

KJ's Coffee Bar – K & K Investments LLC
Good Neighbor Agreement – Final

This agreement is entered into in April, 2009 between KJ's Coffee Bar, K & K Investments LLC and Whittier Neighborhood Association (WNA).

Whereas, KJ's Coffee Bar, K & K Investments LLC operates a Coffee Bar located at 1710 E. 25th Avenue and will be applying for a Beer and Wine license in the name of KJ's Coffee Bar for the premises.

Whereas, the Whittier Neighborhood Association is a registered neighborhood organization in Denver, Colorado and has been engaged in efforts for many years to protect and improve the health, safety, quality of life, peace and quiet in their residential and business neighborhoods surrounding 1710 E. 25th Avenue, and all parties want to continue to protect and improve the health, safety, quality of life, peace and quiet of the surrounding area;

Therefore, in consideration of the mutual promises and covenants herein contained, the parties agree as follows:

1. KJ's Coffee Bar will:

A. Agree to have as a condition of the Beer and Wine License, if it is issued by the Department of Excise and Licenses;

i. That the Beer and Wine license will apply only to KJ's Coffee Bar, K & K Investments LLC with the further conditions that Kenny and Kristin Johnson continue as owners and/or managers and, in the event that KJ's Coffee Bar, K & K Investments LLC were to sell the business the license, cannot be transferred to anyone other than Kenny and Kristin Johnson. Any new owner will reapply for a license and work on a Good Neighbor Agreement (GNA) with the Whittier Neighborhood Association (WNA). In the event that KJ's Coffee Bar/K & K Investments utilize the license for a business other than KJ's Coffee Bar, Kenny and Kristin Johnson or their new business must attempt to enter into a new Good Neighbor Agreement with the WNA.

ii. On or about the anniversary of the initial issuance of the Beer and Wine License by Denver Department of Excise and License, KJ's Coffee Bar, K & K Investments LLC may again apply for a Beer and Wine license and if they have adhered to the Good Neighbor Agreement, they will have the reasonable support of the WNA.

iii. KJ's Coffee Bar, K & K Investments LLC hours to sell beer and wine will be no later than 9 p.m. Sunday through Thursday and 10 p.m. Friday through Saturday and holidays.

B. KJ's Coffee Bar, K & K Investments LLC shall inspect the outside of the premises of 1710 E. 25th Avenue each evening after closing and ensure that there is no litter, garbage, broken glass or other foreign objects associated with the establishment left within the general area of KJ's Coffee Bar, K & K Investments LLC.

C. KJ's Coffee Bar, K & K Investments LLC shall reduce noise intrusion into the neighborhood by keeping the doors and windows closed anytime after 8:00 p.m. They shall make an effort that the exiting patrons leave quietly and in an orderly matter.

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2. Neighborhood contact, communication and care:
- i. KJ's Coffee Bar, K & K Investments LLC or, their representative or manager agrees to be reasonably accessible by phone and to provide this phone number to the WNA president.
 - ii. Applicant agrees to make the manager available to meet with the WNA representative upon five (5) business day's advance notice to discuss concerns or issues regarding the Applicant's operation.
 - iii. Meet with the WNA president or it's designated representatives to evaluate compliance with this Good Neighborhood Agreement at least one month in advance of the annual anticipated renewal of the Beer and Wine license by Denver Department of Excise and License.
 - iv. KJ's Coffee Bar shall have all graffiti removed from the premise within 48 hours.
3. The Whittier Neighborhood Association agrees to:
KJ's Coffee Bar, K & K Investments LLC application for a Beer and Wine license. This includes, but is not limited to; attendance and verbal testimony by at least one representative from the WNA at the Hearing. The WNA representative will testify that the WNA supports the application for a Beer and Wine License, based upon and conditioned upon this GNA between the parties to this Agreement.
4. All parties to this GNA request the Denver Department of Excise and Licenses to attach the Agreements enumerated herein in paragraph 1(A) i, ii, and iii as conditions upon any beer and wine license which may be issued to KJ's Coffee Bar, K & K Investments LLC.

Signed and Agreed:

Kenny Johnson, Owner, KJ's Coffee Bar

Date

Kristin Johnson, Owner, KJ's Coffee Bar

Date

Linda Dowlen, President, Whittier Neighborhood Association

Date

Cathy Calder, Communication Chair, Whittier Neighborhood Association

Date