

August 21, 2008

Jerry Frank  
Norman Knickle  
Union Park Neighborhood Association

David Mundel  
Ellis Neighborhood Association

**RE: Corporation-to-LLC Transfer Application  
C.V. 7-Day All-Alcoholic Beverages License  
From: Harrington's, Inc. d/b/a Becketts  
To: Stephi's on Tremont, LLC  
571 Tremont Street, Boston, MA 02118**

Dear Gentlemen:

Thank you for meeting with us on August 20, 2008 to discuss the transfer of the C.V. 7 Day All-Alcoholic Beverages License to Stephi's on Tremont, LLC ("Stephi's") into the former Garden of Eden space. As was discussed at the meeting, Stephi's is very excited to bring its experience and success to the South End and to become a part of your neighborhood.

The focus of the meeting was centered on the intended operational aspects of Stephie's and as such, this letter serves as confirmation that the Union Park Neighborhood Association ("UPNA") and the Ellis Neighborhood Association ("Ellis") will support our application to the Licensing Board for the City of Boston subject to the following conditions:

(1) That initially the closing hour of the restaurant shall be Midnight Sunday through Wednesday and 1:00AM Thursday through Saturday, however, Ellis and the UPNA agree that they would entertain discussions of a possible increase in the closing hour during the week to 1:00AM;

(2) Alcohol to be served only with food at tables;

(3) Trash shall be picked-up after 7:00AM daily and will be stored on the premises in the rear space behind the restaurant. However, Stephi's further agrees to explore the possibility of building a secure rodent proof storage area for trash immediately adjacent to the rear entry corridor that opens onto Union Park at the rear of the restaurant space and parties agree to involve UPNA, Ellis, and the abutters in the design review of the potential storage structure;

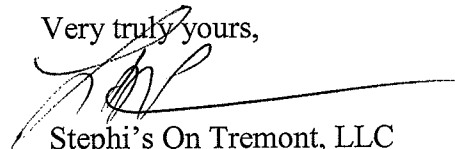
(4) Stephi's will designate a smoking area for its employees to be located at least ten (10) feet from any residences and shall remove cigarette butts from the sidewalks adjacent to the restaurant on a regular basis. Stephi's further agrees to work in conjunction with Ellis and the UPNA in an effort to lessen the nuisance created by patrons smoking near the neighboring residential buildings;

(5) The current renovation plans for the restaurant space do not include the use of the exhaust fan currently located on the rooftop of the Garden of Eden. However, in the event that said plans change and Stephi's does use the exhaust fan, Stephi's agrees to work with its contractor to address the neighborhood concerns regarding the exhaust fan, namely the repositioning of the fan away from the residences located on Montgomery Street and Union Park Street and repositioning it towards Tremont Street as well as the mitigation of the noise emitted from the fan. In the event that Stephi's constructs a new exhaust system, it will work with the UPNA and Ellis to minimize the noise and exhaust of such new system that potentially affects area residents; and

(6) To meet with Ellis and the UPNA to discuss and review any potential problems or issues associated with the operation of the restaurant on a quarterly basis during the first year of operation, annually during subsequent years and at other times necessary if issues or concerns arise.

Once again thank you for your time and we look forward to becoming a part of your community.

Very truly yours,



Stephi's On Tremont, LLC  
Leo Fonseca, General Manager

Agreed to by:

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David Mundel  
Ellis Neighborhood Association

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Norman Knickle  
Union Park Neighborhood Association