

428 LGT LLC
Lagrange
428 Lafayette Street
New York, New York 10003
Application for an On-Premises License

Manhattan Community Board 2
3 Washington Square Village
New York, NY 10012
May 2025 SLA Licensing Committee Meeting

CB2 Questionnaire

- Floor Plan
- Menu
- Proximity Report and Google Maps
- Photographs
- SLA Application

BERNSTEIN REDO & SAVITSKY, P.C.
1177 Avenue of the Americas, 5th floor
New York, NY 10036
Tel. 212.651.3100
www.brpclaw.com

Meeting Date: 5/ /2025

APPLICANT INFORMATION:

Name of applicant(s):
428 LGT LLC

Trade name (DBA):
Lagrange

Premises address:
428 Lafayette Street, New York, New York 10003

Cross Streets and other addresses used for building/premise:
Astor and East 4th Street

CONTACT INFORMATION:

Principal(s) Name(s):
Jeffrey Chodorow

Office or Home Address: [REDACTED]

City, State, Zip: [REDACTED]

Telephone #: [REDACTED] email : [REDACTED]

Landlord Name / Contact:
Casper R. Callen Trust c/o Salon Realty, Joshua Salon

Landlord's Telephone and Fax: [REDACTED]

NAMES OF ALL PRINCIPAL(s):	NAMES / LOCATIONS OF PAST / CURRENT LICENSES HELD
<u>Jeffrey Chodorow</u>	<u>CGM LLNR LLC d/b/a Jean's - 415 Lafayette Street, NY, NY 10003</u>
<u></u>	<u>RF Hudson (DE) LLC d/b/a RedFarm - 529 Hudson Street, NY, NY 10014</u>
<u></u>	<u>RF Hudson (DE) LLC d/b/a Decoy - 529 Hudson Street, NY, NY 10014</u>
<u></u>	<u>RF Broadway LLC d/b/a RedFarm- 2170-2178 Broadway NY, NY 10024</u>
<u></u>	<u>(Previous) CGM- GH LLC & Paige GH Group LLC & Chester WSA LLC</u>
<u></u>	<u>d/b/a The Chester</u>

Briefly describe the proposed operation (i.e. "We are a family restaurant that will focus on..."):

Neighborhood French restaurant utilizing produce from our family farm, with collaboration by an acclaimed

international chef.

WHAT TYPE(S) OF LICENSE(S) ARE YOU APPLYING FOR (MARK ALL THAT APPLY):

☒ a new liquor license (☒ Restaurant ☐ Tavern / On premise liquor ☐ Other)

☐ an UPGRADE of an existing Liquor License

☐ an ALTERATION of an existing Liquor License

☐ a TRANSFER of an existing Liquor License

☐ a HOTEL Liquor License

☐ a DCA CABARET License

☐ a CATERING / CABARET Liquor License

☐ a BEER and WINE License

☐ a RENEWAL of an existing Liquor License

☐ an OFF-PREMISE License (retail)

☐ OTHER : _____

If upgrade, alteration, or transfer, please describe specific nature of changes:

(Please include physical or operational changes including hours, services, occupancy, ownership, etc.)

If this is for a new application, please list previous use of location for the last 5 years:

See below

Is any license under the ABC Law currently active at this location? ☐ yes ☒ no

If yes, what is the name of current / previous licensee, license # and expiration date: _____

Have any other licenses under the ABC Law been in effect in the last 10 years at this location?

☒ yes ☐ no

If yes, please list DBA names and dates of operation:

Very Nice Enterprises LLC d/b/a Tenor (0340-19-108720) 2019-2021; MHJ Management LLC d/b/a The Dance
(0340-19-108716) 2019-2021; Tango House Inc. & Colonnades Restaurant Associates LTD d/b/a Malbec Restaurant &
Bar/ Tango House (0340-15-107841)2015-2016

PREMISES:

By what right does the applicant have possession of the premises?

☐ Own ☒ Lease ☐ Sub-lease ☐ Binding Contract to acquire real property ☐ other: _____

Type of Building: ☐ Residential ☐ Commercial ☒ Mixed (Res/Com) ☐ Other: _____

Number of floor: 5 Year Built : 1833

Describe neighboring buildings:

Mixed and Residential

Zoning Designation: M1-5/R9A

Zoning Overlay or Special Designation (applicable) SNX

Block and Lot Number: 545 / 40

Does the premise occupy more than one building, zoning lot, tax lot or more than one floor? ☒ yes ☐ no

Is the premise located in a historic district? ☒ yes ☐ no

(if yes, have all exterior changes or changes governed by the Landmarks Preservation Commission (LPC) been approved by the LPC? ☒ yes ☐ no, please explain : _____

Will any outside area or sidewalk café be used for the sale or consumption of alcoholic beverages? (including sidewalk, roof and yard space) ☒ no ☐ yes : explain _____

What is the proposed Occupancy? 74/49

Does the premise currently have a valid Certificate of Occupancy (C of O) and all appropriate permits?

☒ no ☐ yes *In progress

If yes, what is the maximum occupancy for the premises? 123

If yes, what is the use group for the premises? 6/8

If yes, is proposed occupancy permitted? ☒ yes ☐ no, explain : _____

If your occupancy is 75 or greater, do you plan to apply for Public Assembly permit? ☒ yes ☐ no

Do you plan to file for changes to the Certificate of Occupancy? ☒ yes ☐ no
(if yes, please provide copy of application to the NYC DOB)

Will the façade or signage be changed from what currently exist at the premise? ☐ no ☒ yes

(if yes, please describe: _____

What is the total licensed square footage of the premises? 2209

If there is a sidewalk café, rear yard, rooftop, or outside space, what is the square footage of the area?

If more than one floor, what is the access between floors? Stairs

How many entrances are there? 2 How many exits? 1 How many bathrooms ? 4

Is there access to other parts of the building? ☐ no ☒ yes, explain: only for service use to storage

Total number of tables? 34 Total table seats? 72

Total number of bars? 2 Total bar seats? 11

Total number of "other" seats? _____ please explain : _____

Total OVERALL number of seats in Premises : 83

How many * stand-up bars / bar seats are being applied for on the premises? Bars 2 Seats 11

How many service bars are being applied for on the premises? 0

Any food counters? ☒ no ☐ yes, describe : _____

Please describe all current and existing bars / bar seats and specific changes: _____

n/a

* A stand-up bar is any bar or counter (whether seating or not) over which a member of the public can order, pay for and receive food and alcoholic beverages.

What type of establishment will this be? (check all that apply)

Bar Bar & Food ☒ Restaurant Club/ Cabaret Hotel Other:

What are the Hours of Operation?

Sunday: Monday: Tuesday: Wednesday: Thursday: Friday: Saturday:
9am to 3am 9am to 3am 9am to 3am 9am to 3am 9am to 3am 9am to 3am 9am to 3am

Will the business employ a manager? ☐ no ☒ yes, name / experience if known : TBD

Will there be security personnel? ☒ no ☐ yes(if yes, what nights and how many?) _____

Do you have or plan to install French doors, accordion doors or windows that open? ☐ no ☒ yes

If yes, please describe : Existing french doors/windows- landmarked

Will you have TV's ? ☒ no ☐ yes (how many?) _____

Type of MUSIC / ENTERTAINMENT: ☒ Live Music ☐ Live DJ ☐ Juke Box ☒ Ipod / CDs ☐ none

Expected Volume level: ☒ Background (quiet) ☐ Entertainment level ☐ Amplified Music
(check all that apply)

Do you have or plan to install soundproofing? ☐ no ☒ yes

IF YES, will you be using a professional sound engineer? Yes

Please describe your sound system and sound proofing: Acoustic ceiling and walls

Will you be permitting: ☐ promoted events ☐ scheduled performances ☐ outside promoters

☐ any events at which a cover fee is charged? ☒ private parties

Do you have plans to manage or address vehicular traffic and crowd control on the sidewalk caused by your establishment? ☒ no ☐ yes (if yes, please attach plans)

Will you be utilizing ☐ ropes ☐ movable barriers ☐ other outside equipment (describe) _____

Are your premises within 200 feet of any school, church or place of worship? ☒ no ☐ yes

If there is a school, church or place of worship within 200 feet of your premises or on the same block, please submit a block plot diagram or area map showing its' location in proximity to your applicant premises (no larger than 8 ½ " x 11").

Indicate the distance in feet from the proposed premise:

Name of School / Church: _____

Address: _____ Distance: _____

Name of School / Church: _____

Address: _____ Distance: _____

Name of School / Church: _____

Address: _____ Distance: _____

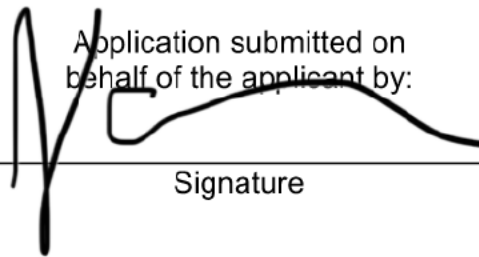
Please provide contact information for Residents / Community Board and confirm that if complaints are made you will address it immediately.

Contact Person: Jeffrey Chodorow Phone: [REDACTED]

Address: [REDACTED]

Email : [REDACTED]

Application submitted on
behalf of the applicant by:



Signature

Print or Type Name Jeffrey Chodorow

Title Member

Thank you for your cooperation. Please return this questionnaire along with the other required documents as soon as you can. This will expedite your application and avoid any unnecessary delays. Use additional pages if necessary.



Community Board 2,
Manhattan SLA Licensing Committee
Donna Raftery, Co-Chair
Robert Ely, Co-Chair

2 stand-up bars, 11 bar stools



428 LAFAYETTE ST.
NEW YORK, NY, 10003

MEP ENGINEER	NAME	ADDRESS	CITY	STATE	ZIP	TEL.	FAX
STRUCTURAL ENGINEER	NAME	ADDRESS	CITY	STATE	ZIP	TEL.	FAX
SPECIAL INSPECTOR	NAME	ADDRESS	CITY	STATE	ZIP	TEL.	FAX

References

DOB B-SCAN
JOB # 122943422

NEURONTYPE / REGULATION

FLOOR PLANS

SEAL & SIGNATURE:

DATE:	2024-04-24
DWG No.:	

A-100.02

SHEET 08 OF 11

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1ST FLOOR PLAN

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LAGRANGE

428 Lafayette Street • NYC 10003 • @lagrangenewyork

HORS D'OEUVRES

Scallop tartare, cauliflower, black truffle (served in the shell)	22
Tuna tartare, quail egg, castelvetro olive, crispy capers	24
Green beans pistou, Japanese uni	26
Chicken liver mouse, crunchy farm vegetables, cornichons	19
Plateau de Crudités seasonal farm vegetables, black sesame aioli	17

ENTREE

Frisée au "scallop Lardon"	24
Little gem, compte, toasted walnuts, smoked apple	22
Roasted heirloom carrots- tarragon, pistachio	19
Truffled baby cauliflower gratin	24
Steak tartare, egg yolk, shallot chips, cornichons	28
"Mushrooms escargot," persillade, crouton	22
Lobster salad Parisienne, celery, chervil, smoked trout roe	32
De puy Lentils, smoked creme fraiche, roasted carrot purée, seared tuna	28
Soup l'onion roasted bone marrow, broiled emmentaler, croutons, salade vert	29

PLATS PRINCIPALE

Spaghetti, Cultured butter, poached lobster- add black truffle	34
Israeli cous cous, roasted farm vegetables, curry vinaigrette	24
Roasted heirloom squash, squash mousse, bread crumb, green beans pistou	22
Ratatouille, tomato, eggplant, heirloom zucchini, green herbs	24
Moules vietnamiennes, coconut green curry, fries	28
Japanese flounder grenobloise, green salad	36
Bistro chicken frites and bacon jus	56
Truffled cauliflower gratin	58
Chicken curry- vadouvan, basmati rice	26
La Grange burger- Gruyère, heirloom tomato, caramelized onion, fries	29
Duck l'orange, crackling skin, carrots Vichy	34
Steak frites/au poivre/bernaise	36

DESSERT

Floating island, candied Orange, violet	14
Espresso crème brule	11
Banana flambé, Tahitian vanilla ice cream	12
Poached pear, chantilly cream	11
Tart au citron	11



Consuming raw or undercooked meats, poultry, seafood, shellfish, or eggs may increase your risk of foodborne illness, especially if you have certain medical conditions.
We automatically charge a gratuity of 20% to all large parties of 9 or more guests. This gratuity is shared among our servers and other staff members who contribute to your dining experience.

This report is for informational purposes only in aid of identifying establishments potentially subject to 500 and 200 foot rules. Distances are approximated using industry standard GIS techniques and do not reflect actual distances between points of entry. The NYS Liquor Authority makes no representation as to the accuracy of the information and disclaims any liability for errors.

Proximity Report For:	
Location	428 Lafayette St, New York, New York, 10003
Geocode	Latitude: 40.72911 Longitude: -73.99233
Report Generated On	4/24/2025

8 Closest Liquor Stores		
Name	Address	Distance
GB LICENSE LLC License ID: 0100-22-116692 Legacy Serial No.: 1342380	735 BROADWAY NEW YORK, New York 10003	374 ft
ASTOR WINES & SPIRITS INC License ID: 0100-23-124648 Legacy Serial No.: 1023515	399 LAFAYETTE STREET NEW YORK, New York 10003	383 ft
MRN LIQUOR INC License ID: 0100-21-115430 Legacy Serial No.: 1284586	16 ST MARKS PL NEW YORK, New York 10003	884 ft
PURE WINE NYC LLC License ID: 0100-22-117302 Legacy Serial No.: 1341685	86 E 10TH ST NEW YORK, New York 10003	925 ft
S & P LIQUOR & WINE CORP License ID: 0100-22-117172 Legacy Serial No.: 1281498	89 2ND AVE NORTH STORE NEW YORK, New York 10003	1,230 ft
B & S ZEEMAN INC License ID: 0100-23-124908 Legacy Serial No.: 1023516	47 UNIVERSITY PLACE NEW YORK, New York 10003	1,299 ft
YOLO WINE & SPIRITS CORP License ID: 0100-21-114763 Legacy Serial No.: 1314509	639 1/2 BROADWAY NEW YORK, New York 10012	1,376 ft
8TH STREET WINE CORP License ID: 0100-20-103524 Legacy Serial No.: 1279437	13 E 8TH ST NEW YORK, New York 10003	1,382 ft

Schools within 500 feet		
Name	Address	Distance
HARVEY MILK HIGH SCHOOL	2-10 ASTOR PL NEW YORK, NY 10003	277 ft
GRACE CHURCH HIGH SCHOOL	46 COOPER SQUARE NEW YORK, NY 10003	328 ft

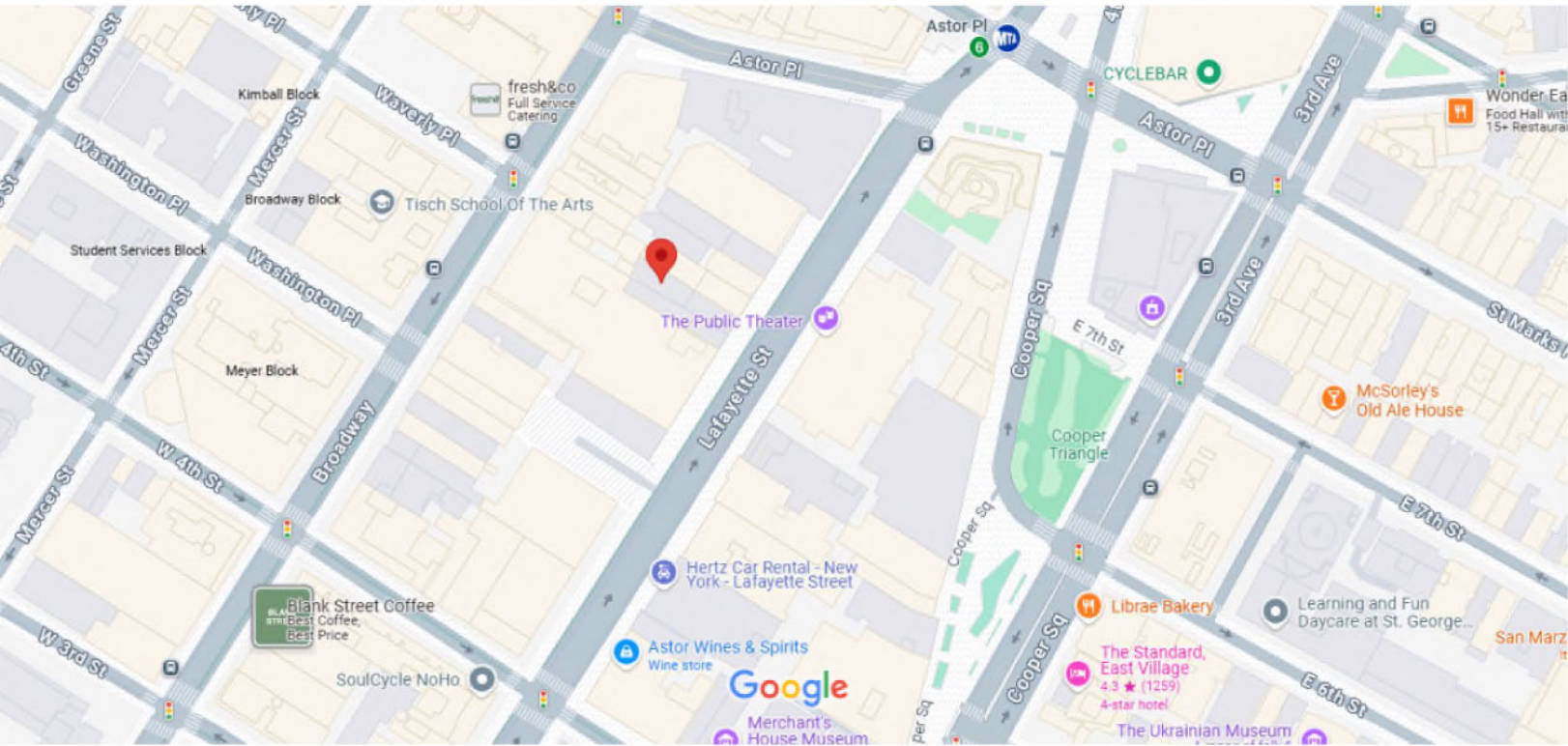
Churches within 500 feet	
Name	Distance
Yugntruf	208 ft

Pending On Premises Liquor Licenses within 750 feet

Name	Address	Distance
GREAT JONES DISTILLERS LLC Application ID: NA-0340-24-130854	686 Broadway New York, New York 10012	704 ft

Active On Premises Liquor Licenses within 750 feet

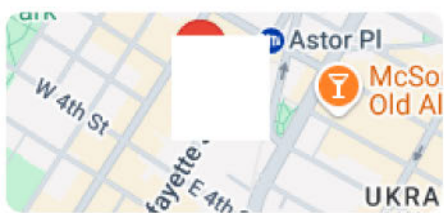
Name	Address	Distance
NEW YORK SHAKESPEARE FESTIVAL & JOES PUB LLC/ MGR License ID: 0340-23-131212 Legacy Serial No.: 1024317	425 LAFAYETTE ST NORTH STORE NEW YORK, New York 10003	60 ft
NEW YORK SHAKESPEARE FESTIVAL License ID: 0370-23-115935 Legacy Serial No.: 1034151	425 LAFAYETTE STREET NEW YORK, New York 10003	80 ft
SOUTH CHINA SEA REST CO INC License ID: 0340-23-131658 Legacy Serial No.: 1024362	430 LAFAYETTE STREET NEW YORK, New York 10003	160 ft
CGM LLNR LLC License ID: 0340-23-138538 Legacy Serial No.: 1284860	415 LAFAYETTE ST NEW YORK, New York 10003	257 ft
COMPASS GROUP USA INC License ID: 0346-23-124309 Legacy Serial No.: 1284559	51 ASTOR PL NEW YORK, New York 10003	368 ft
REINS INTERNATIONAL NEW YORK INC License ID: 0340-23-134445 Legacy Serial No.: 1160779	34 COOPER SQUARE EAST 4TH ST & ASTOR PLACE NEW YORK, New York 10003	417 ft
ASTOR CENTER INC License ID: 0346-23-125091 Legacy Serial No.: 1174602	23 E 4TH ST NEW YORK, New York 10003	500 ft
COOPER AB LLC & STANDARD INTERNATIONAL License ID: 0343-21-110697 Legacy Serial No.: 1258483	25 33 COOPER SQ NEW YORK, New York 10003	531 ft
11 WAVERLY PUB LTD License ID: 0340-23-131211 Legacy Serial No.: 1024576	11 WAVERLY PLACE NEW YORK, New York 10007	578 ft
SCRATCHER CAFE INC,THE License ID: 0370-23-131642 Legacy Serial No.: 1024383	209 EAST 5TH ST NEW YORK, New York 10003	630 ft
LAFAYETTE STREET PARTNERS II LLC License ID: 0340-23-134863 Legacy Serial No.: 1266889	380 LAFAYETTE ST NEW YORK, New York 10003	636 ft
SILKEN THOMAS REST INC,THE License ID: 0370-24-127581 Legacy Serial No.: 6036178	34 EAST 4TH STREET NEW YORK, New York 10012	649 ft
MORARS LLC License ID: 0340-23-137575 Legacy Serial No.: 1301522	36 E 4TH ST NEW YORK, New York 10003	666 ft
WEGMANS FOOD MARKETS INC License ID: 0340-25-104403 Legacy Serial No.: 6053875	770 BROADWAY CORNER E 8TH ST & LAFAYETTE ST NEW YORK, New York 10003	682 ft
SAIGON PROJECT INC License ID: 0340-22-113448 Legacy Serial No.: 1290075	17 WAVERLY PL NEW YORK, New York 10003	715 ft



New York
Google Street View
Sep 2024 See more dates



Image capture: Sep 2024 © 2025 Google



New York

Google Street View

Sep 2024 See more dates

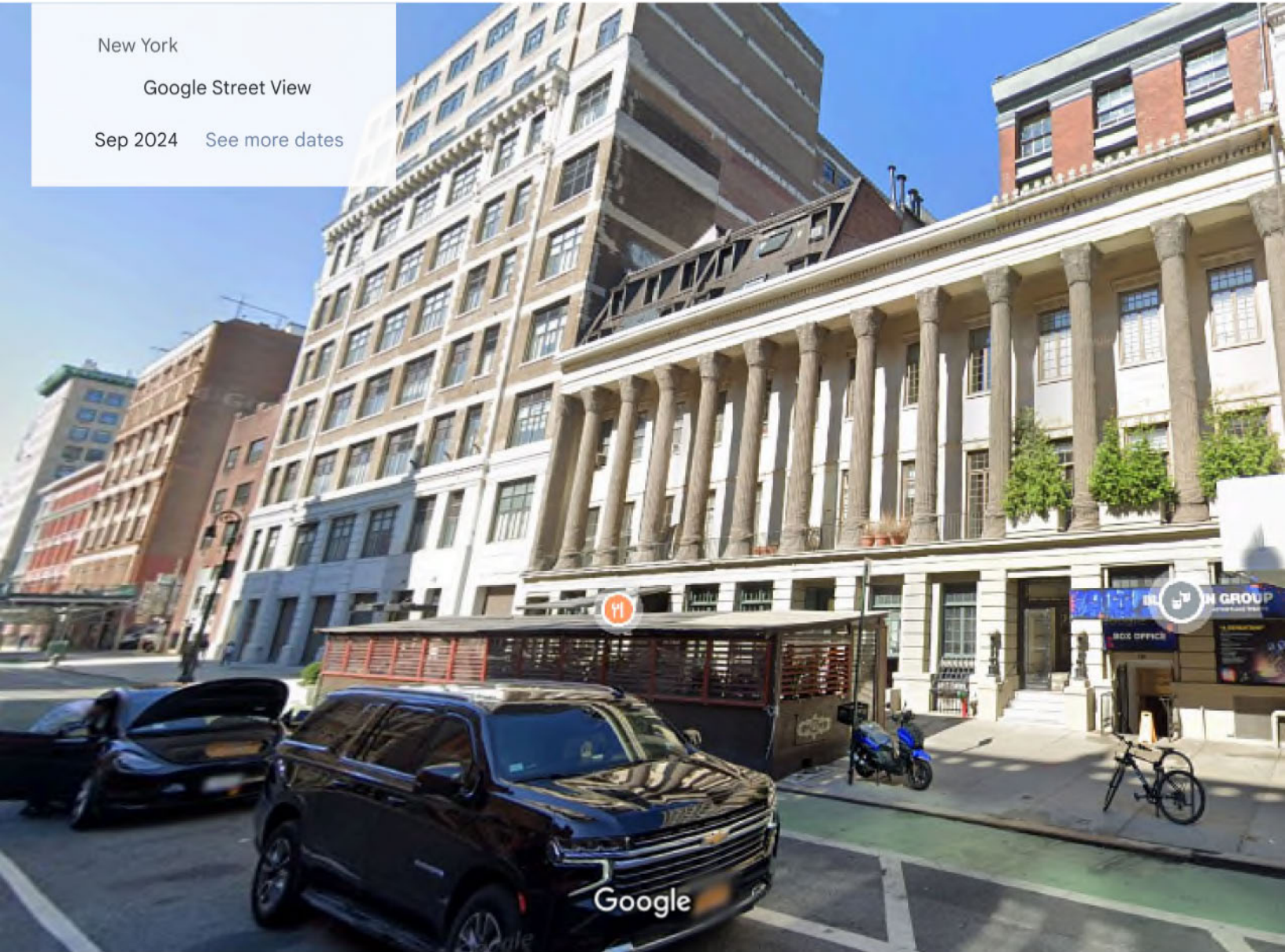
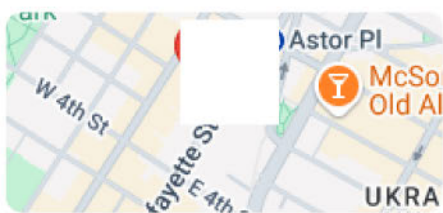


Image capture: Sep 2024 © 2025 Google





APPLICATION FOR ALCOHOLIC BEVERAGE CONTROL RETAIL LICENSE (ON PREMISES)

It is not necessary to employ any person, agency or organization to assist you in filing this application. Beware of persons claiming to be able to assist you in securing action on your application. The payment of money or other thing of value for the use of influence, or promise of influence in obtaining a license is a violation of law and offenders will be prosecuted.

1. APPLICANT

Name of Applicant:

(e.g., Sole Proprietor, Partnership, Corporation, LLC, LLP, LP, etc.)

428 LGT LLC

Trade Name(DBA): (see instructions) ** must be provided if premises will be called by any name other than as listed in the "Name of Applicant"

Lagrange

Premises Street Address: 428 Lafayette Street

City: New York

, NY

Zip Code: 10003

County: New York

Telephone Number of Premises (include area code): (305) 957-0800

Mailing Address (if different than above):

City:

State:

Zip Code:

E-mail address (required):

jchodorow428@gmail.com

Business Website:

2. CONTACT (if different than applicant)

Name of Contact: Donald M. Bernstein



Attorney



Representative



Contact Person

Office Address: c/o Bernstein Redo & Savitsky P.C.; 1177 Avenue of the Americas, 5th floor

City: New York

State: NY

Zip Code: 10036

Telephone Number of Office (include area code): (212) 651-3100

E-mail address (required): Donald@brpclaw.com

3. For SEASONAL licenses only (select license date range):

to:

4. Number of ADDITIONAL BARS (if any):

1

5. Which season will the add bars operate:

6. Federal Tax ID Number:

7. Certificate of Authority to Collect NYS Sales Tax:

[OFFICE USE ONLY]

DATE FILED:

SERIAL #:

Approved



Disapproved



License Board Member

Date

OFFICE USE ONLY		
☐ Original	☐ Amended	Date _____

8. TO BE FILLED IN ONLY BY SOLE PROPRIETOR OR PARTNERS (attach additional sheets if necessary)

Name of Individual/Partner	Residence	Social Security #:	Date of Birth
Name of Individual/Partner	Residence	Social Security #:	Date of Birth
Name of Individual/Partner	Residence	Social Security #:	Date of Birth
Name of Individual/Partner	Residence	Social Security #:	Date of Birth

9. TO BE FILLED IN ONLY BY CORPORATION OR LLC/LLP APPLICANTS (attach additional sheets if necessary)

Please list the names and addresses of Principals (Stockholders, Officers, Directors, LLC Members/Managers, LLP Partners)

Name of Principal	Residence	Social Security #:
Jeffrey Chodorow		
Title	No. of Shares if Corporation OR % of ownership if LLC or Partnership	Date of Birth
Managing Member		
Name of Principal	Residence	Social Security #:
Title	No. of Shares if Corporation OR % of ownership if LLC or Partnership	Date of Birth
Name of Principal	Residence	Social Security #:
Title	No. of Shares if Corporation OR % of ownership if LLC or Partnership	Date of Birth
Name of Principal	Residence	Social Security #:
Title	No. of Shares if Corporation OR % of ownership if LLC or Partnership	Date of Birth

Note:

***If 10 or less shareholders,** list all stockholders, officers, directors, LLC members and LLC managers, if any. Provide Personal Questionnaires, proof of citizenship, copy of photo identification, original photo and fingerprints for all.

***If more than 10 shareholders,** list all shareholders owning 10% or more of any class of its shares. Also, include any officers, directors, shareholders, LLC members, LLC managers and trustees. Provide Personal Questionnaires, proof of citizenship, copy of photo identification, original photo and fingerprints for those individuals. Provide a listing of all other shareholders owning less than 10% interest. Include their name, home address, social security number, date of birth, shares or percentage of ownership, title, citizenship and any statutory disqualifications.

***Not-For-Profit Corporations,** list all principal officers and any director/trustee who is compensated on the license. Trustees/ Directors who are not compensated do not need to submit a Personal Questionnaire or fingerprints. However, the applicant must submit a list with the name and address of each such individual along with a statement that each such individual is eligible to hold a license. Applicants that have filed for a Club License only need to list a single individual as the Alcoholic Beverage Control Officer.

RIGHT TO PREMISES

1. RIGHT TO PREMISES

1a. By what right does the applicant have possession of the premises?

- ☐ Own
 ☒ Lease
 ☐ Sub-Lease
 ☐ Binding contract to acquire real property
 ☐ Written intent to lease
☐ Other (explain):

If leasing, the lease must run for the full term of the license period or at least be renewable to cover the full term. Month to month leases or month to month renewal terms are not acceptable. The tenant name on the lease must match the applicant name exactly.

1b. Do the terms of the lease or other arrangement require the applicant to provide any consideration based on a percentage of the receipts of the business? ☐ Yes ☒ No

If YES, please list the section/page of the lease this information can be found:

2. OTHER INTERESTED PARTIES

Does or will anyone other than the applicant/principals share on a percentage basis or in any way in the receipts, losses or deficiencies of the business to any extent whatsoever?

☒ Yes ☐ No

If YES, please state the names and addresses of such persons, the nature and percent of their share and date acquired.

Name	Address	Nature of interest	Date Acquired

☐ Original☐ Amended

Date _____

OFFICE USE ONLY

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LANDLORD IDENTIFICATION INFORMATION

In order to obtain the most accurate information this form should be completed by the Landlord. This form must be completed and submitted regardless of whether the property owner is a third party landlord or the applicant.

1. Name of Landlord (*as it appears on lease and deed*):

The Casper R. Callen Trust

2. Landlord Mailing Address

Street Address:

c/o Salon Realty Attn. Joshua Salon; 316 East 89th Street

City:

New York

State:

NY

Zip Code:

10128

3. Telephone Number of Landlord:

4. Landlord Principals (ALL landlord principals must be disclosed below)

Name

Address (if different than Landlord's mailing address above)

Name

Address (if different than Landlord's mailing address above)

Name

Address (if different than Landlord's mailing address above)

Name

Address (if different than Landlord's mailing address above)

5. Are any persons listed on this Landlord Identification Form currently or previously licensed under the ABC Law?

☐ Yes☐ No

Serial Number

Licensee Name

Serial Number

Licensee Name

Serial Number

Licensee Name

6. Are any persons listed on this form police officers?

☐ Yes☐ No

If yes, list names below:

Name

Name

7. List number of years real property has been owned or legally controlled by the landlord:

STANDARD FORM OF STORE LEASE
The Real Estate Board of New York, Inc.

7/04

Agreement of Lease, made as of this 1st day of January in the year 2022, between JAMES K. MOONEY, JR., AS TRUSTEE OF THE CASPER R. CALLEN TRUST, with an address c/o The Salon Realty Company of the first part, hereinafter referred to as OWNER, and 428 LGT, LLC., a New York, LLC., with an address at 428 Lafayette Street, New York, N.Y. 10003 party of the second part, hereinafter referred to as TENANT,

Witnesseth: Owner hereby leases to Tenant and Tenant hereby hires from Owner
GROUND FLOOR STORE AND PART OF BASEMENT AND SUB-BASEMENT BELOW

in the building known as 428 LAFAYETTE STREET, New York, New York
in the Borough of Manhattan, City of New York, for the term of
TEN (10) YEARS, EIGHT (8) MONTHS
(or until such term shall sooner cease and expire as hereinafter provided) to commence on the
1st day of January in the year 2022, and to end on the
31st day of August in the year 2032, and
both dates inclusive, at the annual rental rate of
SEE RIDER PAR. 43

which Tenant agrees to pay in lawful money of the United States which shall be legal tender in payment of all debts and dues, public and private, at the time of payment, in equal monthly installments in advance on the first day of each month during said term, at the office of Owner or such other place as Owner may designate, without any setoff or deduction whatsoever, except that Tenant shall pay the first FIRST monthly installment(s) on the execution hereof (unless this lease be a renewal).

In the event that, at the commencement of the term of this lease, or thereafter, Tenant shall be in default in the payment of rent to Owner pursuant to the terms of another lease with Owner or with Owner's predecessor in interest, Owner may at Owner's option and without notice to Tenant add the amount of such arrears to any monthly installment of rent payable hereunder and the same shall be payable to Owner as additional rent.

The parties hereto, for themselves, their heirs, distributes, executors, administrators, legal representative, successors and assigns, hereby covenant as follows:

Rent: 1. Tenant shall pay the rent as above and as hereinafter provided.
Occupancy: 2. Tenant shall use and occupy the demised premises for
SEE RIDER PAR 54

and for no other purpose. Tenant shall at all times conduct its business in a high grade and reputable manner, shall not violate Article 37 hereof, and shall keep show windows and signs in a neat and clean condition.

Alterations: 3. Tenant shall make no changes in or to the demised premises of any nature without Owner's prior written consent. Subject to the prior written consent of Owner, and to the provisions of this article, Tenant, at Tenant's expense, may make alterations, installations, additions or improvements which are non-structural and which do not affect utility services or plumbing and electrical lines, in or to the interior of the demised premises by using contractors or mechanics first approved in each instance by Owner. Tenant shall, before making any alterations, additions, installations or improvements, at its expense, obtain all permits, approvals and certificates required by any governmental or quasi-governmental bodies and (upon completion) certificates of final approval thereof, and shall deliver promptly duplicates of all such permits, approvals and certificates to Owner, and Tenant agrees to carry, and will cause Tenant's contractors and sub-contractors to carry, such worker's compensation, commercial general liability, personal and property damage insurance as Owner may require. If a mechanic's lien is filed against the demised premises, or the building of which the same forms a part, for work claimed to have been done for, or materials furnished to, Tenant, whether or not done pursuant to this article, the same shall be discharged by Tenant within 30 days thereafter, at Tenant's expense, by payment or filing a bond as permitted by law. All fixtures and all paneling, partitions, railings and like installations, installed in the demised premises at any time, either by Tenant or by Owner on Tenant's behalf, shall, upon installation, become the property of Owner and shall remain upon and be surrendered with the demised premises unless Owner, by notice to Tenant no later than twenty days prior to the date fixed as the termination of this lease, elects to relinquish Owner's rights thereto and to have them removed by Tenant, in which event, the same shall be removed from the demised premises by Tenant prior to the expiration of the lease, at Tenant's expense. Nothing in this article shall be construed to give Owner title to, or to prevent Tenant's removal of, trade fixtures, moveable office furniture and equipment, but upon removal of same from the demised premises or upon removal of other installations as may be required by Owner, Tenant shall immediately and at its expense, repair and restore the demised premises to the condition existing prior to any such installations, and repair any damage to the demised premises or the building due to such removal. All property permitted or required to be removed by Tenant at the end of the term remaining in the demised premises after Tenant's removal shall be deemed abandoned and may, at the election of Owner, either be retained as Owner's property or may be removed from the demised premises by Owner at Tenant's expense.

Repairs: 4. Owner shall maintain and repair the public portions of the building, both exterior and interior, except that if Owner allows Tenant to erect on the outside of the building a sign or signs, or a hoist, lift or sidewalk elevator for the exclusive use of Tenant, Tenant shall maintain such exterior installations in good appearance, shall cause the same to be operated in a good and workmanlike manner, shall make all repairs thereto necessary to keep same in good order and condition, at Tenant's own cost and expense, and shall cause the same to be covered by the insurance provided for hereafter in Article 8. Tenant shall, throughout the term of the lease, take good care of the demised premises (including, without limitation, the storefront) and

the fixtures and appurtenances therein, and the sidewalks adjacent thereto, and at its sole cost and expense, make all non-structural repairs thereto as and when needed to preserve them in good working order and condition, reasonable wear and tear, obsolescence and damage from the elements, fire or other casualty, excepted. If the demised premises be or become infested with vermin, Tenant shall at Tenant's expense, cause the same to be exterminated from time to time to the satisfaction of Owner. Except as specifically provided in Article 9 or elsewhere in this lease, there shall be no allowance to the Tenant for the diminution of rental value and no liability on the part of Owner by reason of inconvenience, annoyance or injury to business arising from Owner, Tenant or others, making or failing to make any repairs, alterations, additions or improvements in or to any portion of the building, including the erection or operation of any crane, derrick or sidewalk shed, or in or to the demised premises or the fixtures, appurtenances or equipment thereof. It is specifically agreed that Tenant shall be not entitled to any set off or reduction of rent by reason of any failure of Owner to comply with the covenants of this or any other article of this lease. Tenant agrees that Tenant's sole remedy at law in such instance will be by way of an action for damages for breach of contract. The provisions of this Article 4 with respect to the making of repairs shall not apply in the case of fire or other casualty, which are dealt with in Article 9 hereof.

Window Cleaning: 5. Tenant will not clean nor require, permit, suffer or allow any window in the demised premises to be cleaned from the outside in violation of Section 202 of the New York State Labor law or any other applicable law or of the Rules of the Board of Standards and Appeals, or of any other Board or body having or asserting jurisdiction.

Requirements of Law, Fire Insurance: 6. Prior to the commencement of the lease term, if Tenant is then in possession, and at all times thereafter, Tenant, at Tenant's sole cost and expense, shall promptly comply with all present and future laws, orders and regulations of all state, federal, municipal and local governments, departments, commissions and boards and any direction of any public officer pursuant to law, and all orders, rules and regulations of the New York Board of Fire Underwriters or the Insurance Services Office, or any similar body which shall impose any violations, order or duty upon Owner or Tenant with respect to the demised premises, and with respect to the portion of the sidewalk adjacent to the demised premises, if the demised premises are on the street level, whether or not arising out of Tenant's use or manner of use thereof, or with respect to the building, if arising out of Tenant's use or manner of use of the demised premises or the building (including the use permitted under the lease). Except as provided in Article 29 hereof, nothing herein shall require Tenant to make structural repairs or alterations unless Tenant has by its manner of use of the demised premises or method of operation therein, violated any such laws, ordinances, orders, rules, regulations or requirements with respect thereto. Tenant shall not do or permit any act or thing to be done in or to the demised premises which is contrary to law, or which will invalidate or be in conflict with public liability, fire or other policies of insurance at any time carried by or for the benefit of Owner, or

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500 FOOT LAW STATEMENT

Applicants for on premises liquor licenses must complete this section (*Not required for on premises beer or wine applicants*)

If the location is subject to the 500 Foot Law, and no other exception applies, the license cannot be issued unless the State Liquor Authority makes an affirmative finding that it is in the public interest to issue the license.

The provisions of Section 64, 64-a, 64-b, 64-c and 64-d of the ABC Law require the Authority to consult with the municipality or community board prior to granting a license for **ANY ON PREMISES LIQUOR ESTABLISHMENTS** where such premises is located within a 500 foot radius of three or more on premises liquor establishments and the population of the municipality is 20,000 or more. The Authority is further required to conduct a public hearing, upon notice to the applicant and the municipality or the community board.

The Proposed Premises (*check the appropriate box below*):

- ☐ IS NOT WITHIN A 500 FOOT RADIUS OF THREE OR MORE ESTABLISHMENTS HOLDING ON PREMISES LIQUOR LICENSES.
- ☒ IS WITHIN A 500 FOOT RADIUS OF THREE OR MORE ESTABLISHMENTS SELLING LIQUOR FOR ON PREMISES CONSUMPTION. (IF SO, YOU MUST COMPLETE THE WRITTEN STATEMENT BELOW AND SUBMIT THE NAMES AND ADDRESSES OF THE ESTABLISHMENTS WITHIN THE 500 FOOT RADIUS, *UNLESS THE PREMISES HAS BEEN CONTINUOUSLY LICENSED ON OR PRIOR TO NOVEMBER 1, 1993.*)
- ☐ NOT APPLICABLE - PREMISES HAS BEEN CONTINUOUSLY LICENSED ON OR PRIOR TO NOVEMBER 1, 1993.
- ☐ NOT APPLICABLE - POPULATION OF CITY, TOWN OR VILLAGE IS UNDER 20,000
- ☐ NOT APPLICABLE - BEER, WINE AND CIDER ONLY

IMPORTANT:

YOU MUST PROVIDE THE NAMES OF ALL ON PREMISES LIQUOR ESTABLISHMENTS LOCATED WITHIN A 500 FOOT RADIUS OF THE PROPOSED PREMISES

For assistance, use the "GIS Maps - LAMP" (Liquor Authority Mapping Project) system, which is available on our website.

If a premises is within a 500 foot radius of three or more establishments holding on premises liquor licenses and has not been continuously licensed since November 1, 1993 and the population is over 20,000 you must **ATTACH A WRITTEN STATEMENT EXPLAINING IN DETAIL WHY YOU BELIEVE ISSUANCE OF THE LICENSE WOULD BE IN THE PUBLIC INTEREST.**

FAILURE TO SUBMIT THIS INFORMATION MAY RESULT IN DISAPPROVAL OF THE LICENSE APPLICATION.

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STATEMENT OF AREA PLAN**200 Foot Law****THIS QUESTION MUST BE ANSWERED BY ALL APPLICANTS REGARDLESS OF LICENSE TYPE**

1. List the name, address and distance from the premises to ANY SCHOOL, CHURCH or PLACE OF WORSHIP WITHIN **300 FEET**
2. Is the premises within 200 feet of **ANY SCHOOL, CHURCH or PLACE OF WORSHIP?**
(exclusive use as a church or place of worship will be determined by this agency)
(please respond "YES" if ANY school, church or place of worship is within 200 feet)

☐ Yes ☒ No
3. Submit a BLOCK PLOT DIAGRAM (aerial view of the building, with nearby businesses and residences labeled) showing the location of any school, church or place of worship (8-1/2" x 11")

Indicate the distance in feet from the entrance of the proposed premises to the closest entrance of any school, church or place of worship.

Attach additional sheets if necessary.

ATTACH A STATEMENT INDICATING HOW THESE MEASUREMENTS WERE TAKEN

1. Name of church/school:	Harvey Milk High School
Address:	2-10 Astor Place, New York, NY 10003
Distance:	277
2. Name of church/school:	
Address:	
Distance:	
3. Name of church/school:	
Address:	
Distance:	

For assistance use the "GIS MAPS - LAMP" (Liquor Authority Mapping Project) system, which is available on our website.

If applying for a full liquor license (beer, wine and liquor) and the premises is within 200 feet of a school, church or place of worship, the application may be denied.

If any discrepancy in the measurements is brought to the attention of the Authority during the examination of the application, it may be necessary for the applicant to supply a certified survey showing the actual measurement from the premises to the closest school, church or place of worship.

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ESTABLISHMENT QUESTIONNAIRE

In this section you must describe the premises to be licensed. Answer ALL questions completely. Please do not answer "see attached" to any question. Any incomplete answer may delay or prevent the processing of the application.

Helpful Hint: Drawing your diagram and reviewing your photographs may assist you in completing this section.
See sample diagrams at the end of this application.

1. Zoning

1a. State what the area is zoned for:
 (e.g., Residential, Business, Mixed etc.)

Mixed

1b. Does the premises have a **VALID CERTIFICATE OF OCCUPANCY**
 and **ALL** appropriate permits?

☒ Yes

☐ No

☐ Pending

2. Premises

2a. Describe the type of building in which the premises
 will be located.

5 story landmarked mixed use building

2b. Is or has the building/proposed premises been known by any other address?

☐ Yes

☒ No

If YES, please specify:

If the address was changed due to a 911 update or other government action, please include documentation for the change.

2c. Is there currently an active license or has there ever been a license to traffic
 in alcoholic beverages at this location?

☐ Currently Licensed

☒ Previously Licensed

☐ Never Licensed

☐ Do Not Know

Name of Licensee:

Very Nice Enterprises LLC

MHJ Management LLC

Tango House Inc. & Colonnades Restaurant Associates LTD

License Serial Number:

0340-19-108720

0340-19-108716

0340-15-107841

2d. Are there any disciplinary actions pending against the applicant, current licensee or prior licensee?

☐ Yes

☐ No

☒ Do Not Know

Any pending disciplinary action may delay a determination on this application or result in the disapproval.

2e. If the proposed premises has never been licensed, what was the prior use?

2f. Is any other floor or area of the building currently licensed?

☐ Yes

☒ No

Name of Licensee:

License Serial Number:

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3. Premises (interior):

3a. List the total number of floors of the business establishment to be licensed, including the basement:

3b. List the floor(s) where the proposed premises will be located:
(e.g., basement, ground floor, 2nd & 3rd floor, etc.)

3c. Where is the alcohol stored?

3d. Is there interior access to any other floor(s) or area(s) that will not be part of the premises to be licensed?
If yes, show the means of access on the interior diagram(s).

☒ Yes

☐ No

3e. Are the premises to be licensed divided in any way, by a public or private passageway, over which the applicant does not have exclusive possession and control?
(e.g., hallway, stairwells, common areas, etc.)

☐ Yes

☒ No

If YES, describe:

3f. How many public restrooms? If less than two (2) public restrooms, you must request a waiver of the two (2) restroom rule in writing. Please show restrooms on diagram.

3g. List the maximum occupancy of the premises: 3h. Number of tables?

3i. Number of seats at tables? 3j. Number of seats at bar or counter?

4. Bars:

4a. How many customer bars are located on the premises?
(a customer bar is where patrons may order, purchase or receive alcoholic beverages)

4b. How many service bars? (a service bar is for wait staff use exclusively)

4c. Describe each bar in the fields below:

Bar 1

Bar Type:
Length:
Shape:
Location:

Bar 2

Bar Type:
Length:
Shape:
Location:

Bar 3

Bar Type:
Length:
Shape:
Location:

Attach additional sheets if there are more than 3 bars.

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5. Kitchen:

5a. Does the premises have a full kitchen? ☒ Yes ☐ No

If NO, does the premises have a food preparation area? ☐ Yes ☐ No

Show Kitchen or Food Prep Area on the Interior Diagram

NOTE: FOOD MUST BE AVAILABLE FOR SALE DURING ALL HOURS OF OPERATION; SUBMIT A MENU

5b. Is a chef/cook employed at the premises? ☒ Yes ☐ No

If YES, please list hours of day chef/cook will devote to the premises:

All hours of operation

6. Hotel or Bed & Breakfast:

6a. How many floors?

6b. How many guest rooms?

6c. For Hotels Only: Is there a public restaurant on the hotel premises? ☐ Yes ☐ No

7. Outdoor Areas:

7a. Are there any outside areas used for the sale or consumption of alcohol? ☐ Yes ☒ No

7b. If YES, what is the outside occupancy?

7c. Check all types that apply:
(there must be direct access from the interior of the premises to any outdoor area(s) that you wish to license. Show access on diagram)

- | | | | | |
|---|-------------------------------|----------------------------------|-----------------------------------|---------------------------------|
| ☐ Sidewalk Cafe | ☐ Deck | ☐ Patio | ☐ Porch | ☐ Gazebo |
| ☐ Rooftop | ☐ Yard | ☐ Balcony | ☐ Pavilion | ☐ Tent |
| ☐ Other (describe): <input type="text"/> | | | | |

7d. Is the outdoor area(s) divided by any public or private passageway or area that the applicant does not have exclusive control? ☐ Yes ☐ No

If YES, how is it divided?

7e. How is the outdoor area(s) contained? Check all that apply and show enclosure on diagram.

- | | | | | |
|---|-------------------------------|------------------------------------|---------------------------------|-------------------------------------|
| ☐ Fencing | ☐ Wall | ☐ Shrubbery | ☐ Roping | ☐ Stanchions |
| ☐ Other (describe): <input type="text"/> | | | | |

7f. Is a permit required by the locality for outside area(s)? ☐ Yes ☐ No

If yes, submit a copy of the permit.

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PROPOSED METHOD OF OPERATION

This form satisfies Section 110 of the ABC Law requiring that a statement be submitted indicating the type of establishment operated at the premises.

The information in this section will be the method of operation you are approved for and will be binding. Should you wish to deviate from this method of operation in any way, you must first apply for and receive permission from the Authority.

1. Will any other business of any kind be conducted in said premises? ☐ Yes ☒ No
(If YES, please provide details on a separate sheet)

- 1a. If the premises *is not* a catering establishment, will the premises periodically close to host private events? ☒ Yes ☐ No

If YES, how frequently?

2. Will the premises have music? ☒ Yes ☐ No

2a. If YES, check all that apply: ☒ Recorded ☐ DJ ☐ Juke Box ☐ Karaoke

☒ Live Music (give details: e.g., rock bands, acoustic, jazz, etc.):

- 2b. Will the premises use the services of an Event Promoter? ☐ Yes ☒ No

3. Will the premises permit dancing? ☐ Yes ☒ No

3a. If dancing is permitted, who will be permitted to dance? ☐ Patrons ☐ Employees for Entertainment ☐ Both

3b. If dancing is permitted, will there be exotic dancing including, but not limited to, topless entertainment, pole dancing and/or lap dancing? ☐ Yes ☐ No

4. Will there be topless entertainment? ☐ Yes ☒ No

5. Will the business employ a manager? ☒ Yes ☐ No

5a. If NO, will principal(s) manage? ☐ Yes ☐ No

6. How many employees? (excluding principals and security personnel)

6a. If answer is "0" please provide an explanation:

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7. NYS Law requires businesses to carry workers' compensation and disability insurance (see instructions).
If applied for and pending, please indicate.

Workers' Compensation Carrier
Name and Policy Number:

Disability Insurance Carrier Name
and Policy Number:

If you are exempt from Workers' Compensation and/or Disability Benefits Insurance coverage, submit an approved Certificate of Attestation of Exemption from NYS Workers' Compensation and/or Disability Benefits Insurance Coverage from the NYS Workers' Compensation Board. The application is available on their website: <http://www.wcb.ny.gov> or you may contact them by phone at: (877) 632-4996

8. Will security personnel be used at the premises? ☐ Yes ☒ No

9a. If YES, how many?

9b. If YES, provide your **Proprietary Security Guard Employer Unique Identification Number** assigned to the business by the NYS Department of State Division of Licensing Services or the name of the security company through which the security personnel will be hired:

The Licensee is responsible for assuring that hired security personnel are registered in accordance with NYS Security Guard Registration Guidelines. Please contact the NYS Department of State to obtain information.

9. Provide a detailed plan of supervision for the premises to be licensed. Clearly describe how you will maintain control and order over the licensed premises. How will you monitor alcohol sales and prevent sales to minors and sales to intoxicated persons? How will you handle unruly patrons, altercations, etc., to prevent the premises from becoming disorderly? Include additional sheets if necessary.

No patrons under 16 years old will be allowed unless accompanied by a parent or guardian. All employees engaged in the sale or service of alcoholic beverages will be trained and instructed to check the identification of any customer seeking to order such a beverage and appearing to be under thirty (30) years old. The staff on duty will monitor the premises for potentially intoxicated persons and to ensure that no alcoholic beverages are carried off the premises, unless otherwise permitted by law to do so.

10. Are all responses provided in this application consistent with the information provided to the municipality or Community Board within the Standardized Notice Form for Providing 30-Day Advance Notice?

☒ Yes ☐ No

10a. If NO, please explain:

ALCOHOLIC BEVERAGES MAY ONLY BE CONSUMED, SOLD OR GIVEN AWAY DURING THE HOURS APPROVED BY THE COUNTY WHERE THE PREMISES IS LOCATED UNLESS FURTHER RESTRICTED BY THE AUTHORITY

A list of county closing hours is available at the following link:

<http://sla.ny.gov/provisions-for-county-closing-hours>