

HAUS, ROMAN, and BANKS, LLP

ATTORNEYS AT LAW

148 EAST WILSON STREET
MADISON, WISCONSIN 53703-3992

WILLIAM HAUS
LAURI ROMAN
MICHAEL E. BANKS

EST. 1974
TEL: (608) 257-0420
FAX: (608) 257-1383
EMAIL: HRB@HRBLLP.COM

October 23, 2012

Via Certified Mail, Return Receipt Requested (7006-2150-0005-0691-9357)
and E-Mail (koreyb@premiercompaniesmn.com; tom_dequattro@yahoo.com)

State Street Pub, LLC d/b/a Whiskey River
552 State Street
Madison, WI 53703

Via Federal Express (8692-9489-9652)

Mr. Jeff O'Brien
Mr. Greg Miller
US Bank Plaza South
220 South 6th St., Suite 1700
Minneapolis, MN 55402

Re: Lease between 552 State Street, LLC as landlord ("Landlord") and State Street Pub, LLC d/b/a Whiskey River as tenant ("Whiskey River") for the space located at 552 State Street, Madison, Wisconsin (the "Lease").

Gentlemen,

As you are aware, this firm represents 552 State Street, LLC (the "Landlord") in connection with the above referenced Lease. Over the past 18 months, we have received numerous complaints about the noise levels generated by the Whiskey River, and our requests to Whiskey River management to reduce the volume and bass during the later evening hours have been ignored. The unresolved noise complaints have resulted in tenants on the second floor above the Whiskey River vacating the apartments (approximately half the apartments are currently vacant), and we are receiving similar complaints from those living in apartments on the third floor above the Whiskey River. In addition, the maintenance man who lives in the apartments above Whiskey River has given notice that he can no longer tolerate the level of noise generated by the Whiskey River (particularly the bass volume and resonance), and that he is therefore resigning his employment and terminating his tenancy.

Section Five D. of the Lease prohibits the Whiskey River from causing or allowing any nuisance in or about the Property, and the noise levels generated by the Whiskey River, particularly in

State Street Pub, LLC d/b/a Whiskey River
Jeff O'Brien
Greg Miller
October 23, 2012
Page 2

terms of bass volume and resonance, violates this provision of the Lease. In accordance with Section Twelve of the Lease, please be advised that if this nuisance is not abated within thirty (30) days of the date of this letter, that you will be in default under the Lease, and the Landlord will take appropriate legal action which may include, without limitation, injunctive or other equitable relief to cause abatement of the nuisance, eviction (with or without termination of the Lease), and other remedies available to the Landlord under the Lease and applicable law.

Please also be advised that, pursuant to Section Five H. of the Lease, the Landlord is authorized to promulgate "rules and regulations relating to the use of the Premises or any part thereof, and to amend or modify such rules." To address the noise concerns raised by other tenants of the buildings located at 552-558 State Street, particularly with respect to bass volume and resonance, the Landlord hereby adopts the following rules and regulations relating to use of the Premises by Whiskey River:

1. In these rules, the term "Background Music" shall mean:
 - a. Recorded music played at levels of bass response that are not audible and do not resonate in any spaces occupied by other tenants in the buildings located at 552-558 State Street, Madison, Wisconsin when the doors and windows of such tenant spaces are closed; and
 - b. Recorded music that is played without the use of any bass speakers, subwoofers, or other methods of amplification relating specifically to the enhancement of bass volume or resonance.
 - c. Live music is not Background Music.
2. No live or recorded music other than Background Music may be played during the following hours:
 - a. Monday through Sunday 12:01 am-10:00am
 - b. Sunday through Wednesday 10:00pm-Midnight
 - c. Thursday through Saturday 11:00pm-Midnight

For the sake of clarity, the above schedule prohibits the playing of live or recorded music, other than Background Music, before 10:00 am on any day of the week; after 10:00 pm on Sunday through Wednesday evenings; and after 11:00 pm on Thursday through Saturday evenings.

3. No live or recorded music may ever be played at volume or bass levels that are a nuisance to other tenants of 552-558 State Street, Madison, Wisconsin.

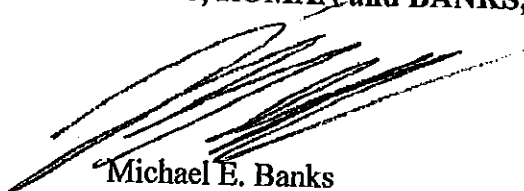
State Street Pub, LLC d/b/a Whiskey River
Jeff O'Brien
Greg Miller
October 23, 2012
Page 3

The above rules will be enforced as part of the Lease, and your failure to adhere to these rules will constitute a default under the Lease. Notwithstanding the foregoing, we are willing to entertain reasonable alternatives to the rules stated above, however, unless an alternative is accepted by the Landlord, the rules stated herein will remain effective. It is our sincere desire to preserve Whiskey River's tenancy in the building, however, we cannot do so at the expense of losing the remaining tenants.

If you wish to discuss this matter, please feel free to contact me.

Very truly yours,

HAUS, ROMAN and BANKS, LLP



Michael E. Banks

MEB/th

cc: 552 State Street, LLC