

**THE DISTRICT OF COLUMBIA
ALCOHOLIC BEVERAGE CONTROL BOARD**

_____)	
In the Matter of:)	
)	
Georgia Avenue Media Lounge, LLC)	
t/a The Blue Banana)	
)	
Holder of a)	License No. ABRA-082215
Retailer's Class CT License)	Order No. 2011-230
)	
at premises)	
3632 Georgia Avenue, N.W.)	
Washington, D.C. 20010)	
_____)	

Georgia Avenue Media Lounge, LLC, t/a The Blue Banana (Licensee)

Bill Brown, Chairperson, Advisory Neighborhood Commission (ANC) 1A

BEFORE: Nick Alberti, Interim Chairperson
Donald Brooks, Member
Herman Jones, Member
Calvin Nophlin, Member
Mike Silverstein, Member

ORDER ON AMENDMENT TO VOLUNTARY AGREEMENT

The official records of the Alcoholic Beverage Control Board (Board) reflect that Georgia Avenue Media Lounge, LLC, t/a The Blue Banana (Licensee) and ANC 1A entered into a Voluntary Agreement (Agreement) dated September 9, 2009, that governs the operation of the Licensee's establishment. This matter comes now before the Board to consider the Parties' Amendment to Voluntary Agreement (Amendment), dated March 9, 2011, in accordance with D.C. Official Code § 25-446 (2001).

The official records of the Board reflect that the Parties have agreed to amend the original Agreement to reflect the Parties' agreement that the Licensee's alcohol sale and service hours be permitted to the full hours allowable under the law.

The Amendment has been reduced to writing and has been properly executed and filed with the Board. The Licensee, Chairperson Bill Brown and Commissioner Kent C. Boese, on behalf of ANC 1A, are signatories to the Agreement.

Accordingly, it is this 15th day of June 2011, **ORDERED** that:

1. The above-referenced Voluntary Agreement submitted by the Licensee and ANC 1A to govern the operations of the Licensee's establishment is **APPROVED** and **INCORPORATED** as part of this Order; except for the following modifications:

Section 2 (Nature of the Business) – The following language shall be removed: “a substantial change in operation.”

Section 8 (Rats and Vermin Control) – The term “Protestants,” shall be replaced with “Board.”

Section 10 (License Ownership and Compliance with ABRA Regulations) – The following language shall be removed: “Applicant also specifically agrees to be the sole owner of the ABC license.”

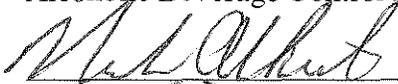
Section 11 (Participation in the Community) – The following language shall be removed: “To this end, Applicant shall from time to time be represented at ANC 1A public meetings, which currently occur on the second Wednesday of each month at 7:00 p.m. at the Harriet Tubman Elementary School, 3101 13th Street, N.W., Washington, D.C, 20010. Applicant, upon notice from the ANC shall send a representative of the Establishment to a meeting(s) to confer and deal in good faith with issues raised under this Agreement.”

The parties have agreed to the modifications.

2. Copies of this Order shall be sent to the Licensee and ANC 1A.

Georgia Avenue Media Lounge, LLC
t/a The Blue Banana
License No. ABRA-082215
Page 3

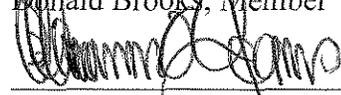
District of Columbia
Alcoholic Beverage Control Board



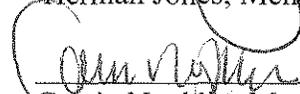
Nick Alberti, Interim Chairperson



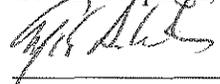
Donald Brooks, Member



Herman Jones, Member



Calvin Nophlin, Member



Mike Silverstein, Member

Pursuant to 23 DCMR § 1719.1 (April 2004), any party adversely affected may file a Motion for Reconsideration of this decision within ten (10) days of service of this Order with the Alcoholic Beverage Regulation Administration, 2000 14th Street, N.W., Suite 400S, Washington, DC 20009.

ADVISORY NEIGHBORHOOD COMMISSION 1A

SMD 1A01 – Lisa Kralovic
SMD 1A04 – Betty Pair
SMD 1A07 – Thomas Boisvert
SMD 1A10 – Lenwood O. Johnson

SMD 1A02 – Vickey Wright-Smith
SMD 1A05 – Laina Aquiline
SMD 1A08 – Kent Boese

SMD 1A03 – Sheldon Scott
SMD 1A06 – William Brown
SMD 1A09 – Bobby Holmes
SMD 1A11 – Dotti Love Wade

VOLUNTARY AGREEMENT

THIS VOLUNTARY AGREEMENT (“Agreement”) is made on this 9th day of March 2011 by and between Georgia Avenue Media Lounge, LLC t/a The Blue Banana (“Applicant”), and Advisory Neighborhood Commission 1A (“Protestant”), (collectively, the “Parties”).

WITNESSETH

WHEREAS, Applicant has applied for a License Class CT for a business establishment (“Establishment”) located at 3632 Georgia Avenue, N.W., Washington, D.C. (“Premises”);

WHEREAS, Protestant is Advisory Neighborhood Commission 1A, who filed a timely protest (the “Protest”) against the issuance of the Applicant’s license application pursuant to D.C. Official Code § 25-601(1) and 601(4), respectively;

WHEREAS, the Parties have agreed to enter into this Agreement and request that the Alcoholic Beverage Control Board (“ABC Board”) approve the Applicant’s license application conditioned upon the Applicant’s compliance with the terms of this written Agreement; and

WHEREAS, the Parties are desirous of entering into a Voluntary Agreement pursuant to D.C. Official Code § 25-446 for the operation and maintenance of the Establishment in such a manner as to minimize the effect on (i) the peace, order and quiet of the neighborhood and (ii) pedestrian safety and vehicular traffic, and to eliminate the need for a Protest Hearing regarding the license application.

NOW, THEREFORE, in consideration of the recitals set forth above and the mutual covenants and conditions set forth below, the Parties agree as follows:

1. ***Recitals Incorporated.*** The recitals set forth above are incorporated herein by reference.
2. ***Nature of the Business.*** The Applicant will manage and operate a Sports Bar with an emphasis on food, multimedia and a variety of live entertainment, as noted below. Any change from this model shall be considered by both Parties to be a substantial change in operation of great concern to residents and requires prior approval by the ABC Board.
3. ***Hours of Operation and Sales.*** The Applicant’s hours of operation shall be as follows:

Advisory Neighborhood Commission 1A
1380 Monroe Street NW #103
Washington, DC 20010



ADVISORY NEIGHBORHOOD COMMISSION 1A

SMD 1A01 – Lisa Kralovic
SMD 1A04 – Betty Pair
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SMD 1A05 – Laina Aquiline
SMD 1A08 – Kent Boese

SMD 1A03 – Sheldon Scott
SMD 1A06 – William Brown
SMD 1A09 – Bobby Holmes
SMD 1A11 – Dotti Love Wade

Sunday noon – 2:00 a.m.,
Monday through Thursday 11:00 a.m. – 2:00 a.m.,
Friday and Saturday 11:00 a.m. – 3:00 a.m.

The Applicant's hours for selling and serving alcohol shall be as follows:

Sunday noon – 2:00 a.m.,
Monday through Thursday 11:00 a.m. – 2:00 a.m.,
Friday and Saturday 11:00 a.m. – 3:00 a.m.

On special occasions the establishment may stay open later if permissible by DC law or ABRA.

4. **Floors Utilized and Occupancy.** The Applicant will operate its establishment on the 1st floor of the building, basement and beer garden. The Establishment will have no more than are permissible by code and Fire regulations.
5. **Parking/Valet Arrangements.** It is a principal concern of the Protestants that the Applicant's operation of the Establishment does not create or exacerbate parking problems within the ANC boundaries. The Applicant will ensure that no vehicles are parked in the rear of the Establishment such that vehicles are on the abutting property.
6. **Noise and Privacy.** Applicant will strictly comply with D.C. Official Code § 25-725 and to that end shall make architectural improvements to the property and take all necessary actions to ensure that music, noise and vibration from the Establishment are not audible within the adjacent residential properties. Applicant agrees to keep its doors and windows closed when live music is being played at the establishment. If necessary, Applicant will take reasonable steps to reduce noise emanating from the Establishment from the opening of the entry or exit doors.
7. **Public Space and Trash.** Applicant shall keep the sidewalk (up to and including the curb), tree box(es), curb, and alley clean and free of litter, bottles, and other debris in compliance with D.C. Code and Municipal Regulations. Applicant shall police these areas sufficiently to assure that refuse and other materials are promptly removed. The Applicant agrees to obtain a dumpster to be placed in the rear of the building. Applicant shall ensure that the area around the dumpster is kept clean at all times and the dumpster is placed such that it does not encroach on the abutting property owners and so that no garbage is placed on the abutting property.



ADVISORY NEIGHBORHOOD COMMISSION 1A

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SMD 1A08 -- Kent Boese

SMD 1A03 -- Sheldon Scott
SMD 1A06 -- William Brown
SMD 1A09 -- Bobby Holmes
SMD 1A11 -- Dotti Love Wade

8. ***Rats and Vermin Control.*** The Applicant shall provide rat and vermin control for its property. Applicant shall provide proof of its rat and vermin control contract upon the request of the Protestants. Applicant shall have the Establishment and the area around the Premises properly cleaned at the end of each night to ensure that there are not garbage and odors present the following morning.
9. ***Security Cooperation in Stemming Illegal Drugs and Public Drinking.*** Protestants are concerned that the large capacity sought by the Applicant for the Premises will pose security and crime issues. Applicant agrees that it shall take all necessary steps to minimize such problems, including, without limitation, designating a sufficient number of employees to assure adequate security and to control unruly patrons, whether inside or in the immediate outside area; monitoring for and prohibiting sales or use of illegal drugs within or about the Premises, maintaining contact and cooperating with MPD and other enforcement officials when known or suspected drug activities occur. Applicant shall to the full extent permissible by law discourage loitering in the vicinity of the Premises. This will include providing an appropriate number of security officers, at all times when the Establishment is open to the public, who shall be responsible for ensuring that any individuals who are simply loitering are asked to move along.
10. ***License Ownership and Compliance with ABRA Regulations.*** Applicant promises to Protestants that it shall abide by all Alcoholic Beverage Regulations Administration (ABRA) regulations regarding the ownership of the license and all other provisions applicable to liquor licensees, and agrees that Protestants shall have standing to ask the ABC Board to enforce any violations of the agreement. Applicant also specifically agrees to be the sole owner of the ABC license.
11. ***Participation in the Community.*** Applicant agrees to seek to maintain open communication with the Protestants, and the community for which the ANC acts. To this end, Applicant shall from time to time be represented at ANC 1A public meetings, which currently occur on the second Wednesday of each month at 7:00 p.m. at the Harriet Tubman Elementary School, 3101 13th Street, N.W., Washington, D.C. 20010. Applicant, upon notice from the ANC shall send a representative of the Establishment to a meeting(s) to confer and deal in good faith with issues raised under this Agreement,
12. ***Notice and Opportunity to Cure.*** In the event that any of the parties is in breach of this Agreement, it shall be entitled to reasonable notice and opportunity to cure, as a condition precedent to seeking enforcement of the Agreement. Unless the breach is of an emergency nature or is a repetition of a prior breach, reasonable notice and opportunity shall provide for a cure within 30 days of the date of such notice. If Applicant or the licensee fails to cure within the 30-day period (or, with respect to a breach which

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SMD 1A11 – Dotti Love Wade

reasonably requires more than 30-days to cure, fails to commence cure of such breach and diligently pursues such cure) failure shall constitute a cause for seeking a Show Cause Order from the ABC Board pursuant to D.C. Official Code § 25-447. Unless otherwise noted above, any notices required to be made under this Agreement shall be in writing and mailed via certified mail, return receipt requested, postage prepaid, or hand-delivered, to the other parties to this Agreement at the following addresses. Notice shall be deemed given as of the time of receipt or refusal of receipt:

If to Applicant:

Georgia Avenue Media
Lounge
3632 Georgia Avenue, NW
Washington, DC, 20010
Attn: Ted Trabue
(202) 373-8791
Fax (202) 237-1584

If to Protestants:

Advisory Neighborhood Commission 1A
1380 Monroe Street, NW, #103
Washington, DC, 20010
Attn: Bill Brown, Chairman
202-643-1206

Failure to give notice shall not constitute waiver or acquiescence to the violation, but notice shall be a prerequisite to the filing of a complaint with the ABC Board or any other enforcement action.

- 13. **Withdrawal of Protest.** Upon execution of this Agreement by the Parties and its acceptance by the ABC Board, Protestants shall withdraw the Protest.

PROTESTANT:



Chairman, ANC 1A

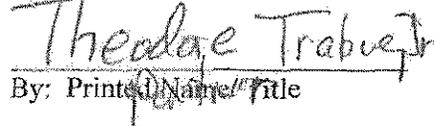


Commissioner ANC 1A08

APPLICANT:



Georgia Avenue Media Lounge, LLC
T/A The Blue Banana



By: Printed Name/Title

**THE DISTRICT OF COLUMBIA
ALCOHOLIC BEVERAGE CONTROL BOARD**

_____)	
In the Matter of:)	
)	
Georgia Avenue Media Lounge,)	
LLC)	License Number: 82215
t/a The Green Room)	ORDER NUMBER: 2009-243
)	
Application for a New)	
Retailer's Class CT License)	
at premises)	
3632 Georgia Avenue, N.W.)	
Washington, D.C. 20010)	
_____)	

Georgia Avenue Media Lounge, LLC t/a The Green Room, Applicant

Cliff Valenti, Chair, Advisory Neighborhood Commission (ANC) 1A

BEFORE: Peter B. Feather, Chairperson
Mital M. Gandhi, Member
Nick Alberti, Member
Charles Brodsky, Member
Donald Brooks, Member
Herman Jones, Member

ORDER ON VOLUNTARY AGREEMENT

The official records of the Alcoholic Control Board (the "Board") reflect that Georgia Avenue Media Lounge, LLC t/a The Green Room ("Applicant"), filed an Application for a new Retailer's Class CT License located at 3632 Georgia Avenue, N.W., Washington D.C. The Applicant and Cliff Valenti, Chair, ANC 1A (the "Parties"), have entered into a Voluntary Agreement (Agreement) dated September 9, 2009, setting forth the terms and conditions that govern the operation of the Applicant's establishment.

The Agreement has been reduced to writing and has been properly executed and filed with the Board. The Applicant and ANC 1A Chairperson Valenti are signatories to the Agreement.

Georgia Avenue Media Lounge, LLC
t/a The Green Room
License No: 82215
Page 2

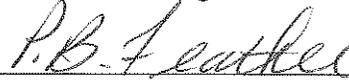
Accordingly, it is this 30th day of September, 2009, **ORDERED** that:

1. The Application filed by Georgia Avenue Media Lounge, LLC t/a The Green Room, for a new Retailer's Class CT license located at 3632 Georgia Avenue, N.W., Washington, D.C., is **GRANTED**

2. This above-referenced Voluntary Agreement submitted by the Parties to govern the operations of the Applicant's establishment is **APPROVED** and **INCORPORATED** as part of this Order; and

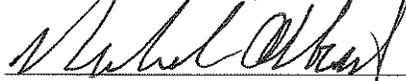
3. Copies of this Order shall be sent to the Applicant and ANC 1A.

District of Columbia
Alcoholic Beverage Control Board



Peter B. Feather, Chairperson

Mital M. Gandhi, Member



Nick Alberti, Member

Charles Brodsky, Member



Donald Brooks, Member

Herman Jones, Member

Pursuant to 23 DCMR § 1719.1 (April 2004), any party adversely affected may file a Motion for Reconsideration of this decision within ten (10) days of service of this Order with the Alcoholic Beverage Regulation Administration, 941 North Capitol Street, N.E., Suite 7200, Washington, D.C. 20002.



ADVISORY NEIGHBORHOOD COMMISSION 1A

ANC 1A01 - Lisa Kralovic
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ANC 1A05 - William H. Jordan
ANC 1A08 - Cliff Valenti

ANC 1A03 - Luis A. Morales
ANC 1A06 - Samuel Johnson
ANC 1A09 - LaKeisha G. Thomas
ANC 1A11 - Sandra Scotland

3628 Georgia Avenue, NW Washington, DC 20010

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VOLUNTARY AGREEMENT

THIS VOLUNTARY AGREEMENT ("Agreement") is made on this 9th day of September 2009 by and between "Georgia Avenue Media Lounge, LLC" ("Applicant"), and Advisory Neighborhood Commission 1A ("Protestant"), (collectively, the "Parties").

WHEREAS, Applicant has applied for a License Class CT for a business establishment ("Establishment") located at 3632 Georgia Avenue, NW, Washington, D.C. ("Premises");

WHEREAS, Protestant is Advisory Neighborhood Commission 1A, who filed a timely protest (the "Protest") against the issuance of the Applicant's license application pursuant to D.C. Official Code § 25-601(1) and 601(4), respectively;

WHEREAS, the Parties have agreed to enter into this Agreement and request that the Alcoholic Beverage Control Board ("ABC Board") approve the Applicant's license application conditioned upon the Applicant's compliance with the terms of this written Agreement; and

WHEREAS, the Parties are desirous of entering into a Voluntary Agreement pursuant to D.C. Official Code § 25-446 for the operation and maintenance of the Establishment in such a manner as to minimize the effect on (i) the peace, order and quiet of the neighborhood and (ii) pedestrian safety and vehicular traffic, and to eliminate the need for a Protest Hearing regarding the license application.

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3. **Hours of Operation and Sales.** The Applicant's hours of operation shall be as follows:
 - Sunday noon – 2:00 a.m., Monday through Thursday 11:00 a.m.– 2:00 a.m., Friday and Saturday 11:00 a.m. – 3:00 a.m.

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10. **Security Cooperation in Stemming Illegal Drugs and Public Drinking.** Protestants are concerned that the large capacity sought by the Applicant for the Premises will pose security and crime issues. Applicant agrees that it shall take all necessary steps to minimize such problems, including, without limitation, designating a sufficient number of employees to assure adequate security and to control unruly patrons, whether inside or in the immediate outside area; monitoring for and prohibiting sales or use of illegal drugs within or about the Premises, maintaining contact and cooperating with MPD and other enforcement officials when known or suspected drug activities occur. Applicant shall to the full extent permissible by law discourage loitering in the vicinity of the Premises. This will include providing an appropriate number of security officers who shall be responsible for ensuring that any individuals who are simply loitering are asked to move along.
11. **License Ownership and Compliance with ABRA Regulations.** Applicant promises to Protestants that it shall abide by all Alcoholic Beverage Regulations Administration (ABRA) regulations regarding the ownership of the



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3628 Georgia Avenue, NW Washington, DC 20010

license and all other provisions applicable to liquor licensees, and agrees that Protestants shall have standing to ask the ABC Board to enforce any violations of the agreement.

12. **Participation in the Community.** Applicant agrees to seek to maintain open communication with the Protestants, and the community for which the ANC acts. To this end, Applicant shall from time to time be represented at ANC 1A public meetings, which currently occur on the second Wednesday of each month at 7 p.m. at the Harriot Tubman Elementary School 3101 13th Street, NW, Washington, D.C. 20010. Applicant, upon notice from the ANC shall send a representative of the Establishment to a meeting(s) to confer and deal in good faith with issues raised under this Agreement,

13. **Notice and Opportunity to Cure.** In the event that any of the parties is in breach of this Agreement, it shall be entitled to reasonable notice and opportunity to cure, as a condition precedent to seeking enforcement of the Agreement. Unless the breach is of an emergency nature or is a repetition of a prior breach, reasonable notice and opportunity shall provide for a cure within 30 days of the date of such notice. If Applicant or the licensee fails to cure within the 30-day period (or, with respect to a breach which reasonably requires more than 30-days to cure, fails to commence cure of such breach and diligently pursues such cure) failure shall constitute a cause for seeking a Show Cause Order from the ABC Board pursuant to D.C. Official Code § 25-447. Unless otherwise noted above, any notices required to be made under this Agreement shall be in writing and mailed via certified mail, return receipt requested, postage prepaid, or hand-delivered, to the other parties to this Agreement at the following addresses. Notice shall be deemed given as of the time of receipt or refusal of receipt:

If to Applicant:

Georgia Avenue Media Lounge
3632 Georgia Avenue, NW
Washington, DC
Attn: Ted Trabue
(202) 373-8791
Fax (202) 237-1584

If to Protestants:

Advisory Neighborhood Commission 1A
3628 Georgia Avenue, NW
Washington, DC 20010
Attn: Cliff Valenti, Chairman
(202) 413-5155

Failure to give notice shall not constitute waiver or acquiescence to the violation, but notice shall be a prerequisite to the filing of a complaint with the ABC Board or any other enforcement action.

14. **Withdrawal of Protest.** Upon execution of this Agreement by the Parties and its acceptance by the ABC Board, Protestants shall withdraw the Protest.

PROTESTANT:

Cliff Valenti, Chairman ANC1A, SMD 1A08

APPLICANT:

Georgia Avenue Media Lounge, LLC
T/A The Green Room

WILLIAM DEAN

Printed Name