Hotel)

VERMONT TAX DEPARTMENT: Meals & Rooms Certificate/Business Account # _____

Business is devoted primarily to: (Circle one)

☒ FOOD (restaurant) ☐ ENTERTAINMENT (cabaret) ☐ HOTEL ☐ CLUB ☐ COMMERCIAL CATERING

If you are considering Outside Consumption service on decks, porches, cabanas, etc. you must complete an Outside Consumption Permit. This form can be found on our website at www.liquorcontrol.vermont.gov and then click on licensing and then applications.

CABARET APPLICANTS ONLY:

Applicant hereby certifies that the sale of food shall be less in amount or volume than the sales of alcoholic beverages and the receipts from entertainment and dancing; if at any time this should not be the case, the applicant/licensee shall immediately notify the Department of Liquor Control of this fact.

Signature of Individual, Partner, authorized agent of Corporation or LLC member

ALL APPLICANTS MUST COMPLETE AND SIGN BELOW

The applicant(s) understands and agrees that the Liquor Control Board may obtain criminal history record information from State and Federal repositories prior to acting on this application.

I/We hereby certify, under pains and penalties of perjury, that I/We are in good standing with respect to or in full compliance with a plan approved by the Commissioner of Taxes to pay any and all taxes due the State of Vermont as of the date of this application. (VSA, Title 32, §3113).

In accordance with 21 VSA, §1378 (b) I/We certify, under pains and penalties of perjury, that I/We are in good standing with respect to or in full compliance with a plan to pay any and all contributions or payments in lieu of contributions due to the Department of Employment and Training.

If applicant is applying as an individual: I hereby certify that I/We are not under an obligation to pay child support or that I/We are in good standing with respect to child support or am in full compliance with a plan to pay any and all child support payable under a support order. (VSA, Title 15, §795).

Dated at 04/05/2013 1:28 PM in the County of CHITTENDEN and State of VERMONT
this 5th day of APRIL, 20 13

Corporations/Clubs: Signature of Authorized Agent Individuals/Partners: (All partners must sign)

PATRICK McWENY, Co-owner
FELIX WAI, Co-owner

(Title)

[Signature]

NOTICE: After local action, all new applications are investigated by the Enforcement and Licensing Division prior to approval/disapproval of the license by the Liquor Control Board. This process can take anywhere from two weeks to six weeks to complete once the application has reached Liquor Control.

TOWN/CITY APPROVAL/DISAPPROVAL

Upon being satisfied that the conditions precedent to the granting of this license as provided in Title 7 of the Vermont Statutes Annotated, as amended, have been fully met by the applicant, the commissioners will endorse their recommendation on the back of the applications and transmit both copies to the Liquor Control Board for suitable action thereon, before any license may be granted. For the information of the Liquor Control Board, all applications shall carry the signature of each individual commissioner registering either approval or disapproval. Lease or title must be recorded in town or city before issuance of license.

_____, Vermont, _____
Town/City Date

APPROVED

DISAPPROVED

Approved/Disapproved by Board of Control Commissioners of the City or Town (circle one) of _____

Total Membership _____ members present

Attest, _____
City or Town Clerk

TOWN OR CITY CLERK SHALL MAIL ONE APPLICATION DIRECTLY TO THE DEPARTMENT OF LIQUOR CONTROL, 13 Green Mountain Drive, Montpelier, VT 05602. If application is disapproved, local control commissioners shall notify the applicant by letter.

No formal action taken by any agency or authority of any town board of selectmen or city board of aldermen on a first or second class application shall be considered binding except as taken or made at an open public meeting. VSA Title 1 §312.

SECTION 5111 AND 5121 OF THE INTERNAL REVENUE CODE OF 1954 REQUIRE EVERY RETAIL DEALER IN ALCOHOLIC BEVERAGES TO FILE A FORM ANNUALLY AND PAY A SPECIAL TAX IN CONNECTION WITH SUCH SALES ACTIVITY. FOR FURTHER INFORMATION, CONTACT:
THE BUREAU OF ALCOHOL, TOBACCO & FIREARMS (TTB) (513) 684-2979
DEPARTMENT OF THE TREASURY
550 MAIN STREET, CINCINNATI, OH 45202



LIQUOR LICENSE

NEW APPLICANT QUESTIONNAIRE

D/B/A (Business Name) ARTS RIOT

Contact person PJ McHENRY Contact Phone 802-578-3560

1. Have you ever had a liquor license before? If yes, please explain.

NO

2. Please describe your experience serving or selling alcohol?

10^{YRS} CATERING EXPERIENCE, 3 YRS BARTENDING
EXPERIENCE, 6 YEARS SERVING EXPERIENCE

3. Are you familiar with the laws relating to the sale of alcohol in Vermont? Have you completed the training required by DLC? Have your employees? If not, what is your plan for training?

I HAVE COMPLETED THE TRAINING REQUIRED BY
THE DLC AND UNDERSTAND VT STATE LAWS
RELATING TO SALE OF ALCOHOL. OUR
EMPLOYEES WILL BE REQUIRED TO COMPLETE
TRAINING BEFORE SERVING ALCOHOL.

4. Have you had an opportunity to meet with an inspector from the Department of Liquor Control?

YES. I'VE HAD MULTIPLE CONVERSATIONS
WITH MATT GONYO, JAMIE CURTIS AND
MARTIN PREVOST.

5. How many employees will you have?

10-12

6. What is/will the square footage of the public space and what is/will be your occupancy load??

PUBLIC SPACE SQUARE FOOTAGE:
OCCUPANCY LOAD:

7. What kind of precautions will you take to prevent underage sales?

ALL EMPLOYEES WILL RECEIVE TRAINING FROM
MANAGER AND WILL BE OBLIGATED TO COMPLETE
DLC TRAINING BEFORE SERVING ALCOHOL. EMPLOYEES
WILL ALSO BE TRAINED ON OUR POLICIES AND
PROCEDURES SPECIFIC TO OUR BUSINESS. FURTHERMORE
WE WILL INSTILL A COMPANY CULTURE THAT
HONORS A CLEAN, SAFE & SECURE WORK PLACE.

Please note that your application will not go before the License Subcommittee until this application has been satisfactorily completed and returned to the Clerk's Office

ARTSRIOT

*General Description
Business Plan, etc.
available upon
request.*

COMMUNITY ORGANIZING PLATFORM



WHO ARE WE?

ArtsRiot is a mission-driven business. We destroy apathy while daylighting the invisible ties that connect. In short, we build community. We work in the art, food, and music communities. Our website is the **fastest growing online magazine** in Burlington featuring the best of the creative culture of our town. The site not only lists the events happening in town, but also tells the stories of the creative people behind the scenes. We also curate a gallery and community space in the South End Arts District of Burlington. In our new space, the art gallery will continue to feature **socially conscious artists** and host **community events**. The cafe will provide **healthy, locally-sourced food**. The endeavors in our new space support each other- the cafe driving traffic to our gallery and the gallery and events bringing customers to the cafe. In total- web, cafe, and gallery- we will be the thriving cultural hot-spot.

WHAT DO WE DO?

STEP 1: IMMEDIATELY POSSIBLE

Events. We will continue to run our current programming. A space with an increased capacity and supplementary services helps realize the revenue potential of these events. Our initial events will include guest chefs, specialty tastings, art openings, storytelling, poetry nights, and live music.

Rental. We know space and tools are at a premium in our community. We will offer our gallery events space for room rentals and offer our commercial kitchen to food entrepreneurs to rent.

Art Gallery. ArtsRiot Gallery features socially engaging exhibits. We believe in art education- that is art with a message. Our experience showing local and nationally known artists along with our established clientele, high quality LED lighting, and professional curating we'll be setting a new standard for art in Burlington.

Cafe. The cafe will offer simply prepared, nutritious, locally-sourced food. Our selection will be based upon a soup, salad, and sandwich menu catered towards the neighborhood market of offices and businesses in the South End. Our food will be healthy and of the highest quality. A small selection of packaged foods will supplement our offerings.

Catering: We will begin offering our high quality menu at our events, partner events, and to other businesses and organizations.

In-House Production: Based on our market and customers, we will begin producing some of our own food products in house. Potential house made products include muffins, bread, croutons, pesto, kimchee, and pickles. This production will go hand in hand with food-focused community workshops.

Event Promotion: By building our public art initiatives, community events and creative engagement channels we will be positioned to help others with event-based community organizing.

Night time: To truly meet the demand of a casual space to socialize and eat in the South End, we will operate during later hours for dinner and nighttime entertainment.

WHY DO WE DO IT?

Vermont is a national and international driving force in the **local food movement**. Our cafe provides an ideal comfortable space and launchpad for greater community action, naturally fitting in with this movement.

The synergy among the art, food, and events is a powerful intersection to push our country in a positive direction. The art and food (ArtsRiot) combination celebrates **cultural richness**. It's not just living, it's thriving.

We live in Vermont. Our business is rooted in the **vibrancy** of its food, art, and music. As Vermont progresses and grows. So will we.

AN APATHETIC AMERICA?

THE ORIGIN

Every cause, every mission, every reason that someone believes is worth standing up and fighting for quickly leads to the following question:

Why don't people care enough about _____?

Whether its the environment, social security, or equal rights, a common theme of distrust and a lack of ownership lead to hopelessness and/or a passing of the buck. This lack of care and engagement in social, economic, and civic issues points to an apathetic population. ArtsRiot believes apathy is present for two reasons: disempowerment and disconnection. Income disparity, corrupt capitalism, and an oblique mass media lead to a lack of access, lack of opportunity, and lack of economic and political will.

OUR DIRECTION

NGOs and large institutions aren't nimble. In order to keep up with the pace of the modern world the private sector must support the mission of destroying apathy. This is where ArtsRiot comes in. Our network, youth, and agility as a for-profit community organizing organization provides a powerful platform to increase exposure and creatively produce events for your cause.

THE SOLUTION

ArtsRiot believes in social incentives. We leverage the congregative power of art, food, and music to create cultural riots. Each scene or disturbance created by a group of people united by a common cause pushes a relative conversation back into our community's physical streets and virtual world. Our belief is that we must riot. We must let unbridled merriment instigate social change.

Revolutions are dangerous and most often a last resort. In order to prevent the necessity of another American revolution lets riot first. Riot befoRevolution. Apathy destroyed.

ARTSRIOT

CERTIFICATE of ACHIEVEMENT

This is to certify that

Patrick McHenry

has completed the course

Server Training - 1st class Seminar Certification

April 10, 2013



DEPARTMENT OF LIQUOR CONTROL

WfnYjLEVzV

CERTIFICATE OF COMPLETION

This is to certify that

Felix Wai

has completed the course

Server Training - 1st class Seminar Certification

January 25, 2012



DEPARTMENT OF LIQUOR CONTROL

F4QS3DBic4

ARTSRIOT CAFE (Draft 3)

DUMPLINGS

Pork and Leek (6 for \$3.50)

House-made Pork and Ginger Pot Stickers (5 for \$6)

House-made Pulled Pork and Kimchee (5 for \$6.50)

House-made Shitake and Scallion (5 for \$6)

NOODLES

Sesame noodles (rg \$6 / lg \$8)

Yakitori (rg \$7 /lg \$10)

Ramen (rg \$6/ lg \$8)

Ramen Stir Fry (rg \$7 / lg \$9)

House pulled noodles (rg \$12/ lg \$15)

STEAM BUNS

Cha Sui Bao- Bbq pork (\$3)

Shitake, Ginger, Leek (\$3)

SIDES

Seasonal Steamed Veggies \$4

Cucumber Salad \$3.50

Kimchi Salad \$5

TEA

Gen Mai Chai (Green Tea with Roasted Brown Rice) \$2

RECEIVED
2013 APR 17 A 9:45
BURLINGTON CLERK
TREASURY'S OFFICE

Iced Gen Mai Chai with (\$3)

Lai Cha- Hong Kong Milk Tea (\$2)

Vietnamese Coffee (\$3)

Iced Vietnamese Coffee (\$3.50)

Reishi Tea (\$3)

Chaga Coffee (\$3)

JUICE

Fresh Squeezed (12oz \$5/ 16oz \$6.50)

Carrot, Beet, Orange, Apple, Melon

Ginger shot (\$2)

Wheat Grass (\$2)

RECEIVED
2013 APR 17 A 9:45
BURLINGTON CLERK
TREASURER'S OFFICE



OFFICE OF THE CLERK AND TREASURER
149 CHURCH STREET
BURLINGTON, VT 05401

802-865-7131 TTY 802-865-7142

Application Review
First Class Liquor License - Restaurant

05/01/2013 - 04/30/2014

Jeff Herwood

TO: Kathy Dunn, Clerk/Treasurer's Office

FROM: Lori Olberg, Clerk/Treasurer's Office

DATE: Monday, April 15, 2013

COMPANY: Speak Easy Arts & Events Center, LLC

DBA NAME: Arts Riot

FORMERLY: Cheese Outlet/Fresh Market

LOCATION: 400 Pine Street

PHONE: 578-3560

Please review -
Franklin

The above applicant has applied for a new/renewal license. Please complete the appropriate section below verifying the status of the applicant's taxes and return it to this office as soon as possible.

Property Taxes Overdue?

Yes

☐

No

☒

Initials

Property Taxes Delinquent?

Yes

☐

No

☒

Initials

Gross Receipts Tax Overdue?

Yes

☐

No

☒

Initials

Thank You,

Lori Olberg
Clerk/Treasurer's Office
City Hall

Date: Monday, April 15, 2013



OFFICE OF THE CLERK AND TREASURER
149 CHURCH STREET
BURLINGTON, VT 05401

802-865-7131 TTY 802-865-7142

Application Review
First Class Liquor License - Restaurant

05/01/2013 - 04/30/2014

TO: Ken Lerner, Planning & Zoning Office
FROM: Lori Olberg, Clerk/Treasurer's Office
DATE: Monday, April 15, 2013
COMPANY: Speak Easy Arts & Events Center, LLC
DBA NAME: Arts Riot
FORMERLY: Cheese Outlet/Fresh Market
LOCATION: 400 Pine Street
PHONE: 578-3560

Please review
Thanks
LO

Please attach any pertinent information which the City Council License Committee may require.

Please indicate:

Approved?

Yes



No



Initials

LO

Date

4/15/13

Notes:

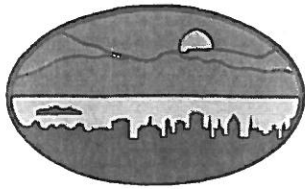
Re: Zoning Permit 13-0828CA

(14 seats)

Thank You,

Lori Olberg
Clerk/Treasurer's Office
City Hall

Date: Monday, April 15, 2013



**ZONING PERMIT
CERTIFICATE OF APPROPRIATENESS**

City of Burlington, Vermont
Department of Planning and Zoning

Application Date: 3/15/2013

Appeal Expiration Date: 4/12/2013

Project Location: 400 PINE STREET

District: ELM

Owner: Howard Space Partnership, LLP

Address: 26 Railroad Avenue

Essex Jct, VT 05452

Ward: 5

Tax ID: 053-1-015-100

Project Type: Commercial - Renovation/Facade

Project Description: Change of use to include art gallery and performing arts studio. Food processing to remain, and cafe to be reduced from 18 seats to 14 seats. Add rear entry, revise and add second front entry, replace existing entry ramp, and other associated modifications.

Construction Cost:	\$150,000	Lot Size (Sq Ft):	119,090
Net New Habitable Sq Ft:	0.00	Net New # of Housing Units:	0
Existing % Lot Coverage:	0.00	Existing # of Parking Spaces:	0
Proposed % Lot Coverage:	0.00	Proposed # of Parking Spaces:	0
Net New % Lot Coverage:	0.00	Required # of Parking Spaces:	0

Zoning Permit #: 13-0828CA

Decision By: Administrative

Level of Review: 2

Decision: Approved

See Conditions of Approval

Decision Date: March 28, 2013

Project File #: NA

Zoning Administrative Officer

An interested person may appeal a decision of the Zoning Administrator to the Development Review Board until 4 pm on April 12, 2013.

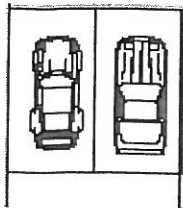
Fee Type	Amount	Paid in Full	Balance Due:	\$0.00
Application Fee:	\$80.00	Yes	Date Paid:	_____
Development Review Fee:	\$0.00	NA	Check #	_____
Impact Fee:	Not Applicable			

Building Permit Required: **Yes**

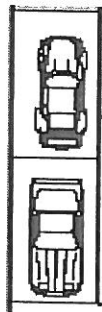
Permit Received by: _____

Date: _____

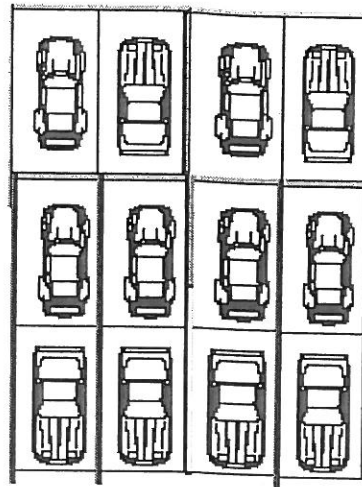
Parking, Tandem: The parking of up to two (2) cars, one behind the other.



Normal

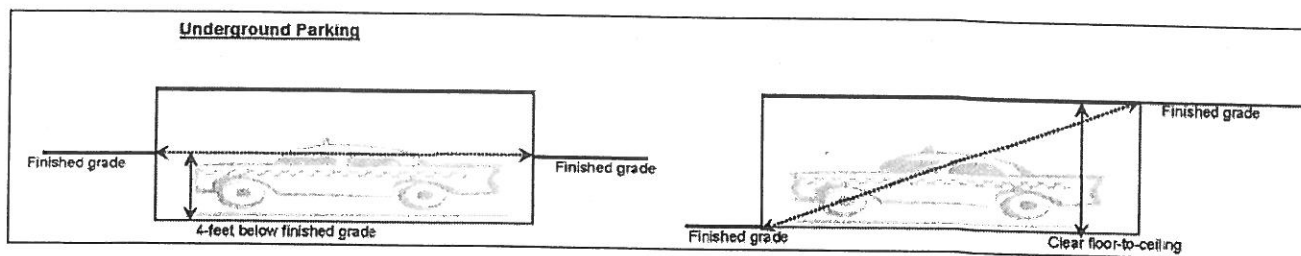


Tandem



Stacked

Parking, Underground: Parking spaces within a covered structure where either: fifty percent of the volume of the parking space is below the finished surface of the ground adjacent to the exterior walls of the building; or, the floor of the parking space is four (4) feet below the finished surface of the ground adjacent to the exterior walls of the building, whichever is greater.

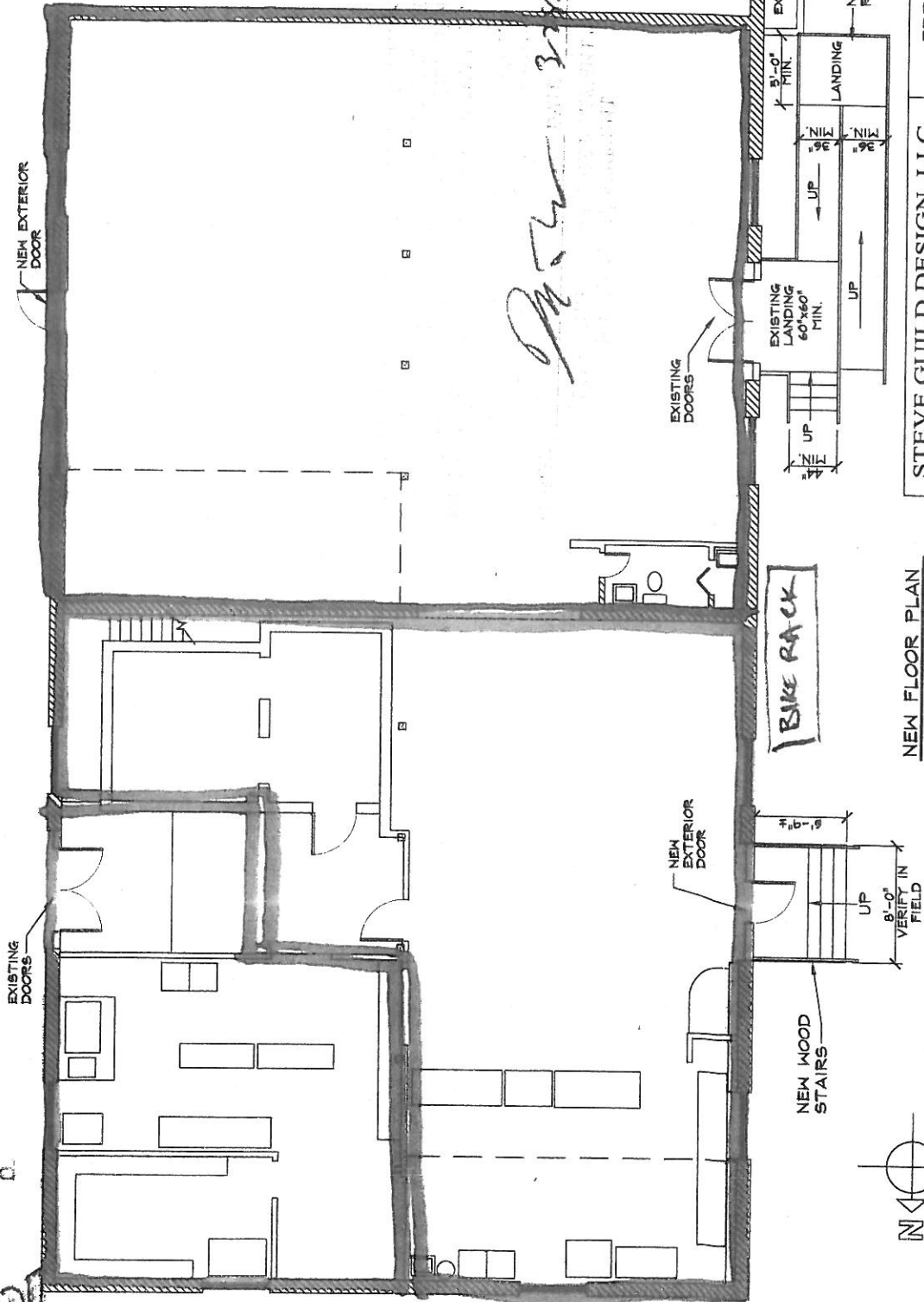


➔ **Performing Arts Center/Theatre:** An establishment primarily used for performing arts performances which may include permanent seating.

➔ **Performing Arts Studio:** An establishment less than 5,000 square feet in size primarily used for acting, music, dance classes, rehearsal, or other instruction in the performing arts. Such an establishment has no permanent seating for performances.

Person: Any individual, corporation, business trust, estate trust, partnership, association, or any other entity or combination thereof.

DEPARTMENT OF PLANNING & ZONING
MAY 15 2013



- HANDICAP RAMP NOTES:
- HANDRAILS TO BE CONSTRUCTED OF WOOD OR GALV. STEEL. VERIFY WITH OWNER.
 - THE MAXIMUM SLOPE SHALL BE 1:12
 - THE MAXIMUM RISE FOR ANY RUN (RAMP) SHALL BE 30"
 - TOP OF HANDRAILS TO BE 36" ABOVE RAMP AND LANDING.
 - LANDING TO BE AS WIDE AS THE RAMP RUN AND THE LENGTH TO BE A MIN. OF 60 INCHES CLEAR.
 - THE CLEAR SPACE BETWEEN THE HANDRAIL AND THE WALL SHALL BE 1 1/2" MINIMUM.
 - GRIPPING SURFACE SHALL BE CONTINUOUS
 - ENDS OF HANDRAILS SHALL BE EITHER ROUNDED OR RETURNED SMOOTHLY TO FLOOR, WALL OR POST.
 - HANDRAILS SHALL EXTEND HORIZONTALLY ABOVE THE LANDINGS FOR 12" MINIMUM BEYOND THE TOP AND BOTTOM OF RAMP RUNS.
 - THE CLEAR WIDTH OF A RAMP RUN AND, WHERE HANDRAILS ARE PROVIDED, THE CLEAR WIDTH BETWEEN HANDRAILS SHALL BE 36" MINIMUM.
 - GUARDS SHALL BE PROVIDED AT THE OPEN SIDES OF MEANS OF EGRESS THAT EXCEED 30" ABOVE THE FLOOR OR THE FINISHED GROUND LEVEL BELOW.

PERMITS ONLY
NOT FOR
CONSTRUCTION
3/14/13

SHEET NO.
A1

EXISTING
FLOOR PLAN

FRESH MARKET
RENOVATION/ADDITION TO EXISTING BUILDING
400 PINE STREET BURLINGTON, VERMONT

STEVE GUILD DESIGN, LLC
ONE STEELE STREET, BURLINGTON, VT 05401
PHONE: 802-363-1482 EMAIL: steve@stevegulldesign.com

NEW FLOOR PLAN
1/8" = 1'-0"

= Food Processing

= CAFE

= ART GALLERY/STUDIO
= PERFORMING ARTS STUDIO

**UNSWORTH PROPERTY MGMT., LLC
AGENT FOR HOWARD SPACE PARTNERSHIP LLP**

26 Railroad Avenue
Essex Jct., VT 05452
Phone: (802) 879-4504
Email: info@unsworthproperties.com
Web: www.unsworthproperties.com

**COMMERCIAL LEASE
TAX ESCALATOR AND COST OF LIVING**

THIS AGREEMENT OF LEASE made and entered into this as of this 11th day of March 2013 between Unsworth Property Management LLC, agent for Howard Space Partnership LLP, 26 Railroad Ave., Essex Jct., VT 05452, hereinafter referred to as "Landlord" and Felix Wai, Patrick McHenry, Jr., and Speak Easy Arts LLC, hereinafter referred to as "Tenant".

In consideration of the terms and conditions hereinafter contained, the parties hereto agree as follows:

1. **Premises:** The Landlord hereby leases to the Tenant the following land and premises: 4,500 square Feet of Space at 400 Pine Street Burlington Vermont, commonly known as, Howard Space B3 and B4.

Unless indicated otherwise, the premises shall be used as an arts event center, office, café, delicatessen and bakery and not otherwise.

2. **Initial Term:** This Lease shall be for the term of five years commencing on March 11, 2013 and ending February 28, 2018 at noon.

2.1 **Renewal Terms:** The Tenant is hereby given an option to renew this lease for two (2) additional five-year terms.

2.2 The first renewal of five years, is upon the same terms and conditions as herein provided, and as modified as to rental payments as stated below, by giving the Landlord written notice ninety (90) days before the expiration of the then-existing term. Said option is conditioned upon there being no default under this agreement at the time of exercise of the option to renew.

2.3 The second renewal of five years is upon the same terms and conditions as herein provided, except the rent shall be negotiated and agreed to by the parties. If the parties cannot make an agreement, each party shall hire a professional appraiser and the appraisers shall together determine the fair market rent. If they cannot agree, an additional appraisal will be done and two closest appraisals shall be averaged and such average amount shall be binding and shall establish the Appraised Value of the Premises. Said option is conditioned upon there being no default under this agreement at the time of exercise or at the option to renew.