

The following amends and replaces the original agreement of 2006 between Astor Center and its NoHo neighbors so that one single agreement will cover both the original spaces serviced by the entrance on 23 East 4th Street and the new adjoining spaces serviced by the entrance on 399 Lafayette Street. Astor Center recognizes its particular obligation to be vigilant to activities on the 4th Street side of the building which is residential in nature.

1. **Serving Hours.** We will be limited to serving from 8:00 am to 11:00 pm Monday through Thursday, and 8:00 am to 12:00 am Friday through Sunday, with an hour after service ends each day for clearing the space.

2. **Sound Amplification.** Astor Center will at all times be compliant with DEP interior public assembly standards and acceptable decibel levels (including bass) in neighboring residential interiors. Astor Center will also install sound insulation as needed to prevent sound generated through building structural materials to more distant neighboring residential interiors. We understand that neighboring residential units will provide access to our sound engineers for the sole purpose of testing acceptable sound measurements.

3. **Capacity.** The maximum capacity of guests for the venues will be as follows: Accessible from 23 East 4th Street: the Study (wine and culinary classroom) 40; the Kitchen 36. Accessible from 399 Lafayette Street: the Gallery (southerly room) 130; the Lounge (northerly room) 145.

4. **Egress:** Other than for emergency reasons, egress for evening events in the Gallery and the Lounge will be through the 399 portal. The exception will be handicapped egress which may use the elevator at 12 East 4th Street.

5. **Management Presence.** During all guest hours we will have a designated Floor Manager who will be charged with running all classes and events consistent with these operating policies, and with any other provisions of our Event Use Agreement. The Floor Manager will function as an expeditor for event staff, and as a concierge for attendees. The Floor Manager will carry a mobile phone with a number to be provided to you for use by the community, and the Floor Manager will serve as a single point of on-site contact with authorization to respond to concerns regarding Study events in progress.

6. **Smoking.** Smokers will be directed to the Lafayette Street sidewalk in front of the building, around the corner from East Fourth Street.

These and further provisions stating our policies will be included in The Study's Event Use Agreement; any renters of the space must agree to in order to be allowed to use the space. We will also require our program partners, present and future, to become signatories so that they will also be bound by these terms.

Joe Iberti,, 25 East 4th Street Co-Op

Date: _____



Zella Jones, Nohomanhattan.Org

Date: February 16, 2010

Andrew Fisher, President, Astor Center

Date: _____