

REGENT THEATRE WINE & MALT APPLICATION CHANGES/CORRECTIONS:

Form #43:

- Leland Stein is stated as Manager
- Delete the words " Theatre License" use just Wine & Malt
- Include " 18,106 sq. footage with 1 entrance and 5 exits with a seating capacity of 495 " in the description of licensed premise

Application:

- #7: include " 18,106 sq. footage with 1 entrance and 5 exits with a seating capacity of 495 " in the description of licensed premise
- #10: change Leland Stein to "Co-owner/Manager" and delete Richard Stavros "Co-owner/Concession Manager"

Corporate Vote:

- State vote: Leland Stein is the Manager
- State vote: Corporation approval to apply for a new license

The Commonwealth of Massachusetts
Alcoholic Beverages Control Commission
239 Causeway Street
Boston, MA 02114
www.mass.gov/abcc

For Reconsideration

FORM 43
MUST BE SIGNED BY LOCAL LICENSING AUTHORITY

ABCC License Number

City/Town

Local Approval Date

TRANSACTION TYPE (Please check all relevant transactions):

- | | | | |
|---|--|---|---|
| <input checked="" type="checkbox"/> New License | <input type="checkbox"/> New Officer/Director | <input type="checkbox"/> Pledge of License | <input type="checkbox"/> Change Corporate Name |
| <input type="checkbox"/> Transfer of License | <input type="checkbox"/> Change of Location | <input type="checkbox"/> Pledge of Stock | <input type="checkbox"/> Seasonal to Annual |
| <input type="checkbox"/> Change of Manager | <input type="checkbox"/> Alteration of Licensed Premises | <input type="checkbox"/> Transfer of Stock | <input type="checkbox"/> Change of License Type |
| <input type="checkbox"/> Cordials/Liqueurs Permit | <input type="checkbox"/> Issuance of Stock | <input type="checkbox"/> New Stockholder | <input type="checkbox"/> Other <input type="text"/> |
| <input type="checkbox"/> 6-Day to 7-Day License | <input type="checkbox"/> Management/Operating Agreement | <input type="checkbox"/> Wine & Malt to All Alcohol | |

Name of Licensee EIN of Licensee

D/B/A Manager

ADDRESS: CITY/TOWN: STATE: ZIP CODE:

Annual or Seasonal

Category: (All Alcohol- Wine & Malt Wine, Malt & Cordials)

Type: (Restaurant, Club, Package Store, General On Premises, Etc.)

Complete Description of Licensed Premises:

The Regent Theatre is a performing arts center with one stage and one movie screen, 18,106 sq. feet with 1 entrance and 5 exits with a seating capacity of 495. Main entrance on Medford St. , one emergency exit to the back driveway, one emergency exit off the left aisle and left side of stage to the alley, two emergency exists at the back of the ground/orchestra level on the right side near the handicap accessible and men's restrooms and one emergency exit onto Medford St. from the second floor restrooms and offices.

Application Filed: Advertiser: Abutters Notified: Yes No
Date & Time Date & Attach Publication

Contact Person for Transaction Phone:

ADDRESS: CITY/TOWN: STATE: ZIP CODE:

Remarks:

The Local Licensing Authorities By:

Alcoholic Beverages Control Commission
Ralph Sacramone
Executive Director

ABCC Remarks:

6. CONTACT PERSON CONCERNING THIS APPLICATION (ATTORNEY IF APPLICABLE)

NAME: Leland Stein
ADDRESS: 225 Broadway, Apt. 2
CITY/TOWN: Arlington STATE: MA ZIP CODE: 02474
CONTACT PHONE NUMBER: 617-694-6612 FAX NUMBER: 781-643-4747
EMAIL: lstein@regenttheatre.com

7. DESCRIPTION OF PREMISES:

Please provide a complete description of the premises. Please note that this must be identical to the description on the Form 43. **Your description MUST include: number of floors, number of rooms on each floor, any outdoor areas to be included in licensed area, and total square footage.** i.e.: "Three story building, first floor to be licensed, 3 rooms, 1 entrance 2 exits (3200 sq ft); outdoor patio (1200 sq ft); Basement for storage (1200 sq ft). Total sq ft = 5600."

The Regent Theatre is a performing arts center with one stage and one movie screen, 18,106 sq. feet with 1 entrance and 5 exits with a seating capacity of 495. Main entrance on Medford St. , one emergency exit to the back driveway, one emergency exit off the left aisle and left side of stage to the alley, two emergency exists at the back of the ground/orchestra level on the right side near the handicap accessible and men's restrooms and one emergency exit onto Medford St. from the second floor restrooms and offices.

Total Square Footage: 18,106 Number of Entrances: 1 Number of Exits: 5
Occupancy Number: 550 Seating Capacity: 495

IMPORTANT ATTACHMENTS (2): The applicant must attach a floor plan with dimensions and square footage for each floor & room.

8. OCCUPANCY OF PREMISES:

By what right does the applicant have possession and/or legal occupancy of the premises? Final Lease

IMPORTANT ATTACHMENTS (3): The applicant must submit a copy of the final lease or documents evidencing a legal right to occupy the premises.

Other:

Landlord is a(n): LLC Other:

Name: Brantwood Holdings LLC c/o Capital Realty Group, Inc. Phone: 617-523-2399

Address: 80 Charles St. City/Town: Boston State: MA Zip: 02114

Initial Lease Term: Beginning Date 9-1-2014 Ending Date 8-31-2019

Renewal Term: 5 Years Options/Extensions at: 1 at 5 Years Each

Rent: \$60,000.00 Per Year Rent: \$5,000.00 Per Month

Do the terms of the lease or other arrangement require payments to the Landlord based on a percentage of the alcohol sales?
Yes No

If Yes, Landlord Entity must be listed in Question # 10 of this application.

If the principals of the applicant corporation or LLC have created a separate corporation or LLC to hold the real estate, the applicant must still provide a lease between the two entities.

9. LICENSE STRUCTURE:

The Applicant is a(n):

Corporation

Other :

If the applicant is a Corporation or LLC, complete the following:

Date of Incorporation/Organization:

3-24-2005

State of Incorporation/Organization:

Massachusetts

Is the Corporation publicly traded? Yes No

10. INTERESTS IN THIS LICENSE:

List all individuals involved in the entity (e.g. corporate stockholders, directors, officers and LLC members and managers) and any person or entity with a direct or indirect, beneficial or financial interest in this license.

IMPORTANT ATTACHMENTS (4):

A. All individuals or entities listed below are required to complete a [Personal Information Form](#).

B. All shareholders, LLC members or other individuals with any ownership in this license must complete a [CORI Release Form](#) (unless they are a landlord entity)

Name	All Titles and Positions	Specific % Owned	Other Beneficial Interest
Richaed W. Stavros	Co-Owner	75%	
Leland Stein	Co-Owner/Manager	25%	

*If additional space is needed, please use last page.

11. EXISTING INTEREST IN OTHER LICENSES:

Does any individual listed in §10 have any direct or indirect, beneficial or financial interest in any other license to sell alcoholic beverages? Yes No **If yes, list said interest below:**

Name	License Type	Licensee Name & Address
	Please Select	
	Please Select	
	Please Select	
	Please Select	
	Please Select	
	Please Select	

*If additional space is needed, please use last page.

MEDFORD STREET THEATRE INC.

VOTES BY
UNANIMOUS WRITTEN CONSENT OF
DIRECTORS

The undersigned, being all of the Directors of Medford Street Theatre, Inc., a Massachusetts corporation (the "Corporation), pursuant to chapter 156D, Section 8.21, of the Massachusetts Business Corporation Act, do hereby unanimously consent to the adoption of the following Votes, which shall be treated for all purposes as adopted at a duly constitution meeting of the Directors of the Corporation.

VOTED: In connection with the Corporations application for a license from the Massachusetts Alcoholic Beverage Control Commission, the Corporation is authorized to undertake all necessary, desirable and requested transactions;

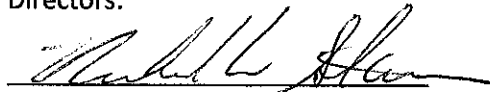
VOTED: Approval of applying for a wine and malt license to the Town of Arlington and state of Massachusetts.

VOTED: In connection with the license application, that Richard Stavros is the President of the Corporation. Leland Stein is the Manager of the Corporation, be, and he hereby is, appointed as Manager for all purposes, and, in those capacities, are hereby authorized to take any and all actions, including without limitation undertaking all requested transactions on behalf of the Corporation, and to execute, seal, deliver and file all agreements, instruments and documents, as they, in their sole discretion, shall approve as being necessary which will be deemed conclusive evidence as such approval, and of the authority therefore hereunder;

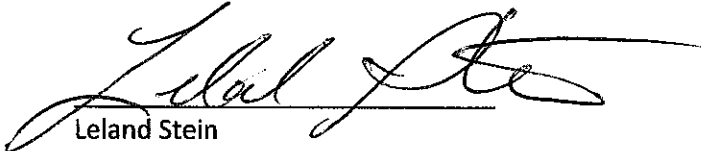
VOTED: That the President and Manager of the Corporation are, and each acting singly hereby is, authorized and empowered to take whatever action (including without limitation, the execution, sealing, delivery and filing of agreements, instruments and other documents) is, in the sole discretion of the officer or officers so acting, necessary or convenient to carry out the intent and purposes of the proceeding votes, the taking of such action to be conclusive evidence of such approval and the authority of the officer or officers so to act.

IN WITNESS WHEREOF, the undersigned have executed this instrument as the date set forth below, and hereby direct that this Written Consent be filed with the records of the meetings of the Directors and Shareholders of the Corporation.

Directors:



Richard Stavros



Leland Stein

Dated: October 15, 2015