

LICENSE ADDENDUM AGREEMENT

The undersigned, an officer of Maximo Pizza Corporation, an applicant for an on-sale liquor license to be located at 213 Oak Street SE, Minneapolis, Minnesota with a proposed trade name of Tommy's Tea Bar hereby agrees to the following conditions as an inducement to the City Council of Minneapolis, Minnesota to approve the aforementioned license. The undersigned further agrees that failure on the part of the applicant to fully comply with the terms of this agreement may constitute cause for suspension, revocation or denial of renewal of the aforementioned license.

- 1). Valid proof of age as defined by MN Statute 340A.503 indicating that the patron is at least 21 years of age will be required of all persons entering the premises after 9 pm Thursday, Friday and Saturday, unless otherwise prohibited by law. After that time entrance will be refused to any person without valid proof of age unless the patron is obviously 40 years of age or older;
- 2). Beginning at 9 pm Thursday, Friday and Saturday and continuing until closing on said days, valid proof of age as defined by MN Statute 340A.503 will be required of all persons who purchase, are served, are consuming or in possession of beverage alcohol on the premises of Tommy's. At all other times, valid proof of age as defined by MN Statute 340A.503 will be required of all patrons who are obviously under the age of 40 years;
- 3). Tommy's will provide adequate security for the indoor and outdoor premises during the hours of 9 pm to closing on Thursday, Friday and Saturday, consisting of a minimum of at least one additional dedicated employee assigned exclusively to security duties at the front door. The on-duty manager shall be responsible for security in the outdoor area. In addition to the on-duty manager, a minimum of three (3) employees will be on duty during the hours of 9 pm to closing on Thursday, Friday and Saturday. In the event that neither owner is on the premises during the hours of 9 pm to closing on Thursday, Friday and Saturday, an employee will be designated as the on-site manager and will be trained to address all problems and operational and security issues that arise out of the course of the business;
- 4). A minimum four (4) foot high fence will be constructed around the perimeter of the outdoor patio at the rear of the building. As allowed for by the pertinent building and fire codes, entrance to the outdoor patio area shall be through the restaurant only;
- 5). Tommy's will provide an independent trainer approved by the City of Minneapolis to provide alcohol server training to all management staff and

employees within thirty days of the opening of Tommy's. Thereafter, training will be required by an independent trainer on an annual basis and all newly-hired employees who are unable to present written evidence of attendance at an alcohol server training seminar within the previous twelve months will be required to attain said training no later than thirty days after the date of hire;

6). Tommy's will pick up all litter and trash within 100 feet of the establishment on a daily basis;

7). During March 2006, the operation of Tommy's Tea Bar and any outdoor areas will be reviewed by the License Division, and the applicant acknowledges that any failure to comply with the terms of this agreement, to be proactive in terms of providing adequate security and control at the premises, or to take or have taken immediate corrective action to minimize disturbances at or immediately outside of the premises may be grounds to suspension, revocation or denial of renewal of the aforementioned license. The review may include a meeting with the applicant and the business association. A similar such review may be conducted by the License Division at the time the on-sale liquor license is being considered for renewal.

8). The applicant agrees to receive professional advice to ensure compliance with Minnesota and federal requirements regarding employment-related issues, including tax issues. The applicant will comply with local, state and federal laws pertaining to such employment-related and tax matters.

Signature – Hiep That Ton, Officer
For and on behalf of Maximo Pizza Corporation

Date