

LEGAL NOTICE

Notice is hereby given under Chapter 138 and Chapter 140 of the General Laws and the Town of Hull's Licensing Rules and Regulations and all other legal authority to the extent applicable that a public hearing **via remote participation** will be held by the by the Hull Board of Selectmen acting as the Local Licensing Authority on the **twentieth (20th) day of January, 2021 at 7:15 p.m.** on the following applications:

- A. PF Hospitality, Inc. (Applicant). dba The SandBar, 297 Nantasket Avenue, Hull, MA, has applied for a license to sell alcoholic beverages, Lillian Parker, (Proposed Manager) of the following kind: All Alcoholic (Annual) as a Restaurant. The premises to be licensed consist of a full service restaurant consisting of approximately 2066 square foot interior space, with dining, kitchen and bar area with 82 seats.

Proposed hours of operation of Liquor License: Monday-Saturday: 11:00 AM-1:00 AM and Sunday: 10:00 AM – 1:00 AM.

- B. Has applied for a license as a **Common Victualler**, and to provide **Entertainment** at, 297 Nantasket Avenue Hull Massachusetts, Lillian Parker, (Proposed Manager) within the above described premises. **Proposed hours of operation as a Common Victualler: Monday-Saturday: 11:00 AM-1:00 AM. and Sunday: 10:00 AM – 1:00 AM**

Proposed hours for Entertainment: Sunday – Saturday 2:00 PM-1:00 AM.

Food, alcohol and entertainment to be available in the restaurant, bar areas of the premises.

The applicants shall give public notice of said time and place of the hearing by publishing an attested copy of the said Notice and order thereon in the Hull Times at least ten days before the time of the hearing in accordance with Chapter 138 of the General Laws and all other legal authority and giving all other public notice to abutters and others as required by law.

Instructions for remote access: go to this link on your remote device (which must have a microphone and speaker): <https://global.gotomeeting.com/join/815606653>

You can also dial in using your phone.

(For supported devices, tap a one-touch number below to join instantly.)

United States: +1 (646) 749-3122

- One-touch: <tel:+16467493122,,815606653#>

Access Code: 815-606-653

. The public is advised to check periodically the Town Calendar at the Town's website for any changes in log-in instructions, date/time changes, etc. Copies of applications, additional details and plans relative to the above can be viewed on the Town of Hull Board of Selectmen webpage at the Town's website: www.town.hull.ma.us.



The Commonwealth of Massachusetts
Alcoholic Beverages Control Commission
95 Fourth Street, Suite 3, Chelsea, MA 02150-2358
www.mass.gov/abcc

APPLICATION FOR A NEW LICENSE

Municipality

Hull MA

1. LICENSE CLASSIFICATION INFORMATION

ON/OFF-PREMISES

ON Prem 12

TYPE

§ 12 Restaurant

CATEGORY

All Alcohol Beverages

CLASS

Annual

Please provide a narrative overview of the transaction(s) being applied for. On-premises applicants should also provide a description of the intended theme or concept of the business operation. Attach additional pages, if necessary.

Casual restaurant open year round offering a diverse American cuisine menu

Is this license application pursuant to special legislation?



Yes



No

Chapter

Acts of

2. BUSINESS ENTITY INFORMATION

The entity that will be issued the license and have operational control of the premises.

Entity Name

PF Hospitality Inc

FEIN

DBA

SandBar

Manager of Record

Lillian Parker

Street Address

297 Nantasket Ave Hull, MA 02045

Phone

Email

lparker@sandbarhull.com

Alternative Phone

Website

3. DESCRIPTION OF PREMISES

Please provide a complete description of the premises to be licensed, including the number of floors, number of rooms on each floor, any outdoor areas to be included in the licensed area, and total square footage. You must also submit a floor plan.

Seated dining room and bar all on 1 level - 2 Unisex bathrooms and a medium kitchen area

Total Square Footage:

2066

Number of Entrances:

3

Seating Capacity:

80

Number of Floors

1

Number of Exits:

3

Occupancy Number:

95

4. APPLICATION CONTACT

The application contact is the person whom the licensing authorities should contact regarding this application.

Name:

Lillian Parker

Phone:

Title:

Owner

Email:

lparker@sandbarhull.com

APPLICATION FOR A NEW LICENSE

5. CORPORATE STRUCTURE

Entity Legal Structure	<input type="text" value="Corporation"/>	Date of Incorporation	<input type="text" value="03/26/2020"/>
State of Incorporation	<input type="text" value="Massachusetts"/>	Is the Corporation publicly traded? <input type="radio"/> Yes <input checked="" type="radio"/> No	

6. PROPOSED OFFICERS, STOCK OR OWNERSHIP INTEREST

List all individuals or entities that will have a direct or indirect, beneficial or financial interest in this license (E.g. Stockholders, Officers, Directors, LLC Managers, LLP Partners, Trustees etc.). Attach additional page(s) provided, if necessary, utilizing Addendum A.

- The individuals and titles listed in this section must be identical to those filed with the Massachusetts Secretary of State.
- The individuals identified in this section, as well as the proposed Manager of Record, must complete a CORI Release Form.
- Please note the following statutory requirements for Directors and LLC Managers:
On Premises (E.g. Restaurant/ Club/Hotel) Directors or LLC Managers - At least 50% must be US citizens;
Off Premises (Liquor Store) Directors or LLC Managers - All must be US citizens and a majority must be Massachusetts residents.
- If you are a Multi-Tiered Organization, please attach a flow chart identifying each corporate interest and the individual owners of each entity as well as the Articles of Organization for each corporate entity. Every individual must be identified in Addendum A.

Name of Principal	Residential Address	SSN	DOB
Lillian Parker			
Title and or Position	Percentage of Ownership	Director/ LLC Manager	US Citizen
Owner	100	<input checked="" type="radio"/> Yes <input type="radio"/> No	<input checked="" type="radio"/> Yes <input type="radio"/> No
			MA Resident
			<input checked="" type="radio"/> Yes <input type="radio"/> No
Name of Principal	Residential Address	SSN	DOB
Title and or Position	Percentage of Ownership	Director/ LLC Manager	US Citizen
		<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No
			MA Resident
			<input type="radio"/> Yes <input type="radio"/> No
Name of Principal	Residential Address	SSN	DOB
Title and or Position	Percentage of Ownership	Director/ LLC Manager	US Citizen
		<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No
			MA Resident
			<input type="radio"/> Yes <input type="radio"/> No
Name of Principal	Residential Address	SSN	DOB
Title and or Position	Percentage of Ownership	Director/ LLC Manager	US Citizen
		<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No
			MA Resident
			<input type="radio"/> Yes <input type="radio"/> No
Name of Principal	Residential Address	SSN	DOB
Title and or Position	Percentage of Ownership	Director/ LLC Manager	US Citizen
		<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No
			MA Resident
			<input type="radio"/> Yes <input type="radio"/> No

Additional pages attached? ☐ Yes ☒ No

CRIMINAL HISTORY

Has any individual listed in question 6, and applicable attachments, ever been convicted of a State, Federal or Military Crime? If yes, attach an affidavit providing the details of any and all convictions.

☐ Yes ☒ No

APPLICATION FOR A NEW LICENSE

6A. INTEREST IN AN ALCOHOLIC BEVERAGES LICENSE

Does any individual or entity identified in question 6, and applicable attachments, have any direct or indirect, beneficial or financial interest in any other license to sell alcoholic beverages? Yes ☐ No ☒ If yes, list in table below. Attach additional pages, if necessary, utilizing the table format below.

Name	License Type	License Name	Municipality

6B. PREVIOUSLY HELD INTEREST IN AN ALCOHOLIC BEVERAGES LICENSE

Has any individual or entity identified in question 6, and applicable attachments, ever held a direct or indirect, beneficial or financial interest in a license to sell alcoholic beverages, which is not presently held? Yes ☐ No ☒ If yes, list in table below. Attach additional pages, if necessary, utilizing the table format below.

Name	License Type	License Name	Municipality

6C. DISCLOSURE OF LICENSE DISCIPLINARY ACTION

Have any of the disclosed licenses listed in question 6A or 6B ever been suspended, revoked or cancelled? Yes ☐ No ☒ If yes, list in table below. Attach additional pages, if necessary, utilizing the table format below.

Date of Action	Name of License	City	Reason for suspension, revocation or cancellation

7. OCCUPANCY OF PREMISES

Please complete all fields in this section. Please provide proof of legal occupancy of the premises.

- If the applicant entity owns the premises, a deed is required.
- If leasing or renting the premises, a signed copy of the lease is required.
- If the lease is contingent on the approval of this license, and a signed lease is not available, a copy of the unsigned lease and a letter of intent to lease, signed by the applicant and the landlord, is required.
- If the real estate and business are owned by the same individuals listed in question 6, either individually or through separate business entities, a signed copy of a lease between the two entities is required.

Please indicate by what means the applicant will occupy the premises

Lease

Landlord Name Dan Coffey, Trustee

Landlord Phone

Landlord Email N/A

Landlord Address

Lease Beginning Date 12/1/2020

Rent per Month Scale rent \$1000 mo 1 - \$3000 mo 12

Lease Ending Date 1/31/2026

Rent per Year Scaled \$22K yr 1 - \$48K yr 2

Will the Landlord receive revenue based on percentage of alcohol sales?

☐ Yes ☒ No

APPLICATION FOR A NEW LICENSE

8. FINANCIAL DISCLOSURE

A. Purchase Price for Real Estate	
B. Purchase Price for Business Assets	
C. Other * (Please specify below)	\$75,000
D. Total Cost	\$75,000

*Other Cost(s): (i.e. Costs associated with License Transaction including but not limited to: Property price, Business Assets, Renovations costs, Construction costs, Initial Start-up costs, Inventory costs, or specify other costs):"

SOURCE OF CASH CONTRIBUTION

Please provide documentation of available funds. (E.g. Bank or other Financial institution Statements, Bank Letter, etc.)

Name of Contributor	Amount of Contribution
Lillian Parker	\$75,000
Total:	\$75,000

SOURCE OF FINANCING

Please provide signed financing documentation.

Name of Lender	Amount	Type of Financing	Is the lender a licensee pursuant to M.G.L. Ch. 138.
N/A			<input type="radio"/> Yes <input type="radio"/> No
			<input type="radio"/> Yes <input type="radio"/> No
			<input type="radio"/> Yes <input type="radio"/> No
			<input type="radio"/> Yes <input type="radio"/> No

FINANCIAL INFORMATION

Provide a detailed explanation of the form(s) and source(s) of funding for the cost identified above.

Cash funding through personal assets

9. PLEDGE INFORMATION

Please provide signed pledge documentation.

Are you seeking approval for a pledge? ☐ Yes ☒ No

Please indicate what you are seeking to pledge (check all that apply) ☐ License ☐ Stock ☐ Inventory

To whom is the pledge being made?

10. MANAGER APPLICATION

A. MANAGER INFORMATION

The individual that has been appointed to manage and control the licensed business and premises.

Proposed Manager Name Date of Birth SSN

Residential Address

Email Phone

Please indicate how many hours per week you intend to be on the licensed premises

B. CITIZENSHIP/BACKGROUND INFORMATION

Are you a U.S. Citizen?*

☒ Yes ☐ No *Manager must be a U.S. Citizen

If yes, attach one of the following as proof of citizenship US Passport, Voter's Certificate, Birth Certificate or Naturalization Papers.

Have you ever been convicted of a state, federal, or military crime?

☐ Yes ☒ No

If yes, fill out the table below and attach an affidavit providing the details of any and all convictions. Attach additional pages, if necessary, utilizing the format below.

Date	Municipality	Charge	Disposition

C. EMPLOYMENT INFORMATION

Please provide your employment history. Attach additional pages, if necessary, utilizing the format below.

Start Date	End Date	Position	Employer	Supervisor Name
2004	2021	Director Operations	John Hancock Insurance	Charles Wiegersma
2003	2004	Inside Sales Associate	MFS Funds	
1993	2003	Operations and Sales	Guardian Insurance and Annuity	Don Sullivan Jr
2005	2007	Server/Manager	Cheers, Boston	

D. PRIOR DISCIPLINARY ACTION

Have you held a beneficial or financial interest in, or been the manager of, a license to sell alcoholic beverages that was subject to disciplinary action? ☐ Yes ☒ No If yes, please fill out the table. Attach additional pages, if necessary,utilizing the format below.

Date of Action	Name of License	State	City	Reason for suspension, revocation or cancellation

I hereby swear under the pains and penalties of perjury that the information I have provided in this application is true and accurate:

Manager's Signature  Date

11. MANAGEMENT AGREEMENT

Are you requesting approval to utilize a management company through a management agreement?

☐ Yes ☒ No

If yes, please fill out section 11.

Please provide a narrative overview of the Management Agreement. Attach additional pages, if necessary.

IMPORTANT NOTE: A management agreement is where a licensee authorizes a third party to control the daily operations of the license premises, while retaining ultimate control over the license, through a written contract. *This does not pertain to a liquor license manager that is employed directly by the entity.*

11A. MANAGEMENT ENTITY

List all proposed individuals or entities that will have a direct or indirect, beneficial or financial interest in the management Entity (E.g. Stockholders, Officers, Directors, LLC Managers, LLP Partners, Trustees etc.).

Entity Name	Address	Phone		
<input type="text"/>	<input type="text"/>	<input type="text"/>		
Name of Principal	Residential Address	SSN	DOB	
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	
Title and or Position	Percentage of Ownership	Director	US Citizen	MA Resident
<input type="text"/>	<input type="text"/>	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No
Name of Principal	Residential Address	SSN	DOB	
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	
Title and or Position	Percentage of Ownership	Director	US Citizen	MA Resident
<input type="text"/>	<input type="text"/>	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No
Name of Principal	Residential Address	SSN	DOB	
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	
Title and or Position	Percentage of Ownership	Director	US Citizen	MA Resident
<input type="text"/>	<input type="text"/>	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No
Name of Principal	Residential Address	SSN	DOB	
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	
Title and or Position	Percentage of Ownership	Director	US Citizen	MA Resident
<input type="text"/>	<input type="text"/>	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No

CRIMINAL HISTORY

Has any individual identified above ever been convicted of a State, Federal or Military Crime?

☐ Yes ☐ No

If yes, attach an affidavit providing the details of any and all convictions.

11B. EXISTING MANAGEMENT AGREEMENTS AND INTEREST IN AN ALCOHOLIC BEVERAGES

LICENSE

Does any individual or entity identified in question 11A, and applicable attachments, have any direct or indirect, beneficial or financial interest in any other license to sell alcoholic beverages; and or have an active management agreement with any other licensees?

Yes ☐ No ☒ If yes, list in table below. Attach additional pages, if necessary, utilizing the table format below.

Name	License Type	License Name	Municipality

11C. PREVIOUSLY HELD INTEREST IN AN ALCOHOLIC BEVERAGES LICENSE

Has any individual or entity identified in question 11A, and applicable attachments, ever held a direct or indirect, beneficial or financial interest in a license to sell alcoholic beverages, which is not presently held?

Yes ☐ No ☒ If yes, list in table below. Attach additional pages, if necessary, utilizing the table format below.

Name	License Type	License Name	Municipality

11D. PREVIOUSLY HELD MANAGEMENT AGREEMENT

Has any individual or entity identified in question 11A, and applicable attachments, ever held a management agreement with any other Massachusetts licensee?

Yes ☐ No ☒ If yes, list in table below. Attach additional pages, if necessary, utilizing the table format below.

Licensee Name	License Type	Municipality	Date(s) of Agreement

11E. DISCLOSURE OF LICENSE DISCIPLINARY ACTION

Has any of the disclosed licenses listed in questions in section 11B, 11C, 11D ever been suspended, revoked or cancelled?

Yes ☐ No ☒ If yes, list in table below. Attach additional pages, if necessary, utilizing the table format below.

Date of Action	Name of License	City	Reason for suspension, revocation or cancellation

11F. TERMS OF AGREEMENT

a. Does the agreement provide for termination by the licensee?

Yes ☐ No ☐

b. Will the licensee retain control of the business finances?

Yes ☐ No ☐

c. Does the management entity handle the payroll for the business?

Yes ☐ No ☐

d. Management Term Begin Date

e. Management Term End Date

f. How will the management company be compensated by the licensee? (check all that apply)

☐ \$ per month/year (indicate amount)

☐ % of alcohol sales (indicate percentage)

☐ % of overall sales (indicate percentage)

☐ other (please explain)

ABCC Licensee Officer/LLC Manager

Management Agreement Entity Officer/LLC Manager

Signature:

Signature:

Title:

Title:

Date:

Date:

ADDITIONAL INFORMATION

Please utilize this space to provide any additional information that will support your application or to clarify any answers provided above.

The employment history of the applicant includes both professional business management experience and food service industry experience. Throughout the applicant/manager's business career there were part time positions held across a variety of restaurant roles from service to management as well as some kitchen experience. The applicant/manager is TIPS certified

APPLICANT'S STATEMENT

I, Lillian Parker the: ☐ sole proprietor; ☐ partner; ☒ corporate principal; ☐ LLC/LLP manager
Authorized Signatory

of PF Hospitality Inc
Name of the Entity/Corporation

hereby submit this application (hereinafter the "Application"), to the local licensing authority (the "LLA") and the Alcoholic Beverages Control Commission (the "ABCC" and together with the LLA collectively the "Licensing Authorities") for approval.

I do hereby declare under the pains and penalties of perjury that I have personal knowledge of the information submitted in the Application, and as such affirm that all statements and representations therein are true to the best of my knowledge and belief. I further submit the following to be true and accurate:

- (1) I understand that each representation in this Application is material to the Licensing Authorities' decision on the Application and that the Licensing Authorities will rely on each and every answer in the Application and accompanying documents in reaching its decision;
- (2) I state that the location and description of the proposed licensed premises are in compliance with state and local laws and regulations;
- (3) I understand that while the Application is pending, I must notify the Licensing Authorities of any change in the information submitted therein. I understand that failure to give such notice to the Licensing Authorities may result in disapproval of the Application;
- (4) I understand that upon approval of the Application, I must notify the Licensing Authorities of any change in the ownership as approved by the Licensing Authorities. I understand that failure to give such notice to the Licensing Authorities may result in sanctions including revocation of any license for which this Application is submitted;
- (5) I understand that the licensee will be bound by the statements and representations made in the Application, including, but not limited to the identity of persons with an ownership or financial interest in the license;
- (6) I understand that all statements and representations made become conditions of the license;
- (7) I understand that any physical alterations to or changes to the size of the area used for the sale, delivery, storage, or consumption of alcoholic beverages, must be reported to the Licensing Authorities and may require the prior approval of the Licensing Authorities;
- (8) I understand that the licensee's failure to operate the licensed premises in accordance with the statements and representations made in the Application may result in sanctions, including the revocation of any license for which the Application was submitted; and
- (9) I understand that any false statement or misrepresentation will constitute cause for disapproval of the Application or sanctions including revocation of any license for which this Application is submitted.
- (10) I confirm that the applicant corporation and each individual listed in the ownership section of the application is in good standing with the Massachusetts Department of Revenue and has complied with all laws of the Commonwealth relating to taxes, reporting of employees and contractors, and withholding and remitting of child support.

Signature: Lillian Parker

Date: 11/25/2020

Title: Owner / Principle

CORPORATE VOTE

The Board of Directors or LLC Managers of Entity Name
duly voted to apply to the Licensing Authority of and the
City/Town
Commonwealth of Massachusetts Alcoholic Beverages Control Commission on Date of Meeting

For the following transactions (Check all that apply):

- | | | | |
|--|---|---|---|
| <input checked="" type="checkbox"/> New License | <input type="checkbox"/> Change of Location | <input type="checkbox"/> Change of Class (i.e. Annual / Seasonal) | <input type="checkbox"/> Change Corporate Structure (i.e. Corp / LLC) |
| <input type="checkbox"/> Transfer of License | <input type="checkbox"/> Alteration of Licensed Premises | <input type="checkbox"/> Change of License Type (i.e. club / restaurant) | <input type="checkbox"/> Pledge of Collateral (i.e. License/Stock) |
| <input type="checkbox"/> Change of Manager | <input type="checkbox"/> Change Corporate Name | <input type="checkbox"/> Change of Category (i.e. All Alcohol/Wine, Malt) | <input type="checkbox"/> Management/Operating Agreement |
| <input type="checkbox"/> Change of Officers/
Directors/LLC Managers | <input type="checkbox"/> Change of Ownership Interest
(LLC Members/ LLP Partners,
Trustees) | <input type="checkbox"/> Issuance/Transfer of Stock/New Stockholder | <input type="checkbox"/> Change of Hours |
| | <input type="checkbox"/> Other <input type="text"/> | <input type="checkbox"/> Change of DBA | |

"VOTED: To authorize Name of Person

to sign the application submitted and to execute on the Entity's behalf, any necessary papers and do all things required to have the application granted."

"VOTED: To appoint Name of Liquor License Manager

as its manager of record, and hereby grant him or her with full authority and control of the premises described in the license and authority and control of the conduct of all business therein as the licensee itself could in any way have and exercise if it were a natural person residing in the Commonwealth of Massachusetts."

A true copy attest,



Corporate Officer /LLC Manager Signature

Lillian Parker

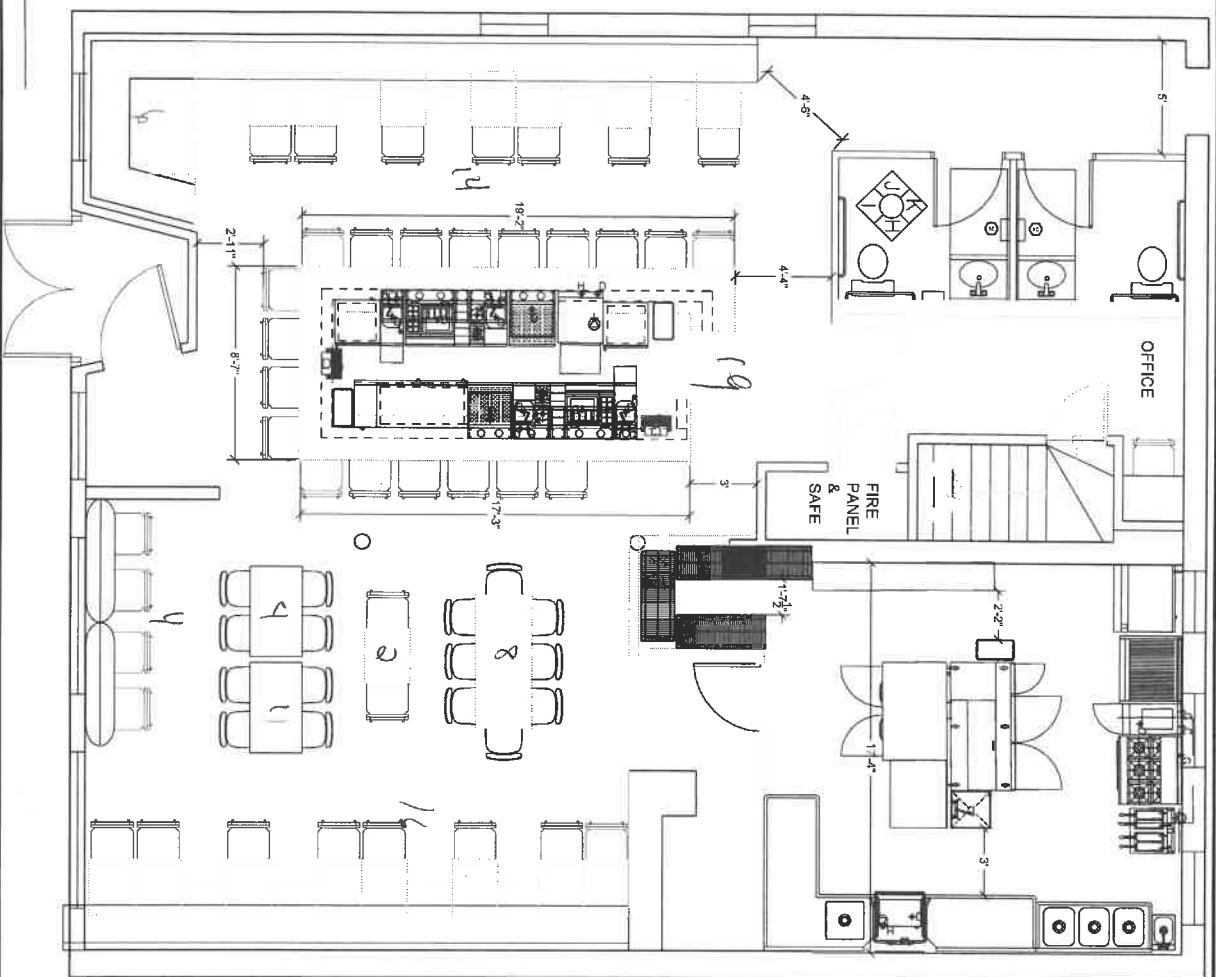
(Print Name)

For Corporations ONLY

A true copy attest,

Corporation Clerk's Signature

(Print Name)



ID-100

CCP Company Inc - Made payable

COMMERCIAL LEASE AGREEMENT

1. PARTIES:

Daniel Coffey, Trustee, 297 Nantasket Realty Trust, LESSOR, do hereby lease to PF Hospitality, Inc., a Massachusetts corporation at 14 W Street, Hull, MA 02045, and to Lillian Parker, individually, collectively LESSEE, and the LESSEE hereby leases the following described premises:

2. PREMISES:

LESSOR "Landlord" hereby leases to LESSEE "Tenant" and LESSEE hereby leases from LESSOR the property located in the Town of Hull, County of Plymouth, and Commonwealth of Massachusetts described as follows:

The building commonly known and numbered 297 Nantasket Avenue, Hull, Massachusetts consisting of an area of approximately +/- 2,000 square feet (the "Leased Premises"). The LESSEE shall also have access to one-half of the basement +/- 1,000 square feet for the use of running the restaurant (the "Leased Premises").

3. TERM:

The term of this lease shall be for 62 months. Occupancy commencement on December 1, 2020. This lease shall terminate on January 31, 2026.

4. RENT:

The LESSEE shall pay to the LESSOR base rent according to the following schedule:

Months	Monthly Rent	Months	Monthly Rent
1 - 2	\$1,000	27 - 38	\$4,500
3 - 8	\$2,000	39 - 50	\$5,000
9 - 14	\$3,000	51 - 62	\$5,500
15 - 26	\$4,000		

It is a condition of this Lease that the LESSEE make all rent payments without prior demand, deduction, offset, or counterclaim for any reason whatsoever.

5. SECURITY DEPOSIT:

Upon the execution of this Lease, the LESSEE shall pay to the LESSOR the amount of first month's rent.

6. UTILITIES:

LESSEE shall have all utilities opened in its name and pay for all utility costs including heat and air conditioning, cleaning, electricity, water, sewer and gas that are furnished to the Leased Premises, all subject to interruption due to any accident, to the making of repairs, alterations or improvements, to labor difficulties, to trouble in obtaining utilities, including, without limitation, fuel, electricity, service, or supplies from the sources from which they are usually obtained for said building, or to any cause beyond the LESSOR's control. The LESSEE shall pay for outside parking lot lighting and snow plowing.

LESSOR shall have no obligation to provide utilities or equipment other than the utilities and equipment within the premises as of the Commencement Date of this Lease. In the event LESSEE requires additional utilities or equipment, the installation and maintenance thereof shall be the LESSEE's sole obligation, provided that such installation shall be subject to the prior written consent of the LESSOR.

7. **ADDITIONAL RENT:**

Except as otherwise explicitly provided herein, the Base Rent shall be net to Landlord throughout the Term of this Lease. In addition to the Base Rent, the Tenant shall pay the following as "Additional Rent."

- (a) **UTILITIES:** Beginning on the Commencement Date, the Tenant shall have all utilities opened in Tenant's names and pay as they become due, all impositions and all charges for utilities at the Leased Premises, including water, sewer, fuel, heat, air conditioning, electricity, gas, communications and other services rendered to or used upon the Leased Premises, during the Term.
- (b) **REAL ESTATE TAXES:** Beginning on Q3 2022 ^{AS OF 7/1/22} the Tenant shall pay all of the real estate taxes, abatements or assessments levied by the governmental authority against the Building, Property and personal property or taxes, or user's fees, in lieu thereof. Tenant shall make such payments for each fiscal year (or any portion thereof) during the Term of this Lease when due. If Tenant has made payment(s) on account of real estate taxes and if Landlord subsequently receives an abatement or refund of such taxes for the fiscal year for which said abatement or refund was paid, then Landlord shall refund to Tenant, Tenant's share of the net amount of such abatement or refund.
- (c) **INSURANCE:** Beginning on the Commencement Date, the Tenant shall pay all insurance attributable to the Building and Property and the Permitted Use (as defined below). The LESSEE shall maintain with respect to the Lease Premises and the property, of which the Leased Premises are a part, comprehensive public liability insurance in the amount of One Million (\$1,000,000) Dollars in responsible companies qualified to do business in Massachusetts and in good standing therein insuring the LESSOR as well as LESSEE against injury to persons or damage to property as provided. The LESSEE shall also maintain liquor liability insurance in the amount of One Million (\$1,000,000) Dollars on the licensed premises. Landlord shall be named as an additional insured on each such policy, and each such policy shall provide that the policy cannot be cancelled without at least ^{thirty} days

18
30
(10)
DJC

Tenant will provide an insurance certificate(s) consistent with the foregoing upon the Commencement Date, and upon each annual anniversary of the Commencement Date thereafter.

Tenant will not permit any use of the Leased Premises which will void or make voidable any insurance applicable to the Building or Property, or which would be contrary to any law or regulation established by the New England Fire Insurance Rating Association, or any similar body succeeding to its powers. Tenant shall, within thirty (30) days of request therefore, reimburse Landlord for any and all extra insurance premiums attributable to Tenant's use of the Leased Premises or cease such use at the discretion of the Lessor.

- (d) MAINTENANCE: Tenant, at its sole cost and expense, shall maintain the Leased Premises and all additions and improvements made upon them in good repair, all such work to be done in a good and workmanlike manner and in accordance with all federal, state and local laws, regulations, rules, ordinances and codes. In addition to and not in limitation of the foregoing, Tenant shall promptly repair and/or replace any and all damage caused by any act, omission or negligence of Tenant, its servants, agents, customers, contractors, employees, invitees or anyone acting by or on behalf of Tenant. Without limiting the generality of the foregoing, Tenant shall be solely responsible for and pay the cost of all snow and ice removal at and around the Building and Property, including but not limited to sidewalks, awnings, roof, and other areas. Tenant will indemnify and hold Landlord harmless from any claim or damage resulting from Tenant's failure to remove snow or ice as described above, including reasonable attorney fees and costs.

Notwithstanding anything to the contrary in this Lease, in Landlord's sole discretion, Landlord may, but is not obligated to, enter the Leased Premises and undertake any maintenance and/or make any repairs, alterations or improvements to the Leased Premises which Landlord believes are necessary.

Landlord has the right to stop any service or utility system, in case of an accident or emergency, until necessary repairs have been completed. Except in case of emergency repairs, Landlord will give Tenant reasonable advance notice of any proposed stoppage and will attempt to avoid unnecessary inconvenience to Tenant.

8. **USE OF LEASED PREMISES:**

The Permitted Use is the retail operation of a restaurant for on-premises consumption of prepared food and for the on-premises consumption of alcoholic beverages. LESSEE is responsible to obtain all applicable local, state, and federal licenses and permits for the Permitted Use at its sole cost and expense.

9. **COMPLIANCE WITH THE LAWS:**

The LESSEE acknowledges that no trade or occupation shall be conducted in the Leased Premises or use made thereof which will be unlawful, improper, noisy, or offensive, or

contrary to any license, law or any municipal, state or federal bylaw or ordinance in force in the city or town in which the premises are situated. LESSEE obligations include compliance with all existing municipal, state and federal laws, including, without limitation, building, licensing and zoning laws.

10. FIRE INSURANCE:

The LESSEE shall not permit any use of the Leased Premises which will make voidable any insurance on the property of which the Leased Premises are a part, or on the contents of said property or which shall be contrary to any license, law, regulation from time to time established by the New England Fire Insurance Rating Association, or any similar body succeeding to its powers. The LESSEE shall on demand reimburse the LESSOR as additional rent and all other tenants, all extra insurance premiums caused by the LESSEE's use of the Leased Premises or cease such use at the discretion of LESSOR.

11. MAINTENANCE:

- (a) **LESSEE's Obligations:** The LESSEE agrees to maintain the Leased Premises in good condition, damage by insured, fire and other casualty only excepted, and whenever necessary, to replace plate glass and other glass therein, acknowledging that the Leased Premises are now in good order and the glass whole. The LESSEE shall not permit the Leased Premises to be overloaded, damaged, stripped or defaced, nor suffer any waste. LESSEE shall obtain written consent of LESSOR before erecting any sign on the premises. All signs must conform to the Town of Hull bylaws. The LESSEE shall be responsible at its sole cost and expense for snow and ice removal from the sidewalk and sand the sidewalk as necessary on the Leased Premises.
- (b) **LESSOR's Obligations:** The LESSOR agrees to maintain the exterior structure of the building of which the Leased Premises are a part in the same condition as it is at the commencement of the term or as it may be put in during the term of this Lease by LESSOR, reasonable wear and tear, damage by fire and other casualty only excepted, unless such maintenance is required because of the LESSEE or those for whose conduct the LESSEE is legally responsible. Upon removal of said alterations or improvements, the LESSEE shall restore the premises to their original condition included but not limited to filling holes in walls, ceilings, etc.

12. ALTERATIONS-ADDITIONS:

The LESSEE shall not make structural alterations or additions to the Leased Premises, but may make nonstructural alterations provided building code provisions are complied with and further, provided the LESSOR consents thereto in writing, which consent shall not be unreasonably withheld or delayed. All such allowed alterations shall be at LESSEE's sole expense and shall be in quality at least equal to the present construction. LESSEE shall not permit any mechanics' liens, or similar liens, to remain upon the Leased Premises for labor and material furnished to LESSEE or claimed to have been furnished to LESSEE in connection with work of any character performed or claimed to

have been performed at the direction of LESSEE and shall cause any such lien to be released of record forthwith without cost to LESSOR. Any alterations or improvements made by the LESSEE shall become the property of the LESSOR at the termination of this Lease or occupancy, whichever occurs first,

LESSOR owns restaurant equipment of the Leased Premises at the commencement of the Lease. Replacement of any equipment is at the sole cost and expense of the LESSEE. Equipment that is structurally part of the Leased Premises, i.e. built in venting and walk in refrigerator is considered a fixture of the Leased Premises and repair or replacement is at the sole cost and expense of the LESSEE or as otherwise agreed by the Lessor and Lessee. At termination of the Lease, LESSEE is responsible for all LESSEE owned equipment to be removed, sold or disposed of unless otherwise agreed by LESSOR and LESSEE. Upon such removal, sale or disposition, LESSEE shall restore the Leased Premises to the condition existing upon the commencement of the Lease.

A list of other initial improvements permitted by the LESSOR is attached hereto.

13. ASSIGNMENT SUBLEASING:

The LESSEE shall not assign or sublet or otherwise hypothecate the whole or any part of the Leased Premises without LESSOR's prior written consent. LESSEE shall remain liable to LESSOR for the payment of all rent and additional rent and for the full performance of the covenants and conditions of this Lease.

14. SUBORDINATION:

This Lease shall be subject and subordinate to any and all mortgages, deeds of trust and other instruments in the nature of a mortgage, now or at any time hereafter, a lien or liens on the property of which the Leased Premises are a part and the LESSEE shall, when requested, promptly execute and deliver such written instruments as shall be necessary to show the subordination of this Lease to said mortgages, deeds of trust or other such instruments in the nature of a mortgage.

15. LESSOR'S ACCESS:

The LESSOR and/or agents of the LESSOR may have access to the Leased Premises for the purposes of maintenance, repair, inspection and access to the basement during operating hours.

16. INDEMNIFICATION:

The LESSEE shall indemnify and hold the LESSOR harmless from all claims, losses and damages, including reasonable attorney's fees and costs, caused by the LESSEE's use of the Leased Premises, whether by the Permitted Use or otherwise, by LESSEE, its agents, employees, contractors, invitees, permitted or otherwise, as well as, the use or escape of water or by the bursting of pipes, as well as from any claim or damage resulting from neglect in not removing snow and ice from the roof of the building or from the

sidewalks bordering upon the premises so leased, or by any nuisance made or suffered on the Leased Premises, unless such loss is caused by the neglect of the LESSOR.

17. LESSEE'S LIABILITY INSURANCE:

The LESSEE shall maintain with respect to the Leased Premises and the property of which the Leased Premises are a part, in the amount of \$1,000,000 bodily injury and property damage combined single limit and all insurance normally required and covered for the Permitted Use, in responsible companies qualified to do business in Massachusetts and in good standing therein insuring the LESSOR, as an additional insured, as well as LESSEE, against injury to persons or damage to property as provided. The LESSEE shall deposit with the LESSOR certificates for such insurance at or prior to the commencement of term, and thereafter within thirty (30) days prior to the expiration of any such policies, and all policies shall require 30 days prior written notice of cancelation to LESSOR,


18. FIRE AND OTHER CASUALTY:

In the event of total or substantial destruction of the Leased Premises by fire or other casualty, the perils of which are insured under the fire and extended coverage insurance provided by LESSORS, LESSOR at its option may elect (1) to terminate this Lease or (2) by notice given to LESSEE within thirty (30) days after such casualty, to promptly restore and repair the Leased Premises to the extent the insurance proceeds are sufficient. Any proceeds from the fire and extended coverage insurance policies not utilized by LESSOR in restoring or repairing the Leased Premises shall become the sole property of the LESSOR. Rent shall abate during the time that the Leased Premises or any part thereof are unusable by reason of any such damage thereto in the proportion that the unusable portion of the Leased Premises bears to the entirety of the Leased Premises.

19. DEFAULT:


In the event that:

- (a) The LESSEE shall default in the payment of any installment of rent or additional rent or other sums herein specified and such default shall continue for ten (10) days after written notice thereof or
- (b) The LESSEE shall default in the observance or performance of any other of the LESSEE's covenants, agreements, or obligations hereunder and such default shall not be corrected within thirty (30) days after written notice thereof, unless such default is of an emergency nature requiring immediate correction or
- (c) The LESSEE shall be declared bankrupt or insolvent according to law, or, if any assignment shall be made of LESSEE's property for the benefit of creditors, then the LESSOR shall have the right thereafter, while such default continues, to re-enter and take complete possession of the Leased Premises, to declare the term of this Lease ended, and remove the LESSEE's effects, without prejudice to any remedies



which might be otherwise used for arrears of rent or other default. The LESSEE shall be responsible for any loss of rent and other payments during the Lease term, which the LESSOR may incur as a result of LESSEE's default under this Lease. If the LESSEE shall default by failing to perform under any covenants, agreements or obligations under this Lease; e.g., the LESSEE's responsibilities to pay all utilities or maintain the premises, the LESSOR may remedy such default without waiving any default and right to recover such expenses. If the LESSOR makes any expenditure or incurs any obligation for the payment of money in connection with any default by the LESSEE, the LESSEE shall be responsible to reimburse the LESSOR for such expenses including but not limited to reasonable attorney's fees.

20. NOTICE:



All notices required or permitted under this Lease shall be in writing. Such notices shall be deemed given if deposited in the U.S. mail as registered or certified mail, return receipt requested, postage prepaid and addressed to the party to whom notice is given. Either party may change the address to which notices under this Lease are to be directed as to such party by notice given in the manner provided herein.


LESSOR:



LESSEE:


U

21. SURRENDER:



Upon the expiration or other termination of this Lease, LESSEE shall quit and surrender to the LESSOR the Leased Premises, together with all other property affixed to the Leased Premises (with the exception of trade fixtures), broom clean, and in good order and condition, ordinary wear and tear excepted. Any damage caused to the Leased Premises by removal of any property as directed by LESSOR and failing to do so, the LESSOR may cause all of said property to be removed at the expense of the LESSEE and the LESSEE hereby agrees to pay all costs and expenses thereby incurred. LESSEE's obligation to observe or perform this covenant shall survive the expiration or other termination of this Lease.

22. RESTAURANT EQUIPMENT:



LESSOR owns restaurant equipment on premises at the commencement of the Lease. Replacement of any equipment is at the cost of the LESSEE. Equipment that are structurally part of the premises; i.e., built-in venting and walk-in refrigeration is considered a fixture of the premises and repair or replacement is at the expense of the LESSEE or in part as agreed between LESSOR and LESSEE. At termination of the Lease, LESSEE is responsible for all LESSEE owned equipment to remove, sell, or dispose, unless agreement otherwise with LESSOR.

23. ENVIRONMENTAL WARRANTY:

The LESSEE hereby represents and warrants to the LESSOR that it shall not during the term of this Lease (including any periods of extension or option periods) in a manner unlawfully generate, store, dispose of, release or, to the best of their knowledge after diligent inquiry, permit the release from, into, under or on the premises or Landlord's property of any oil, flammable substance, explosives, radioactive materials, as any of such terms may be defined in the Comprehensive Environmental Response, Compensation and Liability Act of 1980, 42 U.S.C. 961 et seq., and regulations adopted thereunder, or in any other applicable federal, state or local environmental laws, rules or regulations governing the use, storage, treatment, transportation, manufacture, refinement, handling, production or disposal of such materials (the "Environmental Laws"). The LESSEE represents and warrants that as of the date hereof it has not received any notice of violation issued by any government authority with respect to the property and compliance with the Environmental Laws. The LESSEE covenants and agrees to indemnify and hold harmless the LESSOR from any and all costs, fines and expenses, including attorney's fees and costs, related to any breach of this representation or warranty. Failure of the LESSEE to correct any violation of any Environmental law or regulation caused by LESSEE within thirty (30) days of notice from the LESSOR or r any governmental authority shall be deemed a breach of this Lease. The LESSEE agrees that any and all costs of clean up, including any penalties/fines shall be the sole cost and responsibility of the LESSEE as Additional Rent.

24. COVENANT OF QUIET ENJOYMENT:

LESSOR agrees that upon LESSEE paying the rent above reserved and performing the agreements herein contained on its part, LESSEE shall and may at all times during the term hereby granted peaceful and quietly have, hold and enjoy the Leased Premises, without any manner of let, suit, trouble or hindrance of or from LESSOR, its successors or assigns or any person or entity.

25. BINDING EFFECT:

The covenants and agreements herein contained shall bind and inure to the benefit of LESSOR and LESSEE and their respective successors and their assigns.

26. NON-DISTURBANCE:

LESSOR shall use reasonable efforts to obtain an agreement from the holder of any mortgages to which this Lease is or shall become subject and subordinate wherein such holder agrees that in the event that it succeeds to the interest of the Landlord, this Lease shall continue in full force and effect and LESSEE's possession of the premises pursuant and subject to the provisions of this Lease will not be disturbed.

27. OPTION TO EXTEND:

Provided (a) LESSEE is not in default of any obligations hereunder; (b) the LESSOR and LESSEE agree on the Rent and Additional Rent rent for each of the extended term(s) on or before December 31st of the last year of the expiring Term, as it may be extended, (for example, for the first Term, the last date to so agree would be December 31, 2024); and, (c) the Lessee is the original LESSEE, the LESSEE shall have the option to extend the term for three (3) consecutive periods of five (5) years each by providing written notice ten (10) months prior to the end of the Term or any Extension Term. .

28. CONDITION OF PREMISES:

Except as may be otherwise expressly set forth herein, the LESSEE shall accept the Leased Premises "as is" in their condition as of the commencement of the term of the Lease, and the LESSOR shall be obligated to perform no work whatsoever in order to prepare the Leased Premises for occupancy by the LESSEE. Lessor makes no representations or warranties with respect to the Leased Premises being suitable for the Permitted Use. LESSEE is accepting the Leased Premises in its as is condition.

29. FORCE MAJEURE:

In the event that the LESSOR is prevented or delayed from making any repairs or performing any other covenant hereunder by reason of any cause reasonably beyond the control of the LESSOR, the LESSOR shall not be liable to the LESSEE therefor nor, except as expressly otherwise provided in case of casualty or taking, shall the LESSEE be entitled to any abatement or reduction of rent by reason thereof, nor shall the same give rise to a claim by the LESSEE that such failure constitutes actual or constructive eviction from the Leased Premises or any part thereof.

30. LATE CHARGE:

If rent or any sum payable herewith remains outstanding for a period of five (5) days, the LESSEE shall pay to the LESSOR a late charge equal to fifteen (15%) percent of the amount due for each month due for each month or portion thereof during which the arrearage continues. This sum is not to be construed as a penalty but a reasonable estimate of the LESSORS' losses due to such late payments.,

31. LIABILITY OF OWNER:

No owner of the property of which the Leased Premises are a part shall be liable hereunder except for breaches of the LESSOR's obligations occurring during the period of such ownership. The obligations of the LESSOR shall be binding upon the LESSOR's interest in said property, but not upon other assets of the LESSOR, and no individual, partner, agent, trustee, stockholder, officer, director, employee, or beneficiary of the LESSOR shall be personally liable for performance of the LESSOR's obligations hereunder.

32. RIGHT OF INSPECTION:

It is also understood and agreed that LESSOR shall have the right to view the premises with reasonable notice to LESSEE.

33. PURCHASE RIGHT OR FIRST REFUSAL:

In the event LESSOR elect to sell the premises during the TERM or any EXTENSION TERM, LESSOR grants LESSEE the right of first refusal for the purchase of the premises.

Signed acknowledgement below as dated binds the Lease contract.

LESSOR

Daniel Coffey, Trustee 297 Nantasket Realty Trust

X 

Date:

11/19/2020

LESSEE: PF Hospitality, Inc.

By: 

, President, duly authorized
Lillian Parker

X 

Date:

11/19/2022

LESSEE: Lillian Parker, individually

Lillian Parker



The Commonwealth of Massachusetts
William Francis Galvin

Minimum Fee: \$250.00

Secretary of the Commonwealth, Corporations Division
 One Ashburton Place, 17th floor
 Boston, MA 02108-1512
 Telephone: (617) 727-9640

Articles of Organization

(General Laws, Chapter 156D, Section 2.02; 950 CMR 113.16)

Identification Number: 001432280

ARTICLE I

The exact name of the corporation is:

PF HOSPITALITY, INC.

ARTICLE II

Unless the articles of organization otherwise provide, all corporations formed pursuant to G.L. C156D have the purpose of engaging in any lawful business. Please specify if you want a more limited purpose:

ARTICLE III

State the total number of shares and par value, if any, of each class of stock that the corporation is authorized to issue. All corporations must authorize stock. If only one class or series is authorized, it is not necessary to specify any particular designation.

Class of Stock	Par Value Per Share Enter 0 if no Par	Total Authorized by Articles of Organization or Amendments		Total Issued and Outstanding
		<i>Num of Shares</i>	<i>Total Par Value</i>	
CNP	\$0.00000	25,000	\$0.00	1,000

G.L. C156D eliminates the concept of par value, however a corporation may specify par value in Article III. See G.L. C156D Section 6.21 and the comments thereto.

ARTICLE IV

If more than one class of stock is authorized, state a distinguishing designation for each class. Prior to the issuance of any shares of a class, if shares of another class are outstanding, the Business Entity must provide a description of the preferences, voting powers, qualifications, and special or relative rights or privileges of that class and of each other class of which shares are outstanding and of each series then established within any class.

ARTICLE V

The restrictions, if any, imposed by the Articles of Organization upon the transfer of shares of stock of any class are:

Note: The preceding six (6) articles are considered to be permanent and may be changed only by filing appropriate articles of amendment.

ARTICLE VII

The effective date of organization and time the articles were received for filing if the articles are not rejected within the time prescribed by law. If a *later* effective date is desired, specify such date, which may not be later than the 90th day after the articles are received for filing.

Later Effective Date: Time:

ARTICLE VIII

The information contained in Article VIII is not a permanent part of the Articles of Organization.

a,b. The street address of the initial registered office of the corporation in the commonwealth and the name of the initial registered agent at the registered office:

Name: LILLIAN PARKER

No. and Street:

City or Town: HULL State: MA Zip: 02045 Country: USA

c. The names and street addresses of the individuals who will serve as the initial directors, president, treasurer and secretary of the corporation (an address need not be specified if the business address of the officer or director is the same as the principal office location):

Title	Individual Name First, Middle, Last, Suffix	Address (no PO Box) Address, City or Town, State, Zip Code
PRESIDENT	LILLIAN PARKER	HULL, MA 02045 USA
TREASURER	LILLIAN PARKER	HULL, MA 02045 USA
SECRETARY	LILLIAN PARKER	HULL, MA 02045 USA
DIRECTOR	LILLIAN PARKER	HULL, MA 02045 USA

d. The fiscal year end (i.e., tax year) of the corporation:
December

e. A brief description of the type of business in which the corporation intends to engage:

HOSPITALITY AND RESTAURANTS

f. The street address (post office boxes are not acceptable) of the principal office of the corporation:

No. and Street:

City or Town: State: MA Zip: 02045 Country: USA

City or Town:

HULL

State: MA

Zip: 02045

Country: USA

which is

☒ its principal office

☐ an office of its transfer agent

☐ an office of its secretary/assistant secretary

☐ its registered office

Signed this 26 Day of March, 2020 at 3:22:17 PM by the incorporator(s). *(If an existing corporation is acting as incorporator, type in the exact name of the business entity, the state or other jurisdiction where it was incorporated, the name of the person signing on behalf of said business entity and the title he/she holds or other authority by which such action is taken.)*

LILLIAN PARKER

THE COMMONWEALTH OF MASSACHUSETTS

I hereby certify that, upon examination of this document, duly submitted to me, it appears that the provisions of the General Laws relative to corporations have been complied with, and I hereby approve said articles; and the filing fee having been paid, said articles are deemed to have been filed with me on:

March 26, 2020 03:18 PM

A handwritten signature in cursive script, reading "William Francis Galvin". The signature is written in dark ink and is centered on the page.

WILLIAM FRANCIS GALVIN

Secretary of the Commonwealth

Certificate of Completion

This Certificate of Completion of
eTIPS On Premise 3.0
For coursework completed on April 4, 2020
provided by Health Communications, Inc.
is hereby granted to:

Lillian Parker

Certification to be sent to:

Hull MA, 02045-1511 USA





TOWN OF HULL
ALCOHOL LICENSE INFORMATION FORM

FOR LICENSING AUTHORITY USE

NEW ☒ RENEWAL ☐ TRANSFER ☐

AMMENDMENT ☐ DATE: 12/23/2020

Name To Appear on License: Lillian Parker

Business Name (dba) if different: PF Hospitality Inc dba SandBar

FID of Licensee: _____ ABCC License Number: _____

Address of Premises: 297 Nantasket Ave Hull 02045

Phone Number of Premises: _____ Business Email: lparker@sandbar.com

Business Mailing Address: ☒ Same as above _____

Owner of Business: Lillian Parker

Manager of Record: Lillian Parker

Managers Contact Phone: Cell Phone: _____ Home Phone : _____

Manager's Home Address: _____

Applicant's (authorized) Signature [Signature]
By signing above you are verify the accuracy of all information

License Class: ☒ Annual ☐ Seasonal ☐ One Day (1 + 1 Day[s])

TYPE OF LICENSE: (CHECK ONLY ONE)

☐ Club ☐ Package Store ☐ Veteran's Club ☐ General On Premise ☒ Restaurant
☐ Innholder ☐ Tavern ☐ Other (Specify) _____

LICENSE CATEGORY:

☒ All Alcohol ☐ Wine & Malt ☐ Malt Only ☐ Wine Only ☐ Wine & Malt with Cordials
☐ Other (please specify) _____

HOURS OF OPERATION:

OPEN:

Mon: 11 AM Tues: 11 AM Wed: 11 AM Thurs: 11 AM Fri: 11 AM Sat: 11 AM Sun: 10 AM

CLOSE:

Mon: 1 AM Tues: 1 AM Wed: 1 AM Thurs: 1 AM Fri: 1 AM Sat: 1 AM Sun: 1 AM

☐ REQUESTING CHANGE OF HOURS (different from previous license period)

Seating Capacity: (if applicable) 80 Indoor 80 Outdoor 80 Total

Occupancy Number: 95

Entertainment License: ☒ Yes ☐ No

**Request for New Year's Eve
Extension?**

☐ YES ☐ NO



**TOWN OF HULL
BOARD OF SELECTMEN
253 Atlantic Avenue
Tel: 781-925-2000**

SELECTMEN'S OFFICE

(Date Received)

APPLICATION FOR COMMON VICTUALER

NEW ☒ RENEWAL ☐ TRANSFER ☐

SECTION 1 – APPLICANTS & BUSINESS INFORMATION

I, the undersigned, duly authorized by the concern herein mentioned, hereby apply for a Common Victualler's License, in accordance with the provisions of Chapter 140 of the General Laws.

Applicant's Full Legal Name: Lillian Parker

Applicant's Legal Home Address: _____

Applicant's Mailing Address (if different): _____

Applicant's Home Telephone Number: _____ Cell Phone: _____

Applicant's E-Mail Addresses: Primary L.Parker@Sandbar.com Secondary _____

Applicant's (authorized) Signature [Signature]

By signing above you are verify the accuracy of all information

Full Legal Name of the Business: PF Hospitality Inc dba Sand Bar

Full Street Address of the Business: 297 Nantasket Ave Hull 02045

Mailing Address of the Business (if different): _____

Telephone Number of the Business (if different): _____

E-Mail Addresses of the Business (if different): _____

Do you own ☐ or lease ☒ the premises?

If leasing, please provide the name and address of the lessor: Dan Coffey

SECTION 2 – HOURS OF OPERATION

LICENSE CLASS: (Check One)

☒ Year Round Operation: (01/01/2020-12/31/2020) ☐ Seasonal Operation: (04/01/2020-11/30/2020)

Expected date to open: MAY 2021 Expected date to close: N/A

*If you plan to open your business later than the beginning license date or plan to close earlier than the license end date please explain why: Premise requires updates - construction

HOURS OF OPERATION:

OPEN: Mon: 11 AM Tues: 11 AM Wed: 11 AM Thurs: 11 AM Fri: 11 AM Sat: 11 AM Sun: 10 AM

CLOSE: Mon: 1 AM Tues: 1 AM Wed: 1 AM Thurs: 1 AM Fri: 1 AM Sat: 1 AM Sun: 1 AM

SEE OTHER SIDE

NEW APPLICANTS AND/OR PROPOSED CHANGES TO EXISTING LICENSE ONLY

SECTION 3 – NEW APPLICANTS AND/OR PROPOSED CHANGES TO EXISTING LICENSE

Note: A PUBLIC HEARING MAY BE REQUIRED. PLEASE INDICATE WHAT CHANGES MADE BELOW:

Is your kitchen fully equipped to conduct a business Yes Size of Kitchen 284 Sq Ft

Sink Yes Hot and Cold Water Yes Is there a Stove Yes

Gas Burners Yes Electric Burners Yes Refrigerators Yes

Bar 19 Lunch Counter 0 Tables # 21 / 52 Booths # 1 / 6
(no. of seats) (no. of seats) (#. of seats) (no. of seats)

Seating Capacity? Indoor 80 Outdoor _____ TOTAL Seating Capacity 80

Are there Restrooms for - Men _____ Women _____ Unisex 2

REQUESTING CHANGE OF HOURS

New Proposed Hours of Operation:

OPEN: Mon: _____ Tues: _____ Wed: _____ Thurs: _____ Fri: _____ Sat: _____ Sun: _____

CLOSE: Mon: _____ Tues: _____ Wed: _____ Thurs: _____ Fri: _____ Sat: _____ Sun: _____

Applicant's (authorized) Signature _____

By signing above you are verify the accuracy of all information

MGL 140 § 4 "...licenses shall expire on December thirty-first of each year; but they may be granted during December, to take effect on January first following."

ENTERTAINMENT LICENSE

FEE: \$100.00

Date: 11/18/2020

Name/Firm Name; Lillian Parker

Business Name (dba) if different; PF Hospitality Inc dba The SandBar

Telephone No. _____ FID or SS# _____

Casual restaurant with American entrées and some specialty items _____

Jukebox – YES X NO _____ D.J.– YES X NO _____ Karoke-YES X NO _____

INSTRUMENTAL MUSIC: No. of Instruments 3 Type: guitar and brass

Live jazz and acoustic music occasionally

Vocal Music: No. of persons 1-3 Dancing by patrons – YES _____ NO x

What floor(s) 1 Size of dance floor(s) No dance floor

Floor Show - YES _____ NO X Describe show _____

Will any entertainment be outdoors? YES _____ NO X

Hours desired: 11AM – 1 AM **NOTE: SUNDAY ENTERTAINMENT HOURS, UNLESS OTHERWISE SPECIFIED BY LICENSING AUTHORITY ARE FROM 2:00 P.M. TO 1 A.M.**

Owner/Manager's Signature 

Owner/Manager's Name Printed Lillian Parker

Home Address _____

Home Telephone No. _____

Email Address _____