

**AGENDA
DOWNERS GROVE LIQUOR COMMISSION
OCTOBER 3, 2024
BETTY CHEEVER COUNCIL CHAMBERS**

6:30 P.M.

- I Call to Order**

- II Roll Call**

- III Approval of Minutes of September 5, 2024 Liquor Commission Meeting**

- IV Application Hearing**

 Corner Pantry
 4240 Main
 Class P1

- V New Business**

- VI Old Business**

- VII Comments from the public**

- VIII Adjournment**

**DOWNERS GROVE LIQUOR COMMISSION
BETTY CHEEVER COUNCIL CHAMBERS
850 CURTISS STREET**

Thursday, September 5, 2024

DRAFT

I. CALL TO ORDER

Chairman Johnson called the September 5, 2024 Liquor Commission meeting to order at 6:30 p.m.

II. ROLL CALL

PRESENT: Ms. Kastory, Mr. Mehta, Ms. Rutledge (6:35), Ms. Saucedo, Chairman Johnson

ABSENT: Mr. Fenton, Mr. Shah

STAFF: Carol Kuchynka, Liaison to the Liquor Commission, Assistant Village Attorney Brandan Rissman,

OTHERS: Vicki Sowa, Jenn Irwin, Scott Richards, Court Reporter

III. APPROVAL OF MINUTES

Chairman Johnson asked for approval of the minutes for the August 1, 2024 Liquor Commission meeting and asked members if there were any corrections, changes or additions.

Hearing no additional changes, corrections or additions, the August 1, 2024 minutes of the Liquor Commission meeting were approved as written.

Chairman Johnson reminded those present that this evening's meeting was being recorded on Village-owned equipment. Staff was present to keep minutes for the record.

IV. APPLICATION FOR LIQUOR LICENSE

Chairman Johnson made the following statements:

"The next order of business is to conduct a public hearing for liquor license applications. For the benefit of all present, I would like to state that this Commission does not determine the granting or denial of the issuance of any license. We may, at the end of each hearing, make a finding or recommendation with respect to the application. If necessary, the Commission may adjourn a hearing to a later date in order to have benefit of further information."

"At the conclusion of the hearing, the Commission will determine any recommendations it wishes to make to the Liquor Commissioner".

"The Liquor Commissioner, who is the Mayor of Downers Grove, will, pursuant to Section 3-12 of the Ordinance, render decisions regarding issuance of available licenses."

"Hearings by this Commission are held according to the following format: 1) reading of information pertinent to the application, 2) comments from the applicant, 3) discussion by the Commission, 4) comments from staff, 5) comments from the public, and 6) motion and finding by the Commission."

Bubbly Side of Life – 5131 Main Street

Chairman Johnson stated that the next order of business was an application from Bubbly Side of Life, LLC d/b/a Bubbly Side of Life located at 5131 Main Street. He stated that the applicant is seeking a Class “WB, wine boutique, on- and off-premise consumption liquor license.

Chairman Johnson asked that any individual(s) representing the applicant step forward and be seated. He asked that any individual(s) giving testimony, state and spell their name for the record, indicate their affiliation with the establishment and be sworn in by the court reporter.

Ms. Vicki Sowa was sworn in by the court reporter. Ms. Sowa introduced herself as the owner of Bubbly Side of Life.

Chairman Johnson asked her to explain the operation and how it pertains to her license request.

Ms. Sowa stated that the philosophy of Bubbly Side of Life is that there is always a reason to celebrate. She stated that in 2018 she started an online tasting business/virtual tasting room and has since wished to open a physical space.

Ms. Sowa touched on her background experience in Oregon where she was a sales manager at Willamette Valley Vineyard. She advised that she became their tasting manager when they opened their sparkling winery. She stated that she returned back home to Downers Grove and knew it was time to find a physical location for her business venture armed with her experience from Willamette. She stated that 25 years ago she worked as an 8th grade teacher in Downers Grove at Henry Puffer Middle School.

Chairman Johnson asked for questions from the Commission.

Mr. Mehta asked Ms. Sowa to explain her business model. Ms. Sowa replied that there will be two parts to the business model. She stated that the front portion of the storefront will be a wine shop. She stated that she will offer sparkling wines and allow tastings so customers can pick out the perfect bottle. She stated that they are building a private experience space in the back half of the store which will be used for reservation only, full tasting experiences. She added that the tasting room will be private and customizable space.

Mr. Mehta asked if someone can reserve the whole back room. Ms. Sowa replied yes and that the area will be used to host classes.

Mr. Mehta asked if customers can come in just for a drink. Ms. Sowa replied yes and added that the front of the shop will have a small area for customers to sit and have a glass. She noted that it is not in their business model to operate as a bar and intend to promote as an experienced-based tasting site.

Mr. Mehta asked what the capacity of the front of the site. Ms. Sowa replied 10. She noted that there will be one refrigerator and shelving also upfront. She noted that there will be a refrigerator in the private space to support the private event.

Mr. Mehta asked about food availability. Ms. Sowa replied that she will partner with their neighbors and stated that she plans to offer some pre-packaged items along with potato chips and crackers. She noted that they are working with partners around them to be able to supply more substantial items.

Mr. Mehta asked Ms. Sowa how many staff members she plans to hire. Ms. Sowa replied she will be working full time and plans to hire six part time staff.

Ms. Kastory asked if open house events would occupy both the front and back of the house. Ms. Sowa replied yes.

Ms. Kastory noted that in the materials there was a daily compliance log. She asked if staff were required to complete them at the beginning and end of shift and complete incident reports on an occurring basis. Ms. Sowa replied yes.

Ms. Saucedo did not have any questions. She stated that the packet materials were laid out very clearly.

Ms. Rutledge apologized for being late.

Ms. Rutledge asked Ms. Sowa for clarification. She noted in the training materials there were statements both about checking id's for everyone and checking id's for anyone appearing under the age of 40. She asked for clarification on the policy. Ms. Sowa replied that she will check id's for everyone attending the private experience. She stated that the front half of the shop, employees will card those appearing under 40.

Ms. Rutledge asked Ms. Sowa to review that and make it explicit so her employees understand.

Ms. Rutledge stated that Ms. Sowa appreciated her materials and noted that she took a lot of care with the preparation of the materials. She particularly liked the examples and employee situations that were stated in the manual.

Ms. Rutledge asked Ms. Sowa about their system for tracking drinks as discussed in the manual. Ms. Sowa replied that private tasting events are very clear with a set number of drinks and ounces in front of each participant. Ms. Sowa replied that staff will be able to track the number of drinks in the POS system. She stated that before another drink is rung up they will look at the time stamp of the previous charge.

Chairman Johnson asked Ms. Sowa how much is served at a private tasting. Ms. Sowa replied that guests will have a choice of 4 or 5 tastes, which are 2-ounce pours. She stated that is the equivalent of two glasses of wine.

Chairman Johnson asked how long a private tasting lasts. Ms. Sowa replied 90 minutes, and the guests will have the room for 2 hours. Ms. Sowa stated that anything more than 4-5 tastes will boarder on too many drinks in that period of time.

Chairman Johnson asked if a customer could buy a bottle, open and drink the whole thing. Ms. Sowa stated that if there is space to allow them to drink on site, they could, however, they would not open two bottles of wine at a time unless there was a large group of people.

Chairman Johnson asked that all employees will be BASSET certified. Ms. Sowa replied yes.

Chairman Johnson asked Ms. Sowa how many employees would be on duty during the day when they offer curbside pickup. Ms. Sowa stated that if there is an experience booked there would always be a minimum of 3 on duty, without, 1-2.

Chairman Johnson asked how many would tend to the front of the store will be attended when there is curbside pickup. Ms. Sowa replied that curbside pickups will need to be scheduled ahead of time. She wanted a scheduled pickup time so that the store is never left unmanned.

Chairman Johnson asked about the daily long and asked if it was every day signing in, reporting and signing out. Ms. Sowa stated yes. She stated that she took that policy from the winery which was one of the best practices that they did.

Chairman Johnson asked if staff had any comments concerning the application. Ms. Kuchynka stated that factors affecting the finding or recommendation from this evening's meeting include receipt of an updated Certificate of Occupancy, insurance, receipt of the annual fee, satisfactory background checks and employee certifications.

Chairman Johnson asked for comments from the public. He asked that anyone speaking state their name for the record. Mr. Scott Richards stated that he lives at 11230 Warren Avenue in Downers Grove.

Mr. Richards stated that the applicant has every right to open a Downers Grove business, but expressed his concern with the trends occurring in the downtown. He stated that the Village is losing another retail store. He wondered if another liquor store is needed. He stated that the Cellar Door down the street may be of some competition. He was curious about the establishment's hours and if there was going to be tables and chairs out on the sidewalk. He was curious if the applicant was aware of the plans for the downtown, particularly alleviating the taking away of parking spaces on Main Street.

Mr. Richards stated that the applicant mentioned curbside service. He stated that pulling up to pick up anything will be difficult. He stated that the potential for someone double parking could block traffic and was unsure how she will be able to offer that.

Mr. Richards stated that the trend downtown seems to be geared toward liquor stores and bars. He stated that his hometown of St. Charles used to be shop able, but is not now, as it is filled with bars and taverns. He felt that the trend is going in the same direction in Downers Grove.

Chairman Johnson thanked Mr. Richard for his comments. He stated in response, that this Commission is charged with determining if an applicant is qualified or not qualified to serve liquor. He stated that Mr. Richard's points are duly noted. He stated that the information he requested is part of the public record which he may request at a later date.

Ms. Jennifer Irwin introduced herself. She stated that this establishment is not a bar or a wine shop, but a sparkling wine experience. She stated that participating in a sparkling wine experience is not like sitting at your local bar. She stated it is a mindful and educational experience and is exciting to learn about wines. She stated that no other location focuses on the sparkling wine experience.

Hearing the testimony given in this case, Chairman Johnson asked for a recommendation from the Commission concerning its finding of "qualified" or "not qualified" with respect to their request for a Class WB liquor license.

MR. MEHTA MOVED TO FIND BUBBLY SIDE OF LIFE, LLC D/B/A BUBBLY SIDE OF LIFE LOCATED AT 5131 MAIN STREET QUALIFIED FOR A CLASS "WB", WINE BOUTIQUE, ON- AND OFF-PREMISE CONSUMPTION LIQUOR LICENSE. MS. KASTORY SECONDED.

Aye: Mr. Mehta, Ms. Kastory, Ms. Rutledge, Ms. Saucedo, Chairman Johnson

Nay: None

Abstain: None

MOTION CARRIED: 5:0:0

V. NEW BUSINESS

Chairman Johnson asked if there was any discussion, update from staff or comments from the Commission regarding any new business.

Ms. Kuchynka stated that she plans to hold a meeting on October 3rd.

VI. OLD BUSINESS

Chairman Johnson asked if there was any discussion, update from staff or comments from the Commission regarding any old business.

Ms. Kuchynka referred to the month end reports for August.

Ms. Kuchynka noted that there will be a number of special events taking place over next weekend. She stated that the District 58 Oktoberfest event will be held downtown, Alter Fest on the south side of town and Goldfinger Oktoberfest in the parking lot of their site. She stated that the Police Department will be notified and aware of the three weekend events. She stated that the Goldfinger and Alter events are limited to Saturday. She stated the District #58 event will run throughout the weekend.

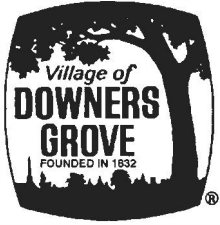
She stated that she is in the process of liquor license renewals which are due by October 4th. She will have more to report out on the renewals at next month's meeting

VII. COMMENTS FROM THE PUBLIC

There were none.

VIII. ADJOURNMENT

Concluding business for the evening, Chairman Johnson called for a motion to adjourn. Ms. Rutledge moved to adjourn the September 5, 2024 meeting. The meeting was adjourned by acclamation at 6:55 p.m.



VILLAGE OF DOWNERS GROVE
REPORT FOR THE LIQUOR COMMISSION
OCTOBER 3, 2024 AGENDA

SUBJECT:	TYPE:	SUBMITTED BY:
Licensee: Swanokhi, Inc. D/B/A: Corner Pantry Address: 4240 Main Street	Application for Class P-1 liquor license	Carol Kuchynka Liaison to the Liquor Commission

REQUEST

The applicant is requesting a Class P-1 liquor license for Corner Pantry located at 4240 Main Street.

NOTICE

The request has been filed in conformance with applicable procedural and public hearing requirements.

GENERAL INFORMATION

Officer(s): Chandrakant Patel, President

Stockholder(s): Chandrakant Patel - 50%
Umesh Patel - 50%

Manager: Chandrakant Patel

Licensee: Swanokhi, Inc. d/b/a Corner Pantry
4240 Main Street
Downers Grove, IL 60515

PROPERTY INFORMATION

EXISTING LAND USE: Commercial
PROPERTY SIZE: (2,500 square feet)

ANALYSIS

Submittals

This report is based on the following documents, which are on file with the Legal Department:

1. Application for Liquor License
2. Liquor Handling Manual
3. Lease
4. Floor Plan

Project Description

The applicant is requesting a Class P-1 liquor license for the operation of a liquor/convenience store located at 4240 Main Street.

License conditions

"P-1" Packaged liquor licenses shall authorize the retail sale on the premises specified, of alcoholic liquor in packages with the seals unbroken, only, and not for consumption on the premises, except that tastings shall be permitted on such premises in accordance with State law. Such licenses shall be only authorized in locations where the sale of packaged liquor is the primary business and/or in locations where the primary business is that of a grocery store or convenience store as defined herein.

Public Safety Requirements

A Certificate of Occupancy for occupancy change is applied for and is pending. Health Department approval is required.

Factors Affecting Finding or Recommendation

Certificate of Occupancy, insurance, annual fee, satisfactory background checks and employee certifications.

Recommendation

Based upon testimony presented at the October 3, 2024 application hearing, if said application is consistent with the Liquor Code and meets the criteria of the classification, staff requests the following:

A recommendation from the Commission concerning its finding of "qualified" or "not qualified" with regard to their Class P-1 liquor license application, along with any conditions and/or restrictions with respect to this applicant.



downers.us

September 19, 2024

CIVIC CENTER
850 Curtiss St.
Downers Grove, IL
60515-4782

MAIN 630.434.5500
POLICE 630.434.5600

FIRE DEPT
Administration
5420 Main St.
Downers Grove, IL
60515-4834

630.434.5980

PUBLIC WORKS
5101 Walnut Ave.
Downers Grove, IL
60515-4046

630.434.5460

Mr. Chandrakant Patel
Swanokhi, Inc.
4240 Main Street
Downers Grove, IL 60515

Via Email
swanokhi@gmail.com

*RE: Application for Class P-1 Liquor License
Corner Pantry
4240 Main Street, Downers Grove, IL 60515*

Dear Mr. Patel:

The Liquor Commission of the Village of Downers Grove will meet on Thursday, October 3, 2024, at 6:30 p.m. in the Civic Center Betty Cheever Council Chambers located at 850 Curtiss Street, Downers Grove, Illinois, to consider applications for liquor licenses. A public hearing will be held on your application as a part of this meeting.

I encourage you to attend this public hearing at which time you will have an opportunity to comment in support of your application. In addition, the Liquor Commission will be particularly interested in examining your liquor handling manual and in hearing about your floor plan and training procedures as they relate to the sale of alcoholic beverages.

You may withdraw your application at any time prior to the public hearing.

If you have any questions, please contact me at (630) 434-5542.

Very truly yours,

Carol Kuchynka
Liaison to the Liquor Commission

VILLAGE OF DOWNERS GROVE

a\Corner Pantry - Swanokhi\app-hrg.nts



VILLAGE OF DOWNERS GROVE, ILLINOIS APPLICATION FOR LIQUOR LICENSE

Date: 08/31/2024

Application is hereby made to the Local Liquor Commissioner of the Village of Downers Grove for issuance of a Class P-1 liquor license, pursuant to the ordinances of the Village and laws of the State of Illinois. In support of said application the following is submitted:

1. GENERAL INFORMATION

1.1 Applicant:

331-777-5616 - store

Name: Swanokhi Inc Phone: [REDACTED]

Address: 4240 main street, Downers grove, IL 60067

1.2 Status:

Individual(s) or Sole Proprietorship

Corporation

Limited Liability Corporation

Partnership

Club

Other (explain) _____

1.3 Liquor Manager:

Name: CHANDRAKANT PATEL Phone: 630-639-8199

Address: [REDACTED]

Driver's License No. [REDACTED] Social Sec. No. [REDACTED]

Date of Birth [REDACTED] 1980 Place of Birth [REDACTED]

2. PREMISES

Doing Business As Swanokhi Inc DBA corner pantry Phone: 331-777-5616 - store

Address: 4240 main street, Downers grove, IL 60067

2.2 Does Applicant beneficially own the premises for which a license is sought? Yes No

a. If yes, Applicant must attach proof of ownership. (i.e. title policy)

b. If Applicant is not the beneficial owner of the premises, does Applicant have a lease thereon for the full period for which the license is to be issued? Yes No - If yes:

i. A copy of lease must be attached; and,

ii. Identify the owner or rental agent for the property:

Name: ABD PARTNERS Phone: 847-687-9039

Address: 24 westcott lane, south Barrington, IL 60010

2.3 Are the premises located within one hundred feet of any church, school, hospital, home for aged or indigent persons or for veterans, their spouses or children or any military or naval stations. Yes No

2.4 State the anticipated date of occupancy. 20th oct, 2024

3. CORPORATION

This section must be completed by authorized agent of any corporate Applicant. If Applicant is a partnership, skip section 3 and go to section 4. If Applicant is neither a corporation nor a partnership, skip sections 3 and 4 and go to section 5.

- 3.1 Applicant was incorporated under the laws of the State of Illinois on the 12 day of August, A.D., 2024
- 3.2 If Applicant was not incorporated under the laws of the State of Illinois, is Applicant a foreign corporation qualified under the "Business Corporation Act of 1983" to transact business in the State of Illinois? Yes ___ No ___
- 3.3 **Registered Agent:**
Name: CHANDRAKANT PATEL Phone: [REDACTED]
Address: [REDACTED]
- 3.4 Corporate Applicants must complete and attach DG LIQ-FORM 2/OFFICERS and DG LIQ-FORM 3/SHAREHOLDERS.

4. PARTNERSHIP/LIMITED LIABILITY CORPORATION

This section must be completed by authorized agent of any partnership or limited liability corporation Applicant. If Applicant is not a partnership or limited liability corporation, skip to Section 5.

- 4.1 Applicant was formed under the laws of the State of _____ on the _____ day of _____, A.D., ____.
- 4.2 Is Applicant a limited partnership pursuant to the Illinois Revised Uniform Limited Partnership Act? Yes_ No_
- 4.3 If Applicant was not formed under the laws of the State of Illinois, is Applicant a foreign partnership qualified under the Illinois Uniform Partnership Act or the Illinois Uniform Limited Partnership Act, as now or hereafter amended, to transact business in the State of Illinois? Yes ___ No ___
- 4.4 Registered Agent: Not Applicable ___
Name: _____ Phone: _____
Address: _____
- 4.5 **General Partner:** Not Applicable ___ (Note: if there is more than one general partner, include that general partner who is to be primarily responsible for operation of the licensed premises.)
Name: _____ Phone: _____
Address: _____
- 4.6 **Managing Partner:** Not Applicable ___ (Note: if there is more than one managing partner, include that managing partner who is to be primarily responsible for operation of the licensed premises.)
Name: _____ Phone: _____
Address: _____
- 4.7 Partnership Applicants must complete and attach DG LIQ-FORM 3/SHAREHOLDERS and DG LIQ-FORM 4/PARTNERSHIP/LIMITED LIABILITY CORPORATION.

5. SOLE PROPRIETORSHIP *Skip to Section 6.*

NOTE: Pursuant to 235 ILCS 5/6-2 (1) Sole proprietor must be resident of the Village in which the premises covered by the license is located. Pursuant to 235 ILCS 5/6-2 (3) Sole proprietor must be a citizen of the United States.

6. QUALIFICATIONS (This section to be completed by all applicants.)

6.1 Has any liquor license issued to the applicant, the liquor manager, or any person or entity listed on DG LIQ-FORM 2/OFFICERS, DG LIQ-FORM 3/SHAREHOLDERS, or DG LIQ-FORM 4/ PARTNERSHIP/LIMITED LIABILITY CORPORATION ever been fined, revoked or suspended?

No

___ Yes
If yes, identify the following: (Attach additional information as desired or as space limitations on this form require)

a. Jurisdiction revoking or suspending license: _____

b. Date of revocation or suspension: _____

c. Reason given by revoking jurisdiction for revocation or suspension: _____

d. Additional explanatory information, if desired: _____

6.2 Has Applicant, the liquor manager, or any person or entity listed on DG LIQ-FORM 2/OFFICERS, DG LIQ-FORM 3/SHAREHOLDERS or DG LIQ-FORM 4/ PARTNERSHIP/LIMITED LIABILITY CORPORATION, ever been convicted of violating any Federal or State law concerning the manufacture, possession or sale of alcoholic liquor, or forfeited their bond for failure to appear in court to answer charges for any such violation?

No

___ Yes
If yes, identify the following: (Attach additional information as desired or as space limitations on this form require)

a. Jurisdiction revoking or suspending license: _____

b. Date of revocation or suspension: _____

c. Reason given by revoking jurisdiction for revocation or suspension: _____

d. Additional explanatory information, if desired: _____

6.3 Has Applicant, the liquor manager, or any person or entity listed on DG LIQ-FORM 2/OFFICERS, DG LIQ-FORM 3/SHAREHOLDERS or DG LIQ-FORM 4/ PARTNERSHIP/LIMITED LIABILITY CORPORATION, ever been convicted of a felony under Federal or State law?

No

___ Yes
If yes, identify the following: (Attach additional information as desired or as space limitations on this form require)

a. Jurisdiction revoking or suspending license: _____

b. Date of revocation or suspension: _____

c. Reason given by revoking jurisdiction for revocation or suspension: _____

d. Additional explanatory information, if desired: _____

6.4 Is Applicant the beneficial owner of the business to be operated?

Yes No

6.5 Has Applicant, the liquor manager, or any person or entity listed on DG LIQ-FORM 2/OFFICERS, DG LIQ-FORM 3/SHAREHOLDERS or DG LIQ-FORM 4/ PARTNERSHIP/LIMITED LIABILITY CORPORATION, been convicted of a gambling offense in violation of Sections 28-1(a)(3) through (a)(10), or Section 28-3, of the Illinois Criminal Code (ILL. REV. STAT., ch. 38), as heretofore or hereafter amended.

No

Yes
If yes, identify the following: (Attach additional information as desired or as space limitations on this form require)

a. Jurisdiction revoking or suspending license: _____

b. Date of revocation or suspension: _____

c. Reason given by revoking jurisdiction for revocation or suspension: _____

d. Additional explanatory information, if desired: _____

6.6 Has Applicant, the liquor manager, or any person or entity listed on DG LIQ-FORM 2/OFFICERS, DG LIQ-FORM 3/SHAREHOLDERS or DG LIQ-FORM 4/ PARTNERSHIP/LIMITED LIABILITY CORPORATION, been issued a federal wagering stamp by the federal government for the current tax period? Yes No If yes, provide details:

6.7 Has a federal wagering stamp has been issued by the federal government for the current tax period for the premises for which a license is sought? Yes No If yes, provide details:

6.8 Is applicant a citizen of the United States?

Yes No Not Applicable - Applicant is a corporation or partnership

6.9 Is applicant a resident of Downers Grove?

Yes No Not Applicable - Applicant is a corporation or partnership

7. SUBMITTALS

7.1 In addition to this application form the following are submitted as applicable:

- DG LIQ-FORM 1/Liquor Manager
- DG LIQ-FORM 2/Officers & Directors (for each Officer/Director, a Background Check Waiver form must be submitted)
- DG LIQ-FORM 3/Stockholders (for each Stockholder, a Background Check Waiver form must be submitted)
- DG LIQ-FORM 4/Partnership/Limited Liability Corporation (for each Partner, a Background Check Waiver form must be submitted)
- DG LIQ-FORM 5/Declaration
- DG LIQ-FORM 6/Outdoor Sales Application (If applicable)
- DG LIQ-FORM 7/Certifications
- Articles of Incorporation (If applicable)
- Proof of ownership of premises (i.e. title report)
- Lease-If premises not beneficially owned by Applicant (for the full period for which the license is to be issued)
- Floor Plan, as required for any premises to be licensed for sale of alcoholic liquor for consumption on the premises, drawn to scale, and with sufficient detail to depict types of seating, location of bars and other design features.
- Employee liquor handling training manual ✦
- Application fee
- Certificate of Insurance
- Menu (If applicable)
- Reduced Menu -after regular menu hours (If applicable)

7.2 Applicant understands and agrees that additional information and material may be required during the processing of this application related to applicant's qualifications, the information provided herein, including attachments, and the class of license involved. Applicant agrees to provide such additional information and material and that failure to do so may delay the processing of this application or result in its denial.

7.3 In the event Applicant is made aware that any information or document submitted as part of this application process is inaccurate or incomplete, Applicant agrees to immediately notify the Village and provide appropriate corrections. Applicant understands and agrees to provide such additional information and material, and that failure to do so may delay the processing of this application or result in its denial.

THE UNDERSIGNED, BEING DULY SWORN, DOES STATE AS FOLLOWS:

- A. THAT THE UNDERSIGNED IS EMPOWERED TO PREPARE AND SIGN THIS APPLICATION ON BEHALF OF THE APPLICANT.
- B. THAT THE UNDERSIGNED HAS REVIEWED THIS APPLICATION, AND ALL ATTACHMENTS AND SUBMITTALS, AND THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND ACCURATE.

APPLICANT:

Swanokhi Inc
Name of Corporation/Partnership/LLC/Sole Proprietorship

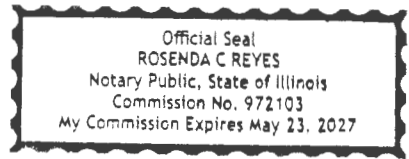
BY: CHANDRAKANT PATEL
Print Name

[Signature]
Sign Name

TITLE: President

Subscribed and sworn to before me this 31st day of August, 2024.

Rosenda C Reyes
Notary Public





VILLAGE OF DOWNERS GROVE, ILLINOIS LIQUOR MANAGER APPLICATION

1. Name of Liquor License Applicant/Holder: Swarnokhi Inc

Doing Business As: Corner Pantry

Address: 4240 main st, Downers Grove, IL 60067

Phone: (331) 777-5614 Liquor License Number: [redacted]

2. Manager: Chandrakant S Patel Phone: (639) 639-8199

Residence Address: [redacted]

If less than one year, previous residence: No

Citizenship: Yes (U.S.A) If naturalized, date/place of naturalization: 12th April 2007, Chicago Illinois

Date of Birth: [redacted] 1980 Place of Birth: [redacted]

Social Security #: [redacted] Driver's License # and State: [redacted]

Number of hours per week of employment (35 minimum) 60

3. Liquor Handling Experience

Name and address (city, state) of any other liquor establishment in which you have been employed, position held and dates of employment experience:

- 2004 to 2008 Marathon gas station, 1600 S Oak Park Ave, Berwyn, IL 60402 (cashier)
2008 to 2016 J.J Food, 703 Bellwood Ave, Bellwood, IL 60104 (cashier & manager)
2016 to 2017 Jay's Fresh Markt, 1550 Marchim Rd, Stone Park, IL 60165 (cashier)
2017 to 2022 J.J Papper, 10400 W. Fullerton Ave, Melrose Park, IL 60164 (manager & owner)

I certify I have never been convicted of a felony, misdemeanor or licensing ordinance violation.

SIGNATURE OF MANAGER [Signature] Date 08/31/2024

Return to: Liaison to the Liquor Commission VILLAGE OF DOWNERS GROVE 801 Burlington Avenue Downers Grove, IL 60515



VILLAGE OF DOWNERS GROVE, ILLINOIS
LIQUOR LICENSE APPLICATION
CORPORATE OFFICERS AND DIRECTORS

Applicant: Swamokhi Inc

The following is a listing of all officers and directors of the Applicant corporation: (Note: include the persons full name, address and corporate title; use additional pages if necessary)

Applicant: Swamokhi Inc
By: owner / manager
Corporate Title: President
Date: 08/31/2024

Name: CHANDRAKANT PATEL
Address: [Redacted]
Social Sec. # [Redacted] Driver's License # [Redacted] Date of Birth: [Redacted] 1980
Corporate Title: PRESIDENT / OWNER

Name and address of any other liquor establishment in which you have held an ownership interest or have operated. Please include the name of the entity issuing the liquor license for the establishment, the liquor license number, the date the license was issued and its date of expiration.

(Attach completed Background Check Waiver)

Name: UMESH PATEL
Address: [Redacted]
Social Sec. # [Redacted] Driver's License # [Redacted] Date of Birth: [Redacted] 1976
Corporate Title: SHARE HOLDER

Name and address of any other liquor establishment in which you have held an ownership interest or have operated. Please include the name of the entity issuing the liquor license for the establishment, the liquor license number, the date the license was issued and its date of expiration.

(Attach completed Background Check Waiver)

Name:
Address:
Social Sec. # Driver's License # Date of Birth:
Corporate Title:

Name and address of any other liquor establishment in which you have held an ownership interest or have operated. Please include the name of the entity issuing the liquor license for the establishment, the liquor license number, the date the license was issued and its date of expiration.

(Attach completed Background Check Waiver)



VILLAGE OF DOWNERS GROVE, ILLINOIS
LIQUOR LICENSE APPLICATION
CORPORATE STOCKHOLDER

Applicant: Swanokhi Inc.

The following is a listing of all shareholders owning in the aggregate more than five (5%) of the outstanding shares of any class of capital stock of the Applicant Corporation as of the date of application. This listing also identifies any shareholders owning twenty percent (20%) or more of the outstanding shares of any class of capital stock of the Applicant Corporation. (use additional pages if necessary)

Applicant: Swanokhi Inc.

By: Owner/manager

Corporate Title: President

Date: 08/31/2024

Name: CHANDRAKANT PATEL

Address: [Redacted]

Social Sec. # [Redacted] Driver's License # [Redacted] Date of Birth: [Redacted] 1980

Percent of Stock Ownership: 50%

Name and address of any other liquor establishment in which you have held an ownership interest or have operated. Please include the name of the entity issuing the liquor license for the establishment, the liquor license number, the date the license was issued and its date of expiration.

(Attach completed Background Check Waiver)

Name: UMESH PATEL

Address: [Redacted]

Social Sec. # [Redacted] Driver's License # [Redacted] Date of Birth: [Redacted] 1976

Percent of Stock Ownership: 50%

Name and address of any other liquor establishment in which you have held an ownership interest or have operated. Please include the name of the entity issuing the liquor license for the establishment, the liquor license number, the date the license was issued and its date of expiration.

(Attach completed Background Check Waiver)

Name: _____

Address: _____

Social Sec. # _____ Driver's License # _____ Date of Birth: _____

Percent of Stock Ownership: _____

Name and address of any other liquor establishment in which you have held an ownership interest or have operated. Please include the name of the entity issuing the liquor license for the establishment, the liquor license number, the date the license was issued and its date of expiration.

(Attach completed Background Check Waiver)



VILLAGE OF DOWNERS GROVE, ILLINOIS BUSINESS ACTIVITY DECLARATION

1. **Name of Liquor License Applicant/Holder:** Swanokhi Inc
Doing Business As: Corner Puntry
Address: 4240 main street, Downers grove, IL 60067
Email (corporate): Swanokhi@gmail.com **Email (site):** SMITA CHANDRESH @ yahoo.com
Phone: 331-777-5616 **License Class:** P-1

2. **Main or Principal Business to be conducted by the Applicant:** Convenient store
 wherein the following is devoted to the sale/service of:
 _____ (20 %) Food _____ (60 %) Alcohol
 _____ (10 %) Non-alcoholic beverages _____ (10 %) Other - List:

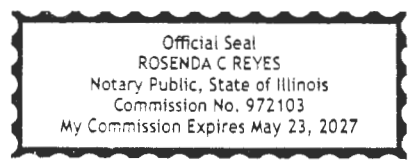
3.

HOURS	OPEN	CLOSE
Monday	8 A.M	11 P.M
Tuesday	8 A.M	11 P.M
Wednesday	8 A.M	11 P.M
Thursday	8 A.M	11 P.M
Friday	8 A.M	1 A.M
Saturday	8 A.M	1 A.M
Sunday	8 A.M	11 P.M

THE UNDERSIGNED, BEING DULY SWORN, DOES STATE AS FOLLOWS:

- A. THAT THE UNDERSIGNED IS EMPOWERED TO PREPARE AND SIGN THIS APPLICATION ON BEHALF OF THE APPLICANT.
- B. THAT THE UNDERSIGNED HAS REVIEWED THIS DECLARATION AND THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND ACCURATE.

APPLICANT:
Swanokhi Inc
 Name of Corporation/Partnership/LLC/Sole Proprietorship



BY: owner/manager
 NAME: CHANDRAKANT PATEL
 TITLE: President

Subscribed and sworn to be me this 31st day of August, 2024.
Rosenda C Reyes.
 Notary Public



VILLAGE OF DOWNERS GROVE, ILLINOIS CERTIFIED EMPLOYEE DECLARATION

I, CHANDRAKANT PATEL, DO HEREBY CERTIFY THAT I am the
Print Name

PRESIDENT/manager of Swanokhi Inc and I DO
Corporate title/Position Corporation

HEREBY FURTHER CERTIFY THAT the attached document is a true, correct and complete

list of current employees who serve, sell or distribute alcoholic liquor of Cosmes Pantry
d/b/a

located at 4240 Main Street, Downers Grove, Illinois.
Business Address

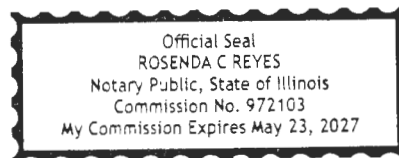
I DO HEREBY FURTHER CERTIFY THAT the attached copies of training certificates are true, correct and valid copies of the training certifications for each of the employees.

Date: 8/31/2024

Chandrakant Patel
Signature

Subscribed and sworn to before me this 31st day of August, 2024.

Rosenda C Reyes
Notary Public



Attachments:
Employee list
Certifications



Certificate of Completion

This is to certify that

chandrakant patel

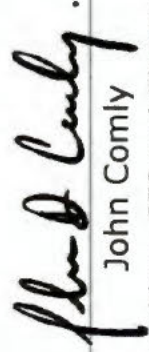
has diligently and with merit completed

Off-Premise BASSET Alcohol Certification

Completion Date: 09-04-2024

This temporary certificate is valid for 30 days.
Download your official BASSET card at mytax.illinois.gov

Certificate # 16462888


John Comly

President, CEO and Director

225 East Robinson St Ste 570
Orlando, FL 32801



Certificate of Completion

This is to certify that

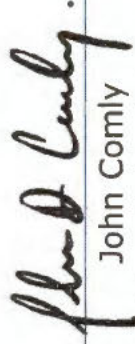
umesh patel

has diligently and with merit completed

Off-Premise BASSET Alcohol Certification

Completion Date: 09-06-2024

This temporary certificate is valid for 30 days.
Download your official BASSET card at mytax.illinois.gov


John Comly
President, CEO and Director

225 East Robinson St Ste 570
Orlando, FL 32801

Certificate # 16463004

**Corner Pantry
4240 Main Street
Downers Grove IL-60515**

Liquor Handling Policy

Hours of operation	Downer Grove Hours
Monday to Thursday: 8:00 A.M to 11:00 P.M	8:00 A.M to 1:00 A.M
Friday & Saturday: 8:00 A.M to 01:00 A.M	8:00 A.M to 2:00 A.M
Sunday: 8:00 A.M to 11:00 P.M	9:00 A.M to 1:00 A.M

Non Sale Hours

Cooler doors will be locked, and also the register will not allow any alcohol sales during non sale hours. Allowable sales hours will be posted. There are signs posted that say we will check the customers ID before they purchase the alcohol. Cash Register Express software which is approved by all 50 states; and has the ability to scan any ID from the 50 states.

Mandatory Training Requirement:

Every employee who sells alcoholic liquor shall successfully complete a certified training program. Certification must be renewed every three (3) years.

Alcohol Awareness Programs:

The police department periodically conducts control buy tests on establishments to determine if they are serving alcohol to minors. An under 21 year old is sent into each establishment to attempt to purchase liquor.

The clerk is subject to an administrative citation (\$500). The establishment is subject to suspension, revocation and/or up to \$15,000 and disciplinary hearing costs of up to \$1,000 if a violation occurs.

Violation of Policy:

Any violation of policy will result in immediate termination.

Training Seminars:

Management will conduct training seminars for employees. Topics include local ordinance review, proper carding techniques and information on village programs and recognizing signs of intoxication. Refresher training for employees will occur every 3 months. Daily reminders will be given to check id's and conduct proper liquor sales.

DUI Notification Programs

The Downers Grove police department will notify an establishment in the event an individual is arrested for a DUI and name their establishment as where they have purchased liquor prior to an arrest. Any establishment receiving numerous notifications will be subject to a license renewal hearing where the establishment's liquor selling policies are reviewed.

Liquor Selling Policy:

Employees selling alcohol must 21. Certified training required every 3 years, never sell to intoxicated customers. Sell alcohol only during permitted hours. Everyone over 21 needs to be available to ring up sales of alcoholic beverages for co-worker under age 21. Alcohol beverages can only be purchased from allowable hours, signs shall be posted.

Recognizing signs of Intoxication:

Change in behavior-loud speech, annoying other customers, argumentative, stumbling and careless with money you have the right to refuse a sale. Do not sell if a customer shows these signs. Contact the police if the customer becomes threatening/combatative.

Requesting Identification:

Buying alcohol person must be 21 years & over, valid photo id required. Card anyone who appears under 40 years old, Cash register express will be able to check out of state ID cards. Employees have legal right to refuse to sell alcohol beverages to any customer unable to produce proper ID or who they feel is intoxicated.

Carding Procedures:

Check ID. Cross verify, date of birth, picture, expiration date, look photo ID and person presenting it both same, check height, weight, eye and hair color, ask for other ID if necessary. Request ID from anyone appearing 40 years of age or younger.

Acceptable Identification:

Valid Illinois driving license, (Primary), valid state of Illinois identification card, valid out of state driving license, valid out of state identification card, valid passport with photo.

Unacceptable ID:

Traffic ticket, Birth Certificate, Baptismal Certificate, **Vertical ID's will not be accepted.**

3rd Party Sales:

3rd Party sale will be refused if employee believes that someone over 21 years attempts to purchase liquor for a minor.

Monitoring:

Security cameras are located inside and outside of the store. Employee to monitor security cameras for suspicious behavior, theft, minors and/or intoxicated individuals on the premises.

ACKNOWLEDGMENT FORM

Employee Name Chandra Kant S Patel

Address 4512, Bell Lane, Hanover Park, IL- 60133

Telephone Number 630-639-8199

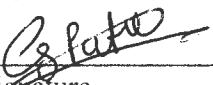
Date of Birth 09/19/1980 Place of Birth India

Employee Classification Manager

I, the undersigned, have read my employers Liquor License Guidelines and acknowledge being advised of the Downers Grove Municipal Code, Chapter 3, specifically Section 3-25, which deals with the sale of alcoholic beverages to minors, etc., and agree to comply with its specifications.

I acknowledge that I personally have the discretionary right to refuse sales of alcoholic beverages to anyone I feel is underage or intoxicated, and I, therefore, accept full responsibility for my actions.

As of today, **I am at least 21 years of age** and understand that I may ring up alcohol sales for off-premise consumption, only after determining that person placing the order is of legal drinking age - 21 years of age or older. I have read and understand the I.D. guidelines as outlined in the Downers Grove Liquor License Guidelines.


Signature

08/31/2024
Date

ACKNOWLEDGMENT FORM

Employee Name Umesh Mahendrabhai Patel
Address 9543, Sumner Road Unit-A Des Plaines, IL-60016
Telephone Number 224-628-2103
Date of Birth 07/23/1976 Place of Birth India
Employee Classification Cashier-Clerk

I, the undersigned, have read my employers Liquor License Guidelines and acknowledge being advised of the Downers Grove Municipal Code, Chapter 3, specifically Section 3-25, which deals with the sale of alcoholic beverages to minors, etc., and agree to comply with its specifications.

I acknowledge that I personally have the discretionary right to refuse sales of alcoholic beverages to anyone I feel is underage or intoxicated, and I, therefore, accept full responsibility for my actions.

As of today, **I am at least 21 years of age** and understand that I may ring up alcohol sales for off-premise consumption, only after determining that person placing the order is of legal drinking age - 21 years of age or older. I have read and understand the I.D. guidelines as outlined in the Downers Grove Liquor License Guidelines.

Patel
Signature

08/31/2024
Date

ACKNOWLEDGMENT FORM

Employee Name _____

Address _____

Telephone Number _____

Date of Birth _____ Place of Birth _____

Employee Classification _____

I, the undersigned, have read my employers Liquor License Guidelines and acknowledge being advised of the Downers Grove Municipal Code, Chapter 3, specifically Section 3-25, which deals with the sale of alcoholic beverages to minors, etc., and agree to comply with its specifications.

I acknowledge that I personally have the discretionary right to refuse sales of alcoholic beverages to anyone I feel is underage or intoxicated, and I, therefore, accept full responsibility for my actions.

As of today, **I am at least 21 years of age** and understand that I may take orders for alcoholic beverages, as well as serve/sell the product to customers for on premise consumption and ring up sales for off-premise consumption, only after determining that person placing the order is of legal drinking age - 21 years of age or older. I have read and understand the I.D. guidelines as outlined in the Downers Grove Liquor License Guidelines.

Signature

Date

ILLINOIS

NEW DRIVER'S LICENSE/ID CARD DESIGN



Under 21 Driver's License



Driver's License



Under 21 ID Card



ID Card



Under 21
Temporary Visitor
Driver's License (TVDL)



Under 21 Commercial
Driver's License



Commercial Driver's License (CDL)



Temporary Visitor Driver's License (TVDL)

Illinois Secretary of State Jesse White

ILLINOIS

SUMMARY OF CONTENTS

ILLINOIS DRIVER'S LICENSE

- Currently Issued License
- Format Invalid October 2022
- 1. Description
- 2. Classes and Endorsements
- 3. License Data Significance
- 4. Expiration
- 5. Restrictions

SPECIAL LICENSES AND POLICIES

1. Duplicate License Policy
2. Mail-Requested Renewals
3. Minor and Provisional Licenses
4. Military Extension Policy
5. School Bus Driver's Licensing
6. Probationary License

IDENTIFICATION CARD POLICY

AGENCY CONTACTS

Issuance, Enforcement



Fig. 14.1
Illinois
Driver's License
Current Issue*

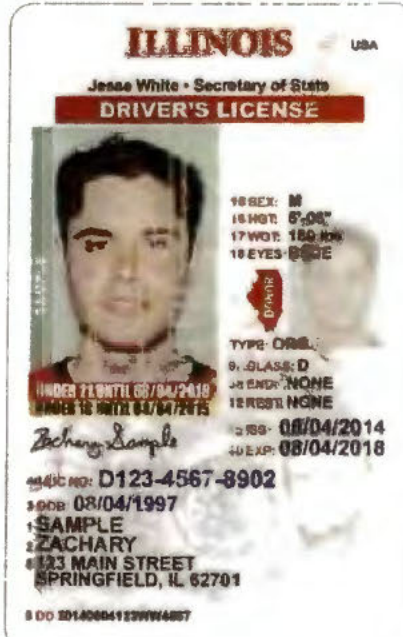


Fig. 14.2
Illinois
Minor's
License
Current Issue*
*May show
REAL ID star
or "Federal
Limits Apply"
or neither.



Fig. 14.3
Illinois
Driver's License
Format Invalid
October 2022*
*Minor's in
vertical format.



Fig. 14.4
Illinois
Identification Card
Current Issue*
*Minor's in vertical
format. May show
REAL ID star or
"Federal Limits
Apply" or neither.

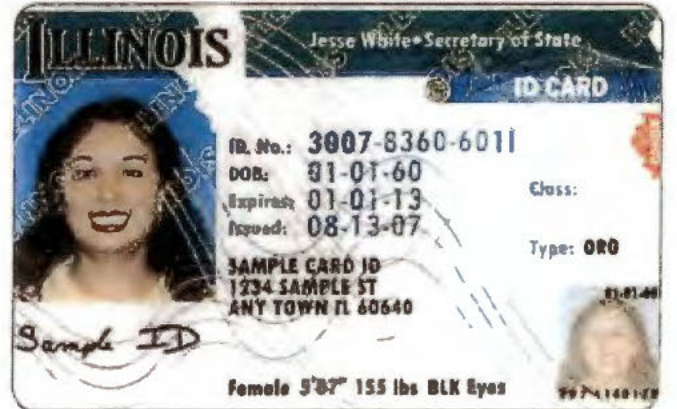
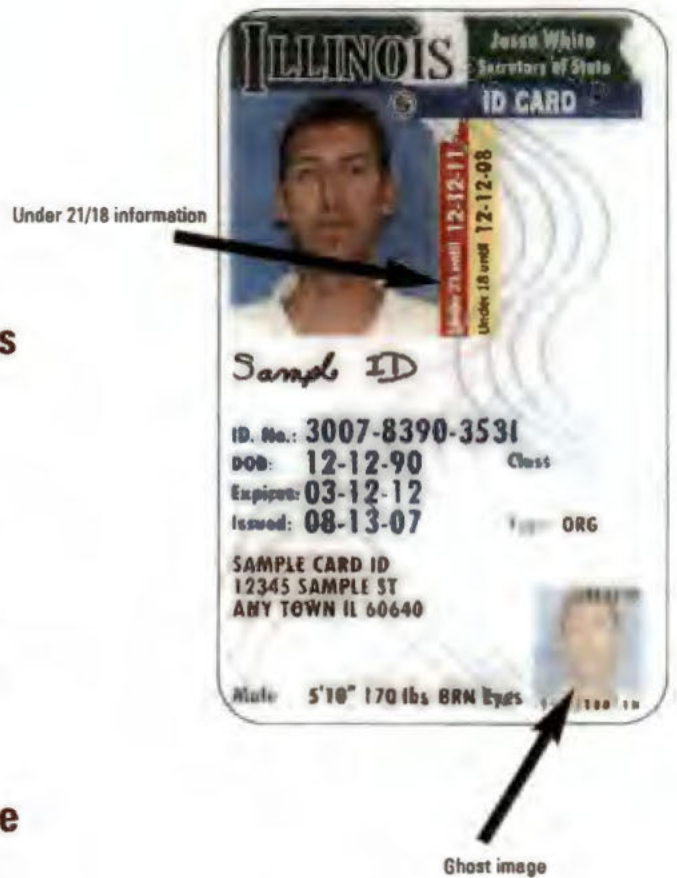


Fig. 14.5
Illinois
Identification Card
Format Invalid
October 2022*
*Minor's in
vertical format.



Driver's License/ID Card Security Features



Driver's License Features

- Card type indicator
Red — Driver's License and CDL
Green — ID Card
Purple — TVDL
- Guilloche pattern in background
- Date of birth in two locations
- Ghost image of photo
- Organ/Tissue Donor indicator
- UV, hologram, microtext and more

Additional Features — Under 21 Driver's License

- All security features listed above
- Under 21/18 dates
- Vertical design

Valid Over 21 Driver's Licenses/ID Cards

NEW to be phased in Fall 2007



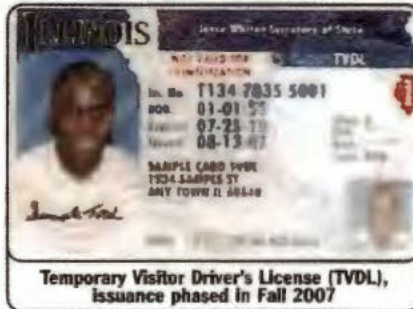
Driver's License, issuance phased in Fall 2007



ID card, issuance phased in Fall 2007

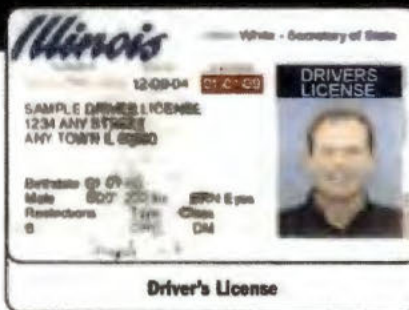


CDL, issuance phased in Fall 2007

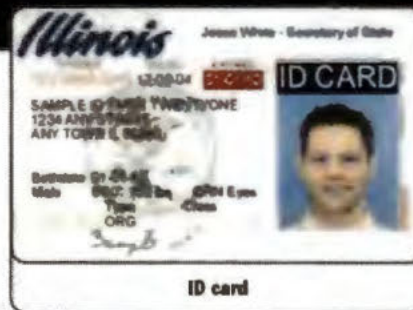


Temporary Visitor Driver's License (TVDL), issuance phased in Fall 2007

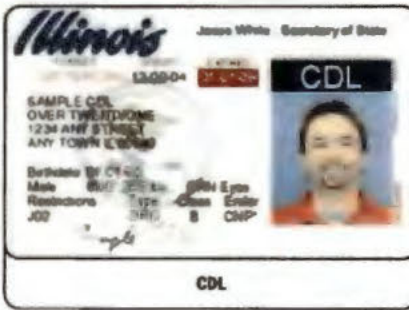
OLD to be phased out upon individual expiration dates



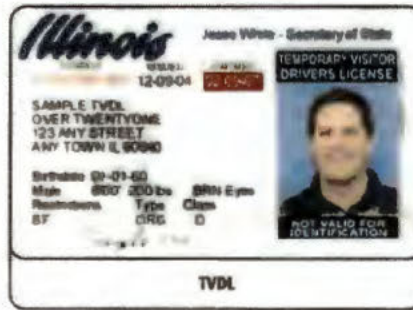
Driver's License



ID card



CDL



TVDL

Valid Under 21 Driver's Licenses/ID Cards

NEW to be phased in Fall 2007



Under 21 Driver's License, issuance phased in Fall 2007



Under 21 ID card, issuance phased in Fall 2007



Under 21 CDL, issuance phased in Fall 2007



Under 21 TVDL, issuance phased in Fall 2007

OLD

to be phased out upon individual expiration dates



Under 21 Driver's License, issuance began 1/1/05



Under 21 ID Card, issuance began 1/1/05



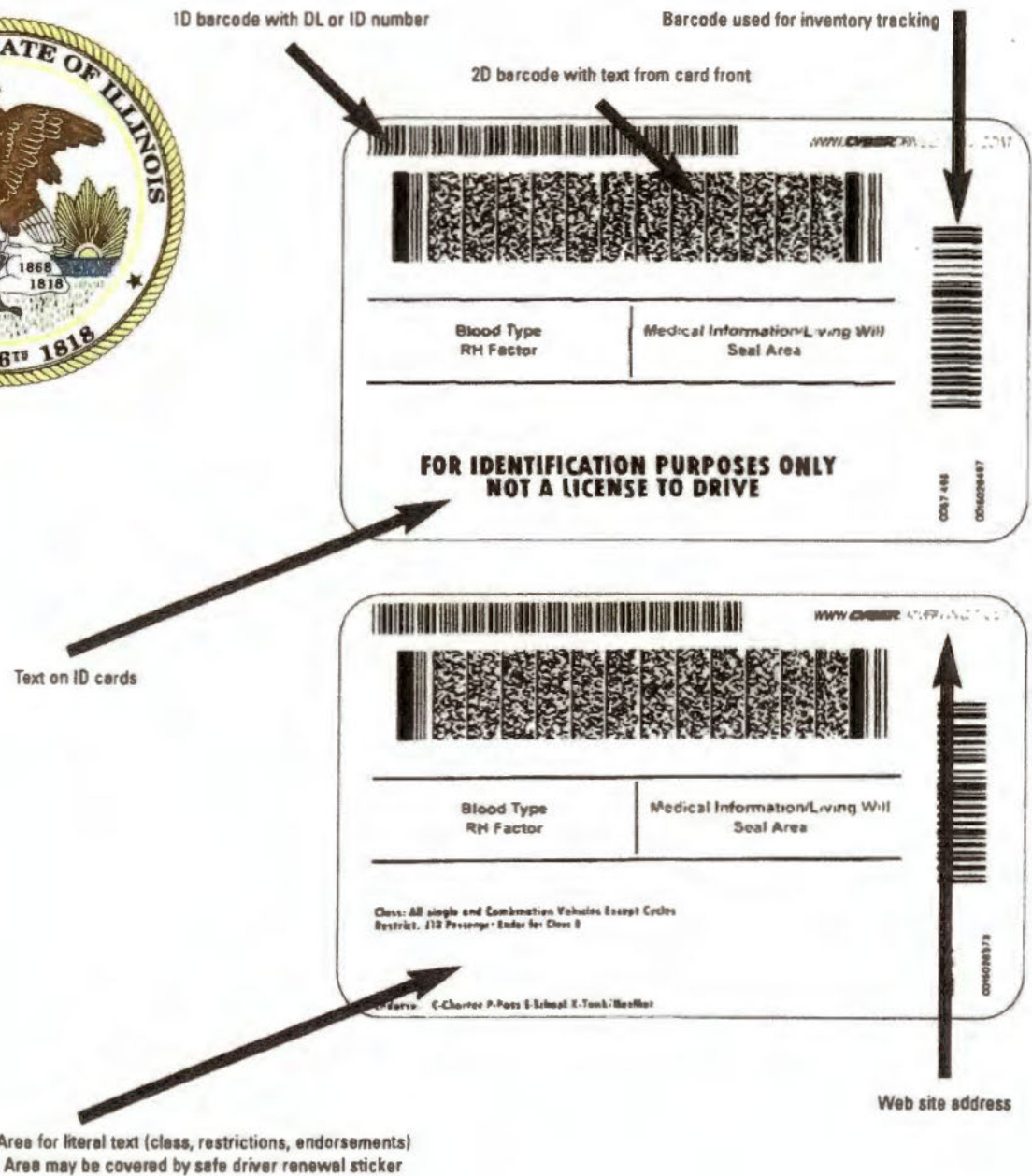
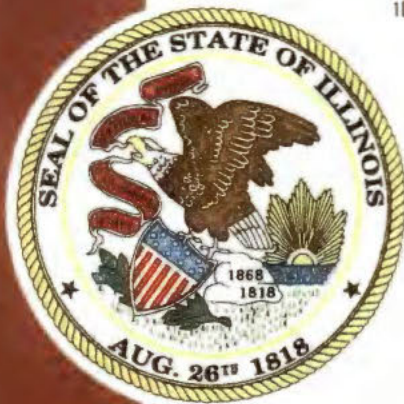
Under 21 CDL, issuance began 1/1/05



Under 21 TVDL, issuance began 1/1/05



Features on Back of Driver's License/ID Card



Features on Back of Driver's License and ID Cards

- Existing medical information areas relocated
- Existing 2D and 1D barcodes relocated
- New 1D barcode for internal materials tracking
- Web Site address — www.cyberdriveillinois.com
- New text on ID cards (Not for driving purposes)
- Organ Donor signature area no longer needed due to new Organ/Tissue Donor Registry (witnesses or family consent no longer necessary)

ASSIGNMENT, ASSUMPTION, AND AMENDMENT OF LEASE AND LANDLORD CONSENT

THIS ASSIGNMENT, ASSUMPTION, AND AMENDMENT OF LEASE AND LANDLORD CONSENT (this "Assignment") is made effective as of _____ (the "Effective Date"), by, between and among, (a) PRGA, LLC, an Illinois Liability company, ("Assignor"), (b) **SWANOKHI, INC.**, an Illinois corporation ("Assignee"), and (c) **ABD Partners, LLC**, an Illinois limited liability company ("Landlord").

Recitals

A. Assignor currently occupies that certain premises (the "Premises") consisting of ----- square feet, located at 4240 S. Main Street, Downers Grove, Illinois, 60515, pursuant to the terms and conditions of that certain Pantry Lease Agreement dated April 4, 2019 (the "Lease"), between Assignor, assignee and Landlord.

B. Assignor desires to assign, as of the Effective Date, all of Assignor's rights, title, and interest in and to the Lease and the Premises to Assignee in accordance with the terms and conditions set forth in this Assignment.

C. Assignee desires to accept Assignor's assignment of the Lease and the Premises.

D. Landlord and assignee desire to amend the Lease as set forth herein.

NOW, THEREFORE, in consideration of the forgoing recitals and other consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

1. Recitals. The Recitals to this Assignment are incorporated herein and made a part hereof by this reference.

2. Assignment; Acceptance of Assignment.

(a) Assignor hereby transfers, assigns, and sets over to Assignee all of Assignor's right, title, and interest in and to the Lease, and the rights, tenements, and appurtenances thereunto belonging, to have and to hold said Lease and the leasehold estate thereby created unto said Assignee, its successors, and assigns, for and during the full unexpired portion of the term of said Lease, plus any remaining options to extend, effective from and after the Effective Date.

(b) Assignee hereby accepts the foregoing assignment and transfer and assumes all obligations of tenant therein and promises and agrees to pay all rent and other charges thereunder and to faithfully perform, all covenants, stipulations, agreements, and obligations to be performed by the tenant under the Lease arising from and after the Effective Date.

3. Representations. Assignor hereby represents and warrants to Assignee as follows:

(a) Below hereto as Exhibit A is a true, accurate, and complete copy of the Lease and all amendments thereto, and there are no other written agreements between Assignor and Assignor's predecessor or, to Assignor's knowledge, between Assignor's predecessor and Landlord concerning the Lease or the Premises.

(b) The Lease is in full force and effect and has not been assigned, modified, supplemented, or amended, except as set forth within Exhibit A below.

(c) No default or event which, with the passage of time, the giving of notice, or both, would constitute a default under the Lease, has occurred and is continuing, and neither Assignor nor Landlord has delivered notice to the other regarding any default or breach of any of the terms, covenants, or provisions of the Lease.

(d) The current term of the Lease with the first lease extension is scheduled to expire on May 31, 2029.

(e) Assignor has (1) one (5) five years remaining to extend the term of the Lease.

(f) Monthly Gross Rent is currently [REDACTED]

(g) Monthly Additional Rent (i.e., CAM, Taxes, and Insurance) is currently \$0.

(h) All Gross Rent, and any other sums due under the Lease have been paid through August 31, 2024. There has been no prepayment of rent.

(i) Landlord is holding a security deposit in the amount of [REDACTED]

(j) There are no actions, whether voluntary or otherwise, pending against Assignor under the bankruptcy laws of the United States or any state thereof.

4. Indemnities.

(a) Assignor agrees to indemnify and hold Assignee, its employees, agents, shareholders, officers, directors, successors, and assigns harmless from all claims and damages, including reasonable attorneys' fees incurred, relating to, or arising out of (i) the Lease or the Premises in connection with events occurring or arising prior to the Effective Date, and (ii) Assignor's breach of its representations, warranties or covenants contained in this Assignment.

(b) Assignee agrees to indemnify and hold Assignor, its employees, agents, shareholders, officers, directors, successors, and assigns, harmless from all claims and damages, including reasonable attorneys' fees incurred, relating to or arising out of (i) the Lease or the Premises in connection with events occurring or arising on or after the Effective Date, and (ii) Assignee's breach of its representations, warranties or covenants contained in this Assignment.

5. Landlord Consent; Representations. Landlord hereby consents to the assignment of the Lease from Assignor to Assignee as set forth in Section 2 above, including all options and renewals. Landlord acknowledges and agrees that (a) Assignee is assuming the Lease and obligations thereunder arising from and after the Effective Date and shall have no liability for obligations or defaults arising prior to the Effective Date; (b) Assignor shall have no liability for obligations or defaults arising on or after the Effective Date; (c) the Lease is in full force and effect and has not been assigned, modified, supplemented, or amended, except as set forth on Exhibit A hereto; (d) Monthly Gross Rent is currently \$4,080.00, (e) Monthly Additional Rent (i.e., CAM, Taxes, and Insurance) is currently \$0;00 (f) Landlord is holding a security in the amount of \$7,000.00; (g) the current term of the Lease is scheduled to expire on May 31, 2029; (h) Assignee has (1) one (5) years option to extend the term of the Lease; (i) no default or event which, with the passage of time, the giving of notice, or both, would constitute a default under the Lease, has occurred and is continuing; and (j) and neither Assignor nor Landlord has delivered notice to the other regarding any default or breach of any of the terms, covenants or provisions of the Lease.

6. Amendment to Lease. Landlord and Assignee agree that the Lease is amended as follows:

(a) The current Lease Term is extended an additional five (5) years, expiring on May 31, 2029, as follows as Exhibit A:

First Lease Extension	Monthly Gross Rent	Annual Gross Rent
6-1-2024 to 5-31, 2025		
6-1-2025 to 5-31-2026		
6-1-2026 to 5-31-2027		
6-1-2027 to 5-31-2028		
6-1-2028 to 5-31-2029		

(b) Tenant is granted the option to extend the Lease Term an additional five (5) years, to May 31, 2034 (“the Second Extension Term”), with the Gross Rent payable during the Second Extension Term shall be as follows:

Second Lease Extension	Monthly Gross Rent	Annual Gross Rent
6-1-2029 to 5-31-2030		
6-1-2030 to 5-31-2031		
6-1-2031 to 5-31-2032		
6-1-2032 to 5-31-2033		
6-1-2033 to 5-31-2034		

(C) Tenant is granted the option to extend the Lease Term and additional five (5) years, to May 31, 2039 (“Third Extension Term”), with the Gross Rent payable during the Third Extension Term shall be as follows:

Third Lease Extension	Monthly Gross Rent	Annual Gross Rent
6-1-2034 to 5-31-2035		
6-1-2035 to 5-31-2036		
6-1-2036 to 5-31-2037		
6-1-2037 to 5-31-2038		
6-1-2038 to 5-31-2039		

IN WITNESS WHEREOF, the parties have executed this agreement as of the Effective Date.

ASSIGNOR:

PRGA, LLC.

By: _____
Yogesh M. Patel, its Member

By: _____
Kartik M. Patel, Its Member

ASSIGNEE:

SWANOKHI, INC.

By: _____
Chandrakant S. Patel, its President

By: _____
Umesh M. Patel, its Secretary

LANDLORD:

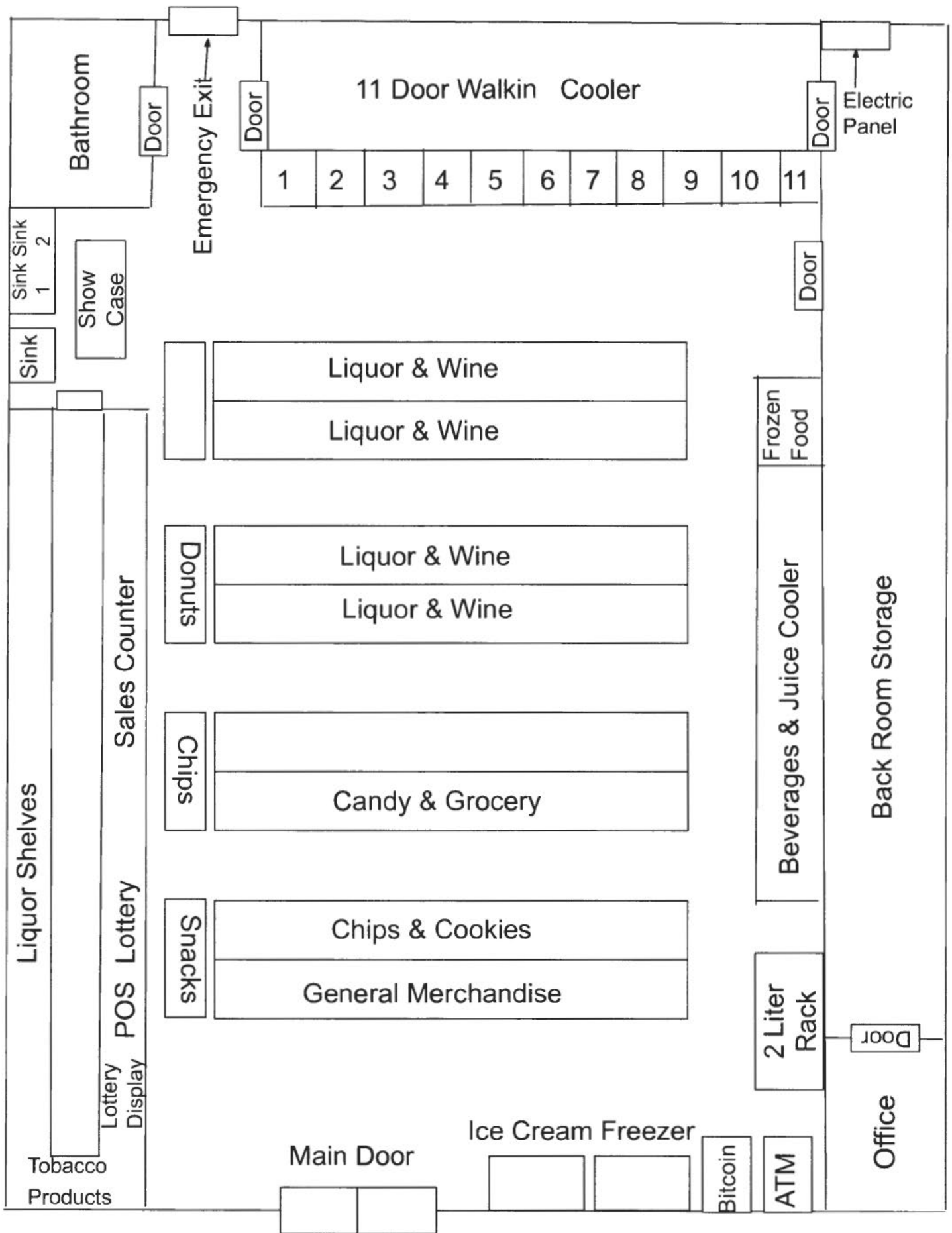
ABD Partners, LLC

By: _____
Alex Deligianis, its Managing Member

Guarantors: CHANDRAKANT S. PATEL AND UMESH M. PATEL

By: _____
Chandrakant S. Patel

By: _____
Umesh M. Patel



Proposed Floor Plan for Swanokhi Inc.

Corner Pantry

