



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

AMENDMENT APPLICATION FOR AN ALTERATION OF PREMISES OR CHANGE OF LOCATION

The following documentation is required as a part of your retail license amendment application.

ABCC investigators reserve the right to request additional documents as a part of their investigation.

- ☒ Monetary Transmittal Form with \$200 fee
You can PAY ONLINE or include a \$200 check made out to the ABCC
- ☒ Alteration of Premises / Change of Location Amendment Application (this packet)
- ☒ Vote of the Corporate Board
A corporate vote to apply for an alteration of premises or change of location, signed by an authorized signatory for the proposed licensed entity
- ☒ Supporting Financial Documents
Documentation supporting any loans or financing, if applicable
- ☒ Floor Plan
Detailed Floor Plan showing square footage, entrances and exits and rooms
- ☒ Lease
Signed by licensee and landlord.
- ☒ Additional Documents Required by the Local Licensing Authority

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

Print Form

**RETAIL ALCOHOLIC BEVERAGES LICENSE APPLICATION
MONETARY TRANSMITTAL FORM**

APPLICATION SHOULD BE COMPLETED ON-LINE, PRINTED, SIGNED, AND SUBMITTED TO THE
LOCAL LICENSING AUTHORITY.

REVENUE CODE: RETA

CHECK PAYABLE TO ABCC OR COMMONWEALTH OF MA: \$200.00 CHECK #
(CHECK MUST DENOTE THE NAME OF THE LICENSEE CORPORATION, LLC, PARTNERSHIP, OR INDIVIDUAL)

2481

IF USED EPAY, CONFIRMATION NUMBER:

A.B.C.C. LICENSE NUMBER (IF AN EXISTING LICENSEE, CAN BE OBTAINED FROM THE CITY): (ADD 3 NUMBERS) 077800

fw106

LICENSEE NAME: Lookout Hard Cider, LLC

ADDRESS: 89 Pleasant Street South

CITY/TOWN: Natick

STATE MA

ZIP CODE 01760

TRANSACTION TYPE (Please check all relevant transactions):

- | | | | |
|---|---|---|---|
| <input checked="" type="checkbox"/> Alteration of Licensed Premises | <input type="checkbox"/> Cordials/Liqueurs Permit | <input type="checkbox"/> New Officer/Director | <input type="checkbox"/> Transfer of License |
| <input type="checkbox"/> Change Corporate Name | <input type="checkbox"/> Issuance of Stock | <input type="checkbox"/> New Stockholder | <input type="checkbox"/> Transfer of Stock |
| <input type="checkbox"/> Change of License Type | <input type="checkbox"/> Management/Operating Agreement | <input type="checkbox"/> Pledge of Stock | <input type="checkbox"/> Wine & Malt to All Alcohol |
| <input type="checkbox"/> Change of Location | <input type="checkbox"/> More than (3) § 15 | <input type="checkbox"/> Pledge of License | <input type="checkbox"/> 6-Day to 7-Day License |
| <input type="checkbox"/> Change of Manager | <input type="checkbox"/> New License | <input type="checkbox"/> Seasonal to Annual | |
| <input type="checkbox"/> Other | | | |

THE LOCAL LICENSING AUTHORITY MUST MAIL THIS TRANSMITTAL
FORM ALONG WITH THE CHECK, COMPLETED APPLICATION, AND
SUPPORTING DOCUMENTS TO:

**ALCOHOLIC BEVERAGES CONTROL COMMISSION
P. O. BOX 3396
BOSTON, MA 02241-3396**



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

AMENDEMENT APPLICATION FOR AN ALTERATION OF PREMISES OR CHANGE OF LOCATION

Please complete this entire application, leaving no fields blank. If field does not apply to your situation, please write N/A.

1. NAME OF LICENSEE (Business Contact)

Lookout Hard Cider, LLC

ABCC License Number

FW-106

City/Town of Licensee

Natick

2. APPLICATION CONTACT

The application contact is required and is the person who will be contacted with any questions regarding this application.

First Name:

Jay

Middle:

Samuel

Last Name:

Mofenson

Title:

Employee

Primary Phone:

617-413-8689

Email:

jmfenson@lookoutfarm.com

3. BUSINESS CONTACT

Please complete this section ONLY if there are changes to the Licensee phone number, business address (corporate headquarters), or mailing address.

Entity Name:

Primary Phone:

Fax Number:

Alternative Phone:

Email:

Business Address (Corporate Headquarters)

Street Number:

89

Street Name:

Pleasant Street South

City/Town:

Natick

State:

MA

Zip Code:

01760

Country:

us

Mailing Address

☒ Check here if your Mailing Address is the same as your Business Address

Street Number:

Street Name:

City/Town:

State:

Zip Code:

Country:

AMENDMENT APPLICATION FOR AN ALTERATION OF PREMISES OR CHANGE OF LOCATION

6. PREMISES INFORMATION

Please enter the address where the alcoholic beverages are sold.

Premises Address

Street Number: Street Name: Unit:

City/Town: State: Zip Code:

Country:

Description of Premises

Please provide a complete description of the premises, 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.

Floor Number	Square Footage	Number of Rooms
1	10,850	6

Patio/Deck/Outdoor Area Total Square Footage

Indoor Area Total Square Footage

Number of Entrances


Number of Exits

Proposed Seating Capacity

Proposed Occupancy

Occupancy of Premises

Please complete all fields in this section. Documentation showing proof of legal occupancy of the premises is required.

Please indicate by what right the applicant has to occupy the premises 

Landlord Name

Landlord Phone

Lease Beginning Term

Landlord Address

Lease Ending Term

Rent per Month

Rent per Year

If leasing or renting the premises, a signed copy of the lease is required.

Please indicate if the terms of the lease include payments based on the sale of alcohol: ☐ Yes ☒ No

AMENDMENT APPLICATION FOR AN ALTERATION OF PREMISES OR CHANGE OF LOCATION

9. FINANCIAL INFORMATION

Please provide information about associated costs of this license.

Associated Costs

A. Purchase Price for Building/Land	0
B. Purchase Price for any Business Assets	0
C. Costs of Renovations/Construction	\$1500
D. Purchase Price of Inventory	0
E. Initial Start-Up Costs	0
F. Other (Please specify)	0
G. Total Cost (Add lines A-F)	\$1500

Please note, the total amount of Cash Investment (top right table) plus the total amount of Financing (bottom right table) must be equal to or greater than the Total Cost (line G above).

You are required to provide all documents relating to financing and/or loans you receive for this transaction

Please provide information about the sources of cash and/or financing for this transaction

Source of Cash Investment

Name of Contributor	Amount of Contribution
Jay Mofenson	\$1500
Total:	\$1500

Source of Financing

Name of Lender	Amount	Does the lender hold an interest in any MA alcoholic beverages licenses?	If yes, please provide ABCC license number of lender
n/a			
Total:			0

RESOLUTION OF LOOKOUT HARD CIDER LLC

The undersigned Manager of Lookout Hard Cider LLC, A Massachusetts limited liability company with an office located at 89 Pleasant Street, Natick, Massachusetts,

DOES HEREBY CERTIFY :

At a joint meeting of the members, duly called and held this day at which a quorum was present and acted throughout, the members unanimously adopted the following resolutions, which have not been modified or rescinded:

RESOLVED: That the limited liability company apply to the Massachusetts Alcoholic Beverages Control Commission for approval to make alterations to the premises, in order to serve alcoholic beverages on the premises at the picnic area and at the U-pick Barn located at 89 Pleasant Street, Natick Massachusetts.

Lookout Hard Cider, LLC

Dated: April 10, 2018

A handwritten signature in black ink, reading "Steven B. Belkin". The signature is written in a cursive style with a horizontal line underneath the name.

By: Steven B. Belkin, Its Manager



1-800-862-6200

Call Citizens' PhoneBank anytime for account information,
current rates and answers to your questions.

Commercial Account Statement

1 OF 2

Beginning January 01, 2018
through January 31, 2018

US759 BR711 39 1

LOOKOUT HARD CIDER LLC
OPERATING ACCOUNT
2 CHARLESGATE W
BOSTON MA 02215-3540

Commercial Checking

SUMMARY

Balance Calculation

Previous Balance

Checks

Debits

Deposits & Credits

Current Balance

Your next statement period will end on February 28, 2018.

LOOKOUT HARD CIDER LLC
OPERATING ACCOUNT
Commercial Checking

Previous Balance

TRANSACTION DETAILS

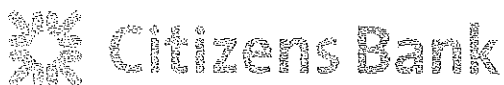
Checks * There is a break in check sequence

⊖ Total Checks

Debits

Other Debits

Date	Amount	Description
01/03		
01/04		
01/05		
01/10		
01/11		
01/12		
01/17		
01/17		
01/17		



1-800-862-6200

Call Citizens' PhoneBank anytime for account information,
current rates and answers to your questions.

Commercial Account Statement

2 OF 2

Beginning January 01, 2018
through January 31, 2018

Commercial Checking continued from previous page

Other Debits (continued)

Date	Amount	Description
01/18		
01/19		
01/23		
01/24		
01/25		
01/26		
01/29		
01/31		

LOOKOUT HARD CIDER LLC
OPERATING ACCOUNT
Commercial Checking

— Total Debits

Deposits & Credits

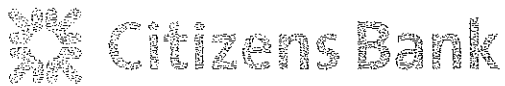
Date	Amount	Description
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+ Total Deposits & Credits

= Current balance

Daily Balance

Date	Balance	Date	Balance	Date	Balance
------	---------	------	---------	------	---------



1-800-862-6200

Call Citizens' PhoneBank anytime for account information,
current rates and answers to your questions.

US759 BR711

55 1

LOOKOUT HARD CIDER LLC
OPERATING ACCOUNT
2 CHARLESGATE W
BOSTON MA 02215-3540

Commercial Account Statement

1 OF 2

Beginning February 01, 2018
through February 28, 2018

Commercial Checking

SUMMARY

Balance Calculation

LOOKOUT HARD CIDER LLC
OPERATING ACCOUNT
Commercial Checking

Previous Balance

TRANSACTION DETAILS

Checks * There is a break in check sequence

⊖ Total Checks

Debits

Other Debits

Date Amount Description



Citizens Bank

1-800-862-6200

Call Citizens' PhoneBank anytime for account information,
current rates and answers to your questions.

Commercial Account
Statement

2 OF 2

Beginning February 01, 2018
through February 28, 2018

Commercial Checking continued from previous page

Other Debits (continued)

Date Amount Description

LOOKOUT HARD CIDER LLC
OPERATING ACCOUNT
Commercial Checking
132104-363-2

Total Debits

Deposits & Credits

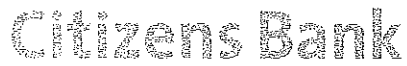
Date Amount Description

Total Deposits & Credits

Current Balance

Daily Balance

Date Balance Date Balance Date Balance



Call Citizens' PhoneBank anytime for account information, current rates and answers to your questions.

37 1

LOOKOUT HARD CIDER LLC
OPERATING ACCOUNT
2 CHARLESGATE W
BOSTON MA 02215-3540

1 OF 2

Beginning March 01, 2018
through March 31, 2018

SUMMARY

Balance Calculation

LOOKOUT HARD CIDER LLC
OPERATING ACCOUNT

Previous Balance

TRANSACTION DETAILS

Checks * *There is a break in check sequence*

Debits

Other Debits

Total Checks



Citizens Bank

1-800-862-6200

Call Citizens' PhoneBank anytime for account information, current rates and answers to your questions.

Commercial Account Statement

2 OF 2

Beginning March 01, 2018
through March 31, 2018

Commercial Checking continued from previous page

Other Debits (continued)

Date	Amount	Description
------	--------	-------------

LOOKOUT HARD CIDER LLC
OPERATING ACCOUNT
Commercial Checking
132104-363-2



Total Debits

Date	Amount	Description
------	--------	-------------



Total Deposits & Credits



Current Balance

Daily Balance

Date	Balance	Date	Balance	Date	Balance
------	---------	------	---------	------	---------

NEWS FROM CITIZENS

--Effective March 26, 2018 if you choose to store your debit card information with any third parties, we may also share updates to this information with these third parties (this only applies to third parties with whom you elect to share this information). Not all third parties participate in this update service. So, to ensure your debit card information is updated timely to prevent missed recurring payments, you should also update your debit card information directly with the third parties.

LANDLORD
LOOKOUT FARM, LLC
89 SOUTH PLEASANT STREET
SOUTH NATICK, MA 01760

TENANT
LOOKOUT HARD CIDER, LLC
89 S PLEASANT STREET
NATICK, MA 01760

LEASE AGREEMENT

LOOKOUT FARM LLC & LOOKOUT HARD CIDER, LLC

Lookout Farm LLC (Landlord) and Lookout Hard Cider LLC (Tenant) enter into the following lease Agreement (hereafter "Agreement" or "lease") as outlined below:

1. The Landlord agrees to lease designated space and equipment to Tenant in the Farm Market building, the attached greenhouse, the two (2) adjacent patios and the designated outdoor spaces in the picnic and u-barn areas located at 89 South Pleasant Street, Natick, Massachusetts 01760.
2. The term of the lease is three years beginning on January 5, 2018 and ending at 11:59 PM on January 4, 2021.
3. The lease may be extended beyond January 4, 2021 by mutual agreement of both parties, provided however, that such mutual agreement is executed on or before January 3, 2021.
4. The lease may not be sublet or otherwise assigned to a third party by the Tenant without prior written approval by the Landlord, which Landlord may decline at its sole discretion.
5. The Tenant agrees to pay Landlord a base monthly rental fee of \$1,600.00 for the term of this Agreement.
6. The monthly rental fees are due on the first of each month and all payments are due, in full, within five (5) days of due date. Any payments received more than five (5) days in arrears shall be subject to a late fee of 12% of the outstanding balance due.
7. The Tenant is responsible for all utilities, gas, electric, water and sewer, for the Farm Market building and equipment under Agreement unless otherwise stated. The Tenant agrees to pay all utility bills, in full, within five (5) days of receipt from Landlord. Any payments received more than five (5) days in arrears shall be subject to a late fee of 12% of the outstanding balance due.
8. As an offset to the lower monthly fee of \$1,600, the Tenant also agrees to pay the utility expense used by the Landlord in the market building during the u-pick season.
9. The Tenant is responsible for any and all repairs, alterations and maintenance needs for the Farm Market building and equipment under Agreement, regardless of the cause, in a timely fashion.

10. The Landlord shall have no responsibility for any repairs, alterations or maintenance needs for the Farm Market building and equipment under Agreement regardless of the cause unless otherwise stated.

11. The Tenant needs prior written approval from the Landlord for any material alterations to the Farm Market building and equipment under Agreement

12. The Tenant acknowledges that it has inspected the Farm Market building and equipment which are the subject of this Agreement and accepts such as is.

13. The Tenant agrees to return the Farm Market building and equipment covered by this lease to its original condition, without exception, within thirty (30) days, if requested by the Landlord, or automatically upon the termination of this Agreement, unless otherwise agreed with the Landlord.

14. The Landlord agrees to provide parking for Tenant employees at a location designated by the Landlord.

15. The Tenant agrees to keep the interior and exterior of the Farm Market building neat, clean, landscaped, clutter free and compliant with sanitary and health code regulations at all times.

16. The Tenant is responsible for obtaining all Town and State permits, licenses and inspections as required by law.

17. The Tenant agrees that the hours of operation will not extend beyond 10:00 am to 8:00 pm daily without prior written approval of the Landlord.

18. The Tenant is responsible for trash disposal, professional pest control and service and for maintaining sanitary conditions at all times for the Farm Market building and equipment subject to this Agreement.

19. The Tenant shall maintain throughout the Lease Term the following insurance policies: (1) commercial general liability insurance in amounts of \$2,000,000.00 per occurrence or such other amounts as Landlord may from time to time reasonably require, insuring Tenant, Landlord, Landlord's agents and their respective Affiliates against all liability for injury to or death of a person or persons or damage to property arising from the use and occupancy of the Premises, Landlord shall be named as an additional insured; (2) worker's compensation insurance, containing a waiver of subrogation endorsement in favor of and acceptable to Landlord; (3) \$ 1,000,000.00 in commercial auto liability insurance, including non-owned and hired vehicles. Tenant's insurance shall provide primary coverage to Landlord when any policy issued to Landlord provides duplicate or similar coverage and in such circumstance Landlord's policy will be excess over Tenant's policy. Tenant shall furnish to Landlord certificates of such insurance and such other evidence satisfactory to Landlord of the maintenance of all insurance coverage required hereunder and Tenant shall obtain a written obligation on the part of each insurance company to notify Landlord at least 30 days before cancellation or a material change of any such insurance policies. All such insurance policies shall be in form and issued by companies reasonably satisfactory to Landlord.

20. The Tenant 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 law or regulation from time to time established by the New England Fire Insurance Rating Association or any similar body succeeding to its powers. The Tenant shall on demand reimburse the Landlord for all extra insurance premiums caused by the Tenants use of the Premises. If Tenant is required to install Fire Extinguishers, Tenant will be responsible for the cost and to contract with a qualified extinguisher contractor for installation and service of the extinguishers.

21. This Agreement 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 Tenant shall, when requested, promptly execute and deliver such written instruments as shall be necessary to show the subordination of this Agreement to said mortgages, deeds of trust or other such instruments in the nature of a mortgage.

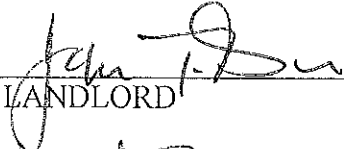
22. Tenant shall not (either with or without negligence) cause or permit the escape, disposal, release or threat of release of any biologically or chemically active or other Hazardous Materials (as said term is hereafter defined) on, in, upon or under the Premises. Tenant shall not allow the generation, storage, use or disposal of such Hazardous Materials in any manner not sanctioned by law or by the highest standards prevailing in the industry for the generation, storage, use and disposal of such Hazardous Materials, nor allow to be brought onto the LANDLORD'S Property generally, any such Hazardous Materials except for use in the ordinary course of TENANT'S business. If any lender or governmental agency shall ever require testing to ascertain whether or not there has been any release of Hazardous Materials, then the reasonable costs thereof shall be reimbursed by TENANT to LANDLORD upon demand as additional charges, but only if such requirement applies to the Premises or may be the result of the acts or omissions of the TENANT or any other person or entity acting under or on behalf of the TENANT during the term of this Lease. In addition, TENANT shall execute affidavits, representations and other necessary or appropriate documentation, from time to time, at LANDLORD's request concerning TENANT'S best knowledge and belief regarding the presence of Hazardous Materials on the Premises,

In addition to the indemnities set forth above, TENANT shall, at its own expense, remove, clean up, remedy and dispose of (in complete compliance with all applicable laws, rules and regulations), all Hazardous Materials generated or released by the TENANT or any other person or entity acting under or on behalf of the TENANT during the term of this Lease (or during such time as TENANT is in occupancy or possession of any part of the Premises), or at a future date, if the presence of Hazardous Materials relates back to TENANT's Term under this Lease and was generated by or resulted from the operations of the TENANT. In performing its obligations hereunder, TENANT shall use licensed and insured contractors satisfactory to the LANDLORD, demonstrate that all necessary permits have been obtained and exercise best efforts to avoid interference with the use and enjoyment of the LANDLORD'S property generally by other Tenants, employees, guests and occupants thereof. The provisions hereof shall survive expiration or termination of this Lease.

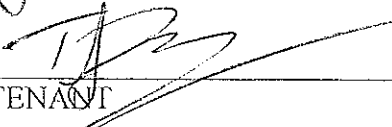
23. The Landlord shall, in no event, be liable for failure to perform any of its obligations under this Lease when prevented from doing so by causes beyond its reasonable control.

24. If any sum or sums due as rent or additional rent as herein provided and set forth or any part thereof shall be unpaid for a period of fourteen (14) days after written notice of such default has been given by Landlord to Tenant, or if Tenant shall violate or be in default in its observances or performance of any of its covenants herein contained, except default in the payment of base rent or additional rent, and shall have failed to take appropriate steps to remedy such breach or default within twenty (20) days after written notice of such breach or default has been given by Landlord to Tenant, or if the leased premises hereby created shall be taken on execution or other process of law and shall not be redeemed for twenty (20) days after Landlord shall have given Tenant written notice of such taking, or if Tenant be declared bankrupt or insolvent according to law, or if any assignment shall be made of its property for the benefit of creditors, then, and in each of the said cases (after the expiration of the aforesaid fourteen (14) day or twenty (20) day period if applicable), Landlord lawfully may (notwithstanding any waiver of any former breach of covenant or waiver of the benefit hereof or consent in a former instance) immediately or at any time thereafter while such default or other stipulation continues and without further demand or notice enter into and upon the Premises or any part thereof in the name of the whole and repossess the same and expel Tenant and remove its effects (forcibly if necessary) without being deemed guilty of any manner to trespass and without prejudice to any remedies which might otherwise be used for arrears of rent or other breach and upon entry as aforesaid this Lease shall terminate and Tenant covenants that in case of such termination under the provisions of statute by reason of the default of Tenant, Tenant will forthwith pay Landlord as damages- a sum equal to the amount by which the base rent, additional rent, and other payments called for hereunder of the remainder of the original term or of any extensions thereof, and, in addition thereto, will during the remainder of the original term and of any extensions thereof pay to Landlord on the last day of each calendar month the difference, if any, between rental which would have been due for such month had there been no such termination and the sum of the amount being received by Landlord as rent from occupants of the Premises, if any, and the applicable pro-rated amount of the damages previously paid to Landlord, Landlord hereby agreeing to use reasonable efforts to minimize damages,

25. This Agreement replaces and supersedes any and all prior agreements and/or arrangements whether written, verbal, implied or otherwise.


LANDLORD

1/4/2018
DATE


TENANT

1/4/2018
DATE

APPLICANT'S STATEMENT

I, Jay Samuel Mofenson the: ☐ sole proprietor; ☐ partner; ☐ corporate principal; ☒ LLC/LLP member
Authorized Signatory

of Lookout Hard Cider, LLC, hereby submit this application for Alteration of Premise
Name of the Entity/Corporation Transaction(s) you are applying for

(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 statement 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 does not violate any requirement of the ABCC or other state law or local ordinances;
- (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 Application information 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.

Signature: 

Date: April 11, 2018

Title: Owner

MANAGER'S CERTIFICATE

Reference is hereby made to the Lookout Hard Cider, LLC, a Massachusetts limited liability company (hereafter the "Company").

Pursuant to the terms of the Company's Articles of Organization and Operating Agreement, the undersigned hereby certifies as follows:

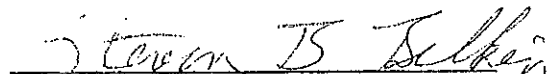
1. That there have been no amendments or modifications to the Company's Articles of Organization or Operating Agreement since the Company's certification by the Commonwealth;
2. That the Company currently enjoys legal existence and good standing with said Commonwealth;
3. That in accordance with the Articles of Organization and the Company's Operating Agreement, the Company's Members held a special meeting on Wednesday, February 25th, 2015 at 10:00 AM;
4. That all of the Members of the Company were in attendance or participated via telephone;
5. That upon and after discussion, the Members took the following votes in furtherance of the Company's business and the establishment of a retail outlet at its principal place of business in Natick, Massachusetts (hereafter the "Premises"); each vote passing unanimously:

(a) That Mr. Jay Samuel Mofenson, so long as he is deemed of requisite character and otherwise satisfactory to the licensing authorities, be and is hereby designated manager of the Premises wherein the Company's retail operation shall operate, such Premises consisting of approximately 1600 square feet and containing retail space, a lounge/sitting area and bathrooms, all in accordance with applicable regulations;

(b) That the said Mr. Jay Samuel Mofenson is authorized and given full authority and control over said Premises as said Premises is described in the license granted to the Company as well as the conduct of all business therein relative to the sale and consumption of alcoholic beverages as the Company itself could in any way have and exercise if the Company were a natural person and a resident of the Commonwealth; and

(c) That John Burns, General Manager of Lookout Farm, the facility within which the Premises is located, shall and is hereby appointed as an authorized representative of the Company, the Premises and the business of the Premises, with full authority to appear before any board, commission, advisory group and/or regulatory authority on behalf the Company and the Premises for any and all purposes.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on behalf of the Company, this 26th day of February, 2015.


Steven B. Belkin
Member/Manager



Belkin Family Lookout Farm

89 South Pleasant Street • South Natick, MA 01760
p 508-651-1539 • f 508-651-0439 • lookoutfarm.com

04/11/18

Dear Members of the Natick Board of Selectmen,

Thank you for your continued support of Lookout Farm. As we approach our May 1st season opening, we remain committed to strengthening our farm operation by continuing to improve our customer service experience and in turn, our economic viability. As such we are requesting an alteration to our current pouring license.

We seek to add an additional picnic area adjacent to the children's play area in order to accommodate our existing seasonal guests. This picnic area would be contained in a similar fashion as is our taproom patio and our farm produced beer and hard cider would be made available for purchase and consumption within the permitted area. Operation of this picnic area would be limited to weekends and Monday holidays during the months of September and October and the hours of operation of this area would be restricted to the hours between noon and 6pm (with last service at 5pm).

We also seek to add an additional picnic area adjacent to our train depot. The intent of this area is to provide a contained outdoor area where our guests can enjoy a beautiful view of the farm and the stunning sunsets while enjoying our beers and ciders. The operation of this area would be between the months of May 1st - October 31st and limited to Thursdays and Fridays from 3pm until dusk and Saturdays and Sundays from noon until dusk. The intent is to provide a tranquil environment where guests can connect with the farm, family and friends and therefore neither exterior lighting nor music will be permitted during operation.

During hours of operation of both areas, food will be made available and the offerings will be in compliance with the parameters set forth by the Natick Board of Health.

Again, thank you for your consideration and support of our continued efforts to maintain Lookout Farm as an operational agricultural property.

Sincerely,

Jay Mofenson

jmofenson@lookoutfarm.com

(508) 651-1539