

MEMORADUM OF UNDERSTANDING

In consideration for the support of the Mayfield Neighborhood Association, to the request of a Class B restaurant liquor license transfer by Mayfield Cafe, LLC, 3500-02 Harford Road, and Austin Allen, applicant, and the approval of such by the Baltimore City Board of Liquor License Commissioners, the parties hereto mutually agree to the following terms and conditions:

Days & Hours of Operation serving alcohol:

Sunday-Thursday: 11AM – 10PM

Friday – Saturday: 11AM – 12AM

Notes:

- Community, Company, and Private Events: Will have option to stay until 1:30AM for closure at 2AM. (Fridays and Saturdays)
- All alcohol Dine in purchases will have to be accompanied by a \$5 minimum food purchase, including but not limited to chips, baked goods, bagels, focaccia, etc...

OUTDOOR TABLE SERVICE:

Outdoor tables are to be used only by patrons of the restaurant, and all alcoholic beverages will be served by wait staff to seated patrons. All tables must be flush against the exterior front wall of the building. Patrons will not be dining outdoors past the closing hours set below.

M-Th: 8AM – 8PM (alcohol starts at 11am)

Friday & Saturday: 8AM – 9PM (alcohol starts at 11am)

Sunday: 8AM – 9PM (alcohol starts at 11am)

Takeaway alcohol:

Sales of takeaway alcohol will be from 9am - 9pm.

Takeaway items will be bottled wine - craft beer - liquor.

Quantity available will be based on inventory, demand, and special orders.

More information about type of liquor and price point will be discussed once we have more information on availability from vendors.

There will be NO sale of mini alcohol items, box wine, or 30 / 24 bulk packs of beer.

All takeaway alcohol sales will have to be accompanied by a food purchase including but not limited to items such as chips or baked goods including focaccia, bagel, etc...

There will be a \$5 minimum food purchase to purchase takeaway alcohol.

There will be no signage on the exterior or interior of the café visible to the outside displaying the sale of takeaway alcohol.

Takeaway alcohol will be marketed on our menu and word of mouth.

Parking:

Mayfield Café LLC will do my best to speak with the owners of the Harford convenience store about acquiring extra parking space but will not guarantee anything regarding this matter.

Noise Issues:

Mayfield Café LLC will follow all noise ordinances set forth by Baltimore city and Baltimore city liquor board.

We will have a sign to remind patrons to respect our neighbors.

Inventory Security:

All alcohol will be stored in our cellar / basement at the end of each night.

All alcohol will be placed away from the entrance of Arcola during operating hours.

There will be no outdoor or indoor signage visible from the street that markets our takeaway sales of alcohol.

Our security system records 24 hours inside and outside, equipped with alerts and window breaking sensors.

We will have lighting installed in our awning, we do have a plan to install string lights along the business corridor, this is being discussed with the appropriate groups. We will wrap string lights around our neighboring trees.

Notices:

Our lease includes language about the transfer of the license, but yes, we will provide prior notice to any license transfers and applications for other licenses.

Owner Austin Allen or representative (GM) will appear at Mayfield board meetings quarterly and discuss any issues or ideas regarding the liquor license.

We will provide and make available to the Mayfield board a google calendar displaying the date and time of community, public, and private events being held at ARCOLA.

GOOD NEIGHBOR

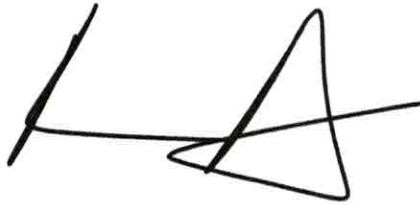
Licensee shall make every effort to ensure that the establishment performs as a positive member of the community, including.

1. Licensee will always keep the premises and the perimeter of the building free from trash and debris and will have all trash removed frequently. All trash will be placed in closed lidded receptacles.
2. Licensee will encourage patrons to use ride-sharing and public transportation to alleviate parking conditions and will discourage any carryout customers from double-parking.
3. Licensee will not advertise the sale of "to go" alcoholic beverages outside of the establishment or have any visible inside signs to the outside.
4. Licensee will use his best efforts to discuss with delivery drivers the best times and locations for drop-offs to mitigate traffic and noise.
5. Licensee will prohibit the consumption of alcoholic beverages by employees during their work shift.

ENTIRETY OF AGREEMENT

This agreement represents the entirety of the understanding of the parties. The parties acknowledge that this agreement is part and parcel of the non-objection of the undersigned community group for the transfer of the liquor license at 3500-02 Harford Road.

IN WITNESS THEREOF THE PARTIES HAVE AFFIXED THEIR SIGNATURES



5/2/24

Austin Allen, as licensee and managing member, Mayfield Café, LLC DATE

Phaedra K. Stewart *5/3/2024*

Phaedra R. Stewart, VP MIA DATE
Mayfield Improvement Association