

CITY OF MINNEAPOLIS  
LICENSES AND CONSUMER SERVICES  
350 SOUTH 5<sup>TH</sup> STREET, ROOM 1-C, CITY HALL  
MINNEAPOLIS, MN 55415

**BUSINESS LICENSE OPERATING CONDITIONS**

BAKU ENTERTAINMENT & RESTAURANTS, LLC  
DBA: INTERNATIONAL BALLROOM  
3003 27TH AVE S, #300  
MINNEAPOLIS, MN 55406

Request Number: 08-0621756

Re: L302 50018 INTERNATIONAL BALLROOM for RENTAL HALL  
Ward 9

1. The licensee will provide a current certificate of occupancy **due at time of signing**.
2. The licensee will maintain the premises in a clean and sanitary manner, and have the premises well-ventilated and adequately lighted.
3. A written, signed lease is required for all events for which a rental hall license is required.
  - a. All lease agreements shall be kept on file at the licensed rental hall for a period of one (1) year after the date of the event and made available to a license inspector or police officer upon request.
  - b. All lease agreements shall be maintained along with and accompanied by the following information:
    1. The name(s), telephone number(s) and residential address(es) of the person(s) leasing the rental hall and of the contact person for the event;
    2. The nature of the event and the estimated number of attendees;
    3. The hours during which the lessee has use of the rental hall and the specific hours of the event;
    4. The type and amount of entertainment offered/allowed by the lessee.
4. The licensee shall have a designated manager who is an employee of the licensee on the premises at all times the hall is utilized or leased.
5. The licensee shall provide one security guard licensed pursuant to Minnesota Statutes, Section 326.32 et seq. at the rental hall premises for each fifty (50) guests at each and Every event.
6. All events must be conducted in strict compliance with all applicable federal, state and local laws and ordinances including, but not limited to, any law relating to zoning, building maintenance, fire prevention, liquor, health or safety.
7. The licensee shall take appropriate action to prevent violations of law by persons attending events for which a license is required. The licensee shall not allow persons engaging in disorderly or illegal behavior to enter or remain on the rental hall premises.
8. The certificate of occupancy, occupant load certificate, hours of operation, business license conditions and the license certificate issued under this chapter shall at all times be posted in a conspicuous place on the premises.

9. The licensee shall maintain general liability insurance in the following amounts, in full force and effect for the duration of the license: personal injury--Two hundred thousand dollars (\$200,000.00) per claim/six hundred thousand dollars (\$600,000.000 (aggregate) and property damage--Fifty thousand dollars (\$50,000.00).
10. Unless also licensed pursuant to this chapter, the lessee of a rental hall shall not sublease the premises to any other person nor shall the rental hall licensee allow such subletting.
11. The licensee shall report to the respective police precinct all events involving both dancing by guests and live or recorded music, at least five (5) business days prior to the event.
12. The licensee shall have no more than one (1) event per month at which maximum occupancy is reached and no more than (2) events weekly with occupancy at 250 or less.
13. The licensee shall not charge a cover charge or any kind of entry fee to individuals using the rental hall.
14. The rental hall must not be open to the general public and shall be available for rental by individuals or groups for private meetings, parties, weddings, or similar occasions. Guest list should be maintained for each event and made available for review by licensing inspector and police.
15. The licensee shall maintain, use, and have control over a surveillance camera that monitors and records the main entrance used by the International Ballroom for each time the Rental Hall is occupied by guests. The use of a surveillance camera shall meet all of the requirements listed in Minneapolis ordinance 259.230.
16. Should a serious criminal incident involving felony-level violence occur on the licensed premises or within 100 feet of any entrance to the licensed premises with a demonstrable nexus and connection to any event occurring at the licensed premises the Director of Licenses and Consumer Services may require that the Licensee install and utilize any reasonable security measure for similar future events, including but not limited to weapons screening devices or practices.
17. All guests will be parked by a licensed valet service. The licensee needs to successfully lease eighty-three (83) spaces where the valet service may park cars. These spaces shall not include the US Bank Parking lot or the lot behind the Oddfellows Building because those spaces are currently being used to full capacity. If the 83 spaces are no longer available to the licensee, the licensee will be required to renegotiate the occupancies approved lease document showing the 83 spaces must be provided to Licenses and Consumer Services before being submitted for recommended action to the Council.
18. One of the two events allowed per week will have no alcohol allowed in the Ballroom.
19. Security personnel will take measures to prevent and abate guests loitering on the sidewalk in front of the main entrance to the Ballroom.
20. The licensee will provide a smoking area in the back of the Oddfellows that is well-lit to prevent smoking in front.

I have read the conditions listed above. I agree with the conditions and understand that failure on our part, or on the part of my company or employees to adhere to these conditions, may be cause for future adverse license action, including the suspension, revocation, or denial of the renewal of the L302 50018 INTERNATIONAL BALLROOM license. These conditions will be effective for the duration the license operates at these premises, unless otherwise amended by the City Council of Minneapolis.

Based upon the foregoing, this agreement is freely & voluntarily entered into in good faith:

Licensee

Fatemeh Engen  
Signature

FATEMEH ENGEN Owner  
Print Name Title

Date: 9-10-08

City of Minneapolis

By: [Signature]

Ricardo X. Cervantes, Deputy Director, Licenses  
Print Name

Dated: Sept 10, 2008