

July 25, 2006

City & County of Denver  
Department of Excise and License  
201 West Colfax Avenue, Dept. 206  
Denver, Colorado 80202

Re: Pete K. Contos  
Pete's Greek Town Café, Inc.  
2910 East Colfax Avenue  
Denver, Colorado 80206

Ladies and Gentlemen:

On July 25, 2006 representatives of Congress Park Neighbors, Inc., and Pete K. Contos held a meeting to discuss the permit application to modify the premises concerned in Hotel/Restaurant Liquor License #40-61111-0000. Approval of this application would result in food and liquor being served on the new outdoor patio.

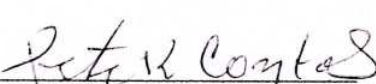
Congress Park Neighbors recognizes Pete Contos and the Greek Town Café as important elements that contribute to Congress Park's vibrancy, enjoyed by residents and visitors alike. Congress Park Neighbors, Inc., and Greek Town Café enjoy their partnership in promoting the vitality, safety and quality of life in the business and residential neighborhood surrounding 2910 East Colfax.

During the July 25 discussion it was agreed that to ensure the new patio maintains the Greek Town Café's high standards and is a positive addition to the neighborhood:

1. Greek Town Café will make its best efforts to comply with relevant city ordinances governing noise levels on the patio and in the parking lot. Neighbors appreciate Greek Town Café's current diligence at keeping patrons' noise and rowdiness to a reasonable level, allowing neighbors the quiet enjoyment of their nearby residences. If a speaker is installed to pipe music out to the patio, the sound will be kept to a reasonable level and turned off no later than 10:30 p.m. Sunday through Thursday nights and no later than midnight on Friday and Saturday nights, or such times as required by city ordinance, whichever are earlier.
2. Greek Town Café agrees to maintain its current high level of cleanliness for the parking lot and patio. Neighbors appreciate that Pete and his staff keep the parking lot clean and have no doubt that he will do the same for the new patio.
3. Greek Town Café agrees to request that its trash disposal service empty dumpsters no earlier than 6 a.m.

4. Greek Town Café may occasionally have live entertainment for special events, but the live entertainment will not be on the outdoor patio, and will abide by the constraints in item 1, above.
5. Greek Town Café agrees to continue to encourage its patrons to park in the café's parking lot, or along Colfax Avenue, rather than on adjacent neighborhood streets. Neighbors appreciate the safe environment conferred by the Greek Town Café's well-kept, well-lit parking lot.
6. Greek Town Café agrees that if any neighbor has a complaint about any of the above issues, they should first call the restaurant at 303/321-1104 and ask the manager in charge to address the problem.
7. Greek Town Café agrees that if the nature of the business changes, representatives will meet with neighbors, and/or Congress Park Neighbors, Inc. board members to adjust this agreement as necessary.
8. The agreements contained herein shall be binding on any future transferees of the hotel and restaurant liquor license.

By their signatures, the parties below confirm this agreement.



Pete K. Cortos  
Pete's Greek Town Café  
2910 East Colfax Avenue  
Denver, Colorado 80206



Congress Park Neighbors, Inc.  
P.O. Box 18571  
Denver, Colorado 80218