



GOOD NEIGHBOR AGREEMENT
Mosaic Chai House
4900 W 46th Ave. Denver, CO 80212
CONCERNING BEER & WINE AND CABARET LIQUOR LICENSES

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 Mosaic Chai House ("the Establishment").

- A. BRUN is a registered neighborhood organization in Denver, Colorado whose neighborhood contains the premises at 4900 W 46th Ave, Denver, CO.
- B. The Establishment intends to apply for a Beer & Wine Liquor License (primary) and Cabaret License (secondary) for 4900 W 46th Ave. Denver, CO 80212 which location is herein referred to as the "Premises."
- C. Establishment wants to obtain the support of BRUN for its planned applications for the Premises.
- D. As a material inducement to its support for the Establishment and its planned applications, 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 Beer & Wine Liquor License and Cabaret License for the Premises and will not encourage its members to oppose the granting of such licenses.

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 12:00 am to 8:00 am. 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 and recycling, 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.

4. Establishment will also create some form of permeable space on any customer usable exterior space, even in the form of planters or some form of greenery congruent with their design.
5. Establishment agrees to attempt to adhere to any and all forms of additional sustainable practices in the form of lighting, as well as the full potential for material recycling throughout their establishment.
6. Establishment agrees to work with BRUN to make efforts with Denver's Department of Transportation & Infrastructure to improve pedestrian and cyclist safety at Xavier Street and 46th Ave. due to the high pedestrian demand from Berkeley Lake Park and the Premise's location along a bike route. Establishment will advocate for a safe well-marked crosswalk with clear warning signage, possible push-button flashing lights, and possible median refuge island for safer crossing.
7. The Establishment will occasionally host outdoor events in the Premises parking lot to bring the community together— such as art shows, cultural celebrations, family activities, and live music or dance performances. Outdoor events will take place between 10:00 AM and no later than 8:00 PM, with most concluding earlier in the evening. They will primarily be scheduled Friday through Sunday, with occasional programming scheduled Monday through Thursday. Since community programming will naturally be livelier than normal daily operations, sound may at times carry beyond our immediate property line, but the Establishment remains dedicated to keeping overall sound levels considerate and controlled out of respect for our neighbors. To ensure transparency, the Establishment will provide at least one week advance notice of scheduled events via on-site signage, its website, and social media channels, and will maintain an active point of contact for real-time community inquiries during event hours.

Establishment shall notify BRUN no less than 15 calendar days prior to any proposed transfer of the liquor licenses or Establishment's interest in the Premises. Establishment shall include all the terms of this Agreement in any transfer of these liquor licenses 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.

Should a good faith, unresolved neighborhood complaint be made to BRUN regarding the operation of Establishment's business in express violation of the terms of this Agreement, BRUN will use reasonable commercial efforts to transmit the complaint to the Establishment within one week after receiving the complaint.

Should either party believe that the other party is in default or violation of this Agreement, the party not in breach shall notify the other in writing of the alleged event constituting breach of this Agreement. Upon receipt of such notice, the receiving party shall have fifteen (15) calendar days within which to effect a cure of the alleged breach, or such longer time as may be reasonably required in the circumstances, provided that the party having received notice of breach shall make reasonable, diligent efforts to cure such alleged breach. If a cure does not occur, such issue shall be referred to mediation through the City of Denver.

Except in emergencies or potentially irreversible threats to the well-being, peace and/or quiet of the neighborhood, each party agrees to forebear from making formal complaints about violations of this Agreement to the Department of Excise and Licenses or other agencies of the City and County of Denver until after written notice, the corrective period and a reasonable attempt to mediate have elapsed. However, it is understood that BRUN cannot prevent individual members from making such formal complaints.

Both the Establishment and BRUN request that the City of Denver include in the liquor licenses conditions 1-3 above, that the liquor licenses be conditioned on the terms of this Agreement and that this Agreement be added to the Establishment's file representing part of the "needs and desires" of the neighborhood.

This Agreement is the entire agreement between the parties. No provision of this Agreement may be modified without the written consent of the parties which consent shall not be unreasonably withheld, conditioned or delayed, especially if required Establishment to prevent a default under the Premises lease. Any waiver of any provisions will not be valid or enforceable unless in writing and signed by all parties.

Each person signing below represents that he/she has the authority to execute and deliver this Agreement. Executed and effective on the latest date set forth below:

Berkeley Regis United Neighbors

Signed: Scott Danenhauer Date: 08/18/2026

President, BRUN

Mosaic Chai House

Signed: Rajni Pooner Date: 8/19/2026

Owner and Operator, Mosaic Chai House