

November 18, 2015

Mayor Louise Carter-King
Gillette City Council
P.O. Box 3003
201 E. 5th Street
Gillette, WY 82717

RE: Requirements for Granting of Retail Liquor License

Dear Mayor and Council:

On September 22, 2015, Eischeid Investments, LLC provided a power point presentation to Council regarding anticipated improvements to the property commonly known as the "Chop House". This letter is intended to memorialize the actions to be undertaken by Eischeid Investments, LLC in regard to the granting of the liquor license.

1. A remodel will be undertaken upon granting of a retail liquor license. The remodel will be in the approximate amount of \$500,000. Radix Construction, Inc. will serve as the general contractor for the project. Radix Construction, Inc. and Eischeid Investments, LLC will rely on local subcontractors and suppliers to the extent possible to meet the timelines and construction specifications of the project.

2. The first phase of the remodel will include an outside bar in the parking lot area and outdoor seating in front of the business. The construction of the outdoor seating in the parking lot will begin approximately April 15, 2016 and will be completed within ninety (90) days of the start of construction. The outdoor seating will be designed as a 3 season room, with approximately 100 useful days per year. This will be accomplished through the use of heaters, fireplaces, air curtains or other designs. The South dining room remodel and outdoor dining area is to be completed in 2016.

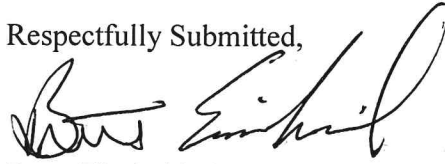
3. The second phase of the remodel will be the North dining room, the main entryway, and a full bar remodel. This remodel will begin in January 2017 and will be completed before the end of that calendar year.

4. At the request of the City Council, Eischeid Investments, LLC will make regular reports to the Council, and will immediately notify the Council of any known or anticipated time delays that may arise that would affect the timelines established in this letter agreement.

We understand the representations made during the presentation are a condition, imposed by the City of Gillette, upon the granting of the retail liquor license. Eischeid Investments, LLC has agreed to make these improvements to the property. We acknowledge that the failure by Eischeid Investments, LLC to complete the remodel may result in the possible termination of the retail liquor license. Additionally, we will relinquish the retail liquor license if we cannot comply with

these requirements, and further acknowledge that if relinquished, we may not be able to obtain a new liquor license.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Brent Eischeid". The signature is fluid and cursive, with the first name "Brent" written in a more compact, stylized manner and the last name "Eischeid" written more fully.

Brent Eischeid, Co-Manager
Eischeid Investments, LLC