

HUDSON – Good Units
Proposed Cabaret and Amended Liquor License Stipulations

The licensee agrees to incorporate the following stipulations in its cabaret and amended liquor license as long as it operates as Good Units:

1. Consistent with current hotel operations there will be no new amplified sound in entry areas. Appropriate sound proofing measures will be taken to ensure the amplified sound is contained within the sub-cellar and cellar levels.
2. All events will abide by the NYC Noise Code. Good Units will have a governor on amplified equipment restricting the sound, which will be monitored by management staff.
3. All events in the space will be controlled and managed by Management Staff, and not by “Outside Promoters”.
4. HUDSON agrees to include in its standard dj/band/performer contract the following express provisions:
 - (a) A maximum on the volume generated during any performance and a trained HUDSON employee will monitor the restriction. In addition, HUDSON equipment will have a governor restricting the sound
 - (b) A prohibition against circulating or posting of “palm cards”, leaflets, signs, flyers or other promotional materials advertising upcoming performances at HUDSON's premises or around the neighborhood.
 - (c) That violators of these restrictions will be barred from holding future events at Good Units.
5. Reservoir space on the ground floor will be provided to allow for queuing of up to 120 people; within the confines of the HUDSON Hotel.
6. The entrance to and exit from the event space will be through existing 58th Street entrances.
7. As pertains to Good Units, the doors on 57th Street will be used for emergency access and egress only.
8. HUDSON agrees to work with the owners of parking facilities in its surrounding neighborhood to establish a preferred parking rate to be

HUDSON – Good Units
Proposed Cabaret and Amended Liquor License Stipulations

utilized by patrons of the event space and further agrees to publish the location of such parking facilities on the Good Units website.

9. HUDSON will commit to working with the 58th Street Block Association to improve the overall cleanliness and aesthetics of the block
10. HUDSON will provide a 24/7 contact phone number for the community should any disturbance occur, with full authority to correct the disturbance. A record will be kept of any such communication
11. HUDSON's management shall meet with ~~designated~~ ^{AS Needed} representatives of Community Board 4 ("CB4") ~~on a quarterly basis~~ if requested to discuss any quality of life issues which may arise during that time period concerning HUDSON's operation.
12. HUDSON agrees to foster positive relations with the local community in allowing the use of Good Units for community functions when feasible.
13. HUDSON will use its reasonable best efforts in cooperation with CB4 to convince the New York City Department of Transportation, The Mayor's Office Community Affairs Unit and the New York City Department of Consumer affairs to relocate the food carts on the corner of 58th Street and 9th Avenue in an effort to help ease congestion
14. HUDSON agrees to use its reasonable best efforts to work with the New York City Department of Transportation to remove the taxi stand on 58th Street and relocate the commercial parking from the corner of 9th Avenue and 58th Street.
15. HUDSON will work with New York City Taxi and Limousine commission and NYPD to coordinate sting operations to enforce taxi restrictions and existing laws.
16. During hours of operation, dedicated security will be posted inside the 57th Street doors to ensure they are not used as a guest entrance /exit or as a temporary exit to allow for smoking.
17. HUDSON will provide at least 2 dedicated security personnel outside of HUDSON on 58th Street to monitor noise levels from guests during Good Units events.
18. HUDSON agrees restrict all smoking on the street from all venues/bar/restaurants located on premises and instead direct them to the designated smoking areas in the Private Park.

HUDSON – Good Units
Proposed Cabaret and Amended Liquor License Stipulations

19. After event conclusion, HUDSON agrees to shift additional security personnel from the building interior to the street to assist in monitoring noise levels and assisting in the management of taxis.
20. HUDSON will notify the Community Board Four and Midtown North precinct of the NYPD as to ongoing schedule of public events in advance of the date.
21. HUDSON agrees to close Good Units at 2:00 AM Monday, Tuesday, and Wednesday.

22. HUDSON agrees to submit these stipulations to the New York City Department of Consumer Affairs and the State Liquor Authority and be bound by them as part of its method of operation in both the cabaret and amended liquor license applications.

AGREED TO BY
HUDSON

SIGNED