

NEIGHBORHOOD AGREEMENT

This Neighborhood Agreement is entered into this 2nd day of June, 2005, between Baker Historic Neighborhood Association, West Washington Park Neighborhood Association, and Capitol Hill United Neighborhoods (CHUN) to be collectively herein referred to as "Neighborhood Groups", and Cinema Beverages of Colorado, LLC, d/b/a The Mayan Theatre, hereinafter to be known as "Mayan", which has applied for the issuance of a tavern liquor license for use at The Mayan Theatre.

WHEREAS, Mayan has applied for a tavern liquor license to be issued by the Department of Excise & Licenses, City and County of Denver, State of Colorado, Liquor Enforcement Division, for the premises known as 110 Broadway, Denver, Colorado 80203 (the "Mayan Theatre"), and

WHEREAS, Neighborhood Groups, neighborhood organizations registered with the City and County of Denver, have been engaged in efforts to improve and protect the safety and quality of life in the neighborhoods surrounding the Mayan Theatre, and all the parties want to continue to protect and improve the safety and quality of life in those neighborhoods.

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

Neighborhood Groups agree to support Mayan's application for a liquor license. This support includes, but is not limited to, the attendance and verbal testimony by at least one member of the Neighborhood Groups over the age of 21 who is qualified to testify as a party in interest at the license hearing. Neighborhood Groups' testimony, subject to the conditions agreed to herein, is that there exists a need and a desire of the neighborhood for the type of license applied for by Mayan.

Mayan agrees that the liquor license will be non-transferable to any other separate owner, operator, business, corporation, or entity, except for the transfer to a related entity or subsidiary in the event of a corporation reorganization or restructuring within the hierarchy of ownership of Cinema Beverages of Colorado, LLC. Therefore, this

prohibition on Mayan will not apply if Landmark Theatres or its related entities have a stock or membership interest in the proposed transferee/licensee.

Cinema Beverages of Colorado, LLC, d/b/a The Mayan Bar, also agrees that alcoholic beverages will only be served in connection with the movie show-time schedule. Therefore, alcoholic beverages will only be served 30 minutes prior to the first film screening of the day and 30 minutes after the last film screening ends at the theatre. Additionally, all employees serving alcoholic beverages will have undergone TIPS training or State training as required by the City and County of Denver.

This Agreement shall be binding upon any transferees or related entities of Mayan and Cinema Beverages of Colorado, LLC. Should Neighborhood Groups or Mayan determine by a vote of the majority of the members in attendance at a meeting duly organized by the Bylaws of Neighborhood Groups a finding that any of the terms of this Agreement are being violated, then the party to this Agreement will immediately notify the alleged offending party in writing of the existence of a potential problem or breach of this Agreement. If the offending party has not taken reasonable measures to cure or provide the satisfactory explanation of the alleged breach within thirty (30) days of receipt of such notification, the matter shall be referred to mediation through the Department of Excise & Licenses for the City and County of Denver.

The parties hereby agree that the terms of this Neighborhood Agreement shall be a condition of the liquor license and will be subject to regulation and verification by the Department of Excise & Licenses for the City and County of Denver.

In the event that any party to this Agreement fails to comply with the decision of the mediator / arbitrator, the decision of the mediator / arbitrator may be enforced by the Director of the Department of Excise & Licenses consistent with the terms of this Agreement.

AGREED:

BAKER HISTORIC NEIGHBORHOOD
ASSOCIATION

By: Timothy G. Lopez
Date: 6-2-09

CINEMA BEVERAGES OF COLORADO,
LLC

[Signature]
By: Timlach Hutchins
Date: 6-2-05

WEST WASHINGTON PARK
NEIGHBORHOOD ASSOCIATION

By: [Signature]
Date: 6-2-05

CAPITOL HILL UNITED NEIGHBORHOODS (CHUN)

By: [Signature]
Date: 6-2-05