



**Dave Heineman**  
Governor

## STATE OF NEBRASKA

NEBRASKA LIQUOR CONTROL COMMISSION

**Hobert B. Rupe**

Executive Director

301 Centennial Mall South, 5th Floor

P.O. Box 95046

Lincoln, Nebraska 68509-5046

Phone (402) 471-2571

Fax (402) 471-2814

TRS USER 800 833-7352 (TTY)

web address: <http://www.lcc.ne.gov/>

LEXINGTON CITY CLERK  
PO BOX 70  
406 EAST 7TH STREET  
LEXINGTON NE 68850-0070

Dear Clerk

The above licensee has requested a/an **ADDITION**:

LICENSE #: **I-54968**

LICENSEE NAME: **RODRIQUEZ RESTAURANT INC**

TRADE NAME: **PREMIER NIGHT CLUB**

ADDRESS: **501 PLUM CREEK PARKWAY**  
**LEXINGTON NE 68850/ DAWSON COUNTY**

CONTACT PHONE: **(308) 320-1137-JUAN RODRIQUEZ**

ADDING: **NEW ARE APPROX 70' X 55' TO THE EAST**

NEW LICENSE  
WILL READ: **ENTIRE BLDG APPROX 131' X 55'**

Please present this request to your CITY/ VILLAGE / COUNTY BOARD and send us a copy of their recommendation.

If recommendation of denial or no recommendation is made, the Commission has no alternative but to cease processing this request.

Sincerely,

NEBRASKA LIQUOR CONTROL COMMISSION

Kristina Radicia  
Licensing Division  
Cc: file

**Janice M. Wiebusch**  
Commissioner

**Bob Logsdon**  
Chairman

**Robert Batt**  
Commissioner

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APPLICATION FOR ADDITION TO LIQUOR LICENSE

NEBRASKA LIQUOR CONTROL COMMISSION  
301 CENTENNIAL MALL SOUTH  
PO BOX 95046  
LINCOLN, NE 68509-5046  
PHONE: (402) 471-2571  
FAX: (402) 471-2814  
Website: www.lcc.ne.gov

Office Use  
MAR 02 2010  
NEBRASKA LIQUOR CONTROL COMMISSION

Application:

- Must include processing fee of \$45.00 made payable to Nebraska Liquor Control Commission
- Must include a copy of the lease or deed showing ownership of area to be added
  - This is still required even if it's the same as on file with our office
- Must include simple sketch showing existing licensed area and area to be added, must include outside dimensions in feet (not square feet), direction north. No blue prints.
- May include a letter of explanation

LIQUOR LICENSE # 54968

LICENSEE NAME Rodriguez Restaurante Inc.

TRADE NAME Premier Night Club

PREMISE ADDRESS 501 Plum Creek Parkway

CITY Lexington, NE

CONTACT PERSON Juan Rodriguez

PHONE NUMBER OF CONTACT PERSON 308-320-1137

Complete the following questions:

1) Are you adding on to your building?

Yes  No

- Include a sketch of the area to be added showing:
  - existing building
  - outside dimensions (in feet)
  - direction north

2) Are you adding an outdoor area?

Yes  No

If an outdoor area (check one of the following)

012.07 "Beer garden" shall mean an outdoor area included in licensed premises, which is used for the service and consumption of alcoholic liquors, and which is contained by a fence or wall preventing the uncontrolled entrance or exit of persons from the premises, and preventing the passing of alcoholic liquors to persons outside the premises. (examples may include, but are not restricted to sand volleyball, horseshoe pits...)

CK 12830  
445-KR

received

012.08 "Sidewalk cafe" shall mean an outdoor area included in licensed premises, which is used by a restaurant or hotel with a restaurant license, for the service of meals as well as alcoholic liquors, and which is contained by a permanent fence, wall, railing, rope or chain, defining the licensed area, provided that one open entrance not to exceed eight (8) feet shall be allowed.

What type of permanent fencing will you be using? N/A **RECEIVED**

FEB 16 2010

- Include a sketch of the area to be added showing:
  - existing building
  - outside dimensions (in feet)
  - direction north

NEBRASKA LIQUOR CONTROL COMMISSION

Hilda M. Rodriguez  
Print Name of Signature

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NEBRASKA LIQUOR CONTROL COMMISSION

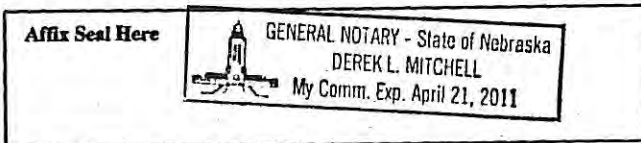
*Hilda M. Rodriguez*  
Signature of Licensee or Officer

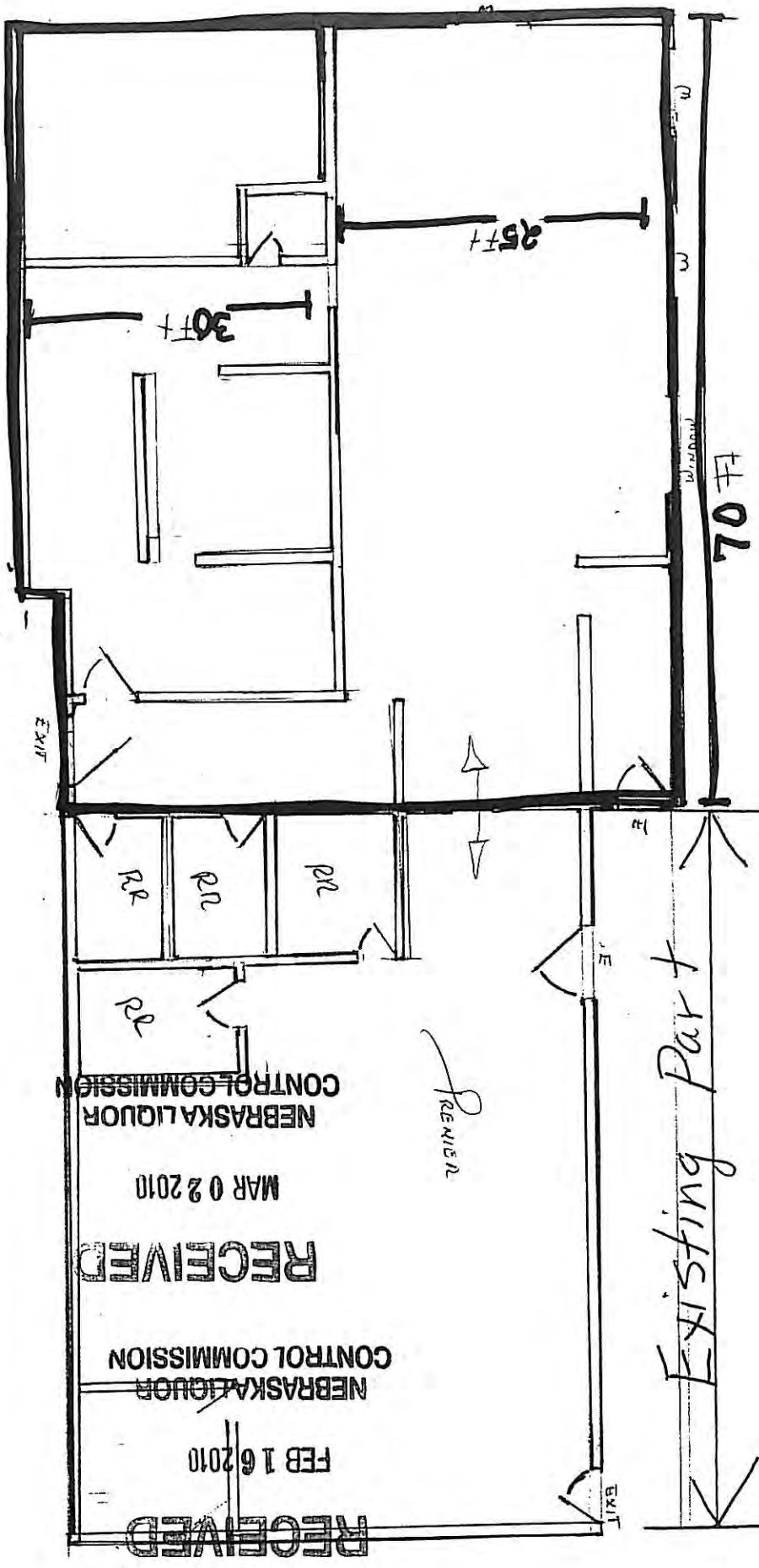
State of Nebraska

County of Dawson

The forgoing instrument was acknowledge before me this Febr. 10, 2010  
Date

*Derek L. Mitchell*  
Notary Public Signature





NEW AREA TO BE  
ADDED APPROX  
70' X 55'

Existing Part

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CONTROL COMMISSION  
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*REVIEW*

EXIT

EXIT

30 FT

25 FT

70 FT

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LEASE AGREEMENT

THIS LEASE AGREEMENT is entered into between **Yong Yun Gui** referred to as LANDLORD and Rodriguez Restaurante Inc., by and through Hilda Rodriguez, hereinafter referred to as TENANT,

NEBRASKA LIQUOR  
CONTROL COMMISSION

WITNESSETH:

- 1) LANDLORD grants to TENANT the right to occupy the business premises commonly known as 501 Plum Creek Parkway, Lexington, Nebraska for a period of three years commencing on the 1st day of April, 2009 and continuing until April 30, 2012. Said lease is for the entire building at 501 Plum Creek Parkway to include the existing lounge, party rooms, and restaurant portion.
- 2) TENANT shall pay monthly rent in advance of \$1850.00 commencing on the 1<sup>st</sup> day of April, 2009 and a like amount to be paid on the 1st, day of each month during the term of this Agreement.
  - A) The TENANT shall:
    - a) Keep that part of the premises that he occupies and uses as clean and safe as the condition of the premises permit;
    - b) Comply with all obligations primarily imposed upon TENANTS by applicable minimum standards of building and housing codes materially affecting health and safety.
    - c) Dispose of all ashes, rubbish, garbage, and other waste in a clean and safe manner;
    - d) Use in a reasonable manner all electrical, plumbing, sanitary, heating, ventilating, air conditioning and other facilities, and appliances in the premises;
    - e) Not deliberately or negligently destroy, deface, damage, impair or remove any part of the premises or knowingly permit any person to do so;
    - f) Conduct himself and require other persons on the premises with his consent to conduct themselves in a manner that will not disturb his neighbor's peaceful enjoyment of the premises;
    - g) Abide by all by-laws, covenants, rules or regulations;
    - h) Not place upon the walls, floors, or ceilings any tape or gum surfaced material;
    - i) Pay all electrical, telephone, gas, water and garbage services before delinquency.
3. Only the TENANT and the TENANT'S employees shall occupy the business premises which shall be used only as a night club/restaurant business.

4. The TENANT shall not unreasonably withhold consent to the LANDLORD to enter into the dwelling unit to inspect, make necessary or agreed repairs, decorations, alterations, or improvements, supply necessary or agreed services, or exhibit the dwelling unit to prospective or actual purchasers, mortgagees, tenants, lessees, workmen or contractors. The LANDLORD may enter the dwelling unit without the consent of the TENANT in case of emergency. When practicable, the LANDLORD shall give the TENANT at least one day's notice of the LANDLORD'S intent to enter and shall enter only at reasonable times.
5. This Rental Agreement shall not be assigned by the TENANT without the written consent of the LANDLORD.
6. The TENANT agrees to purchase a hazard insurance policy covering fire, weather, and structural damage to the building. Said policy shall be for the coverage amount of \$200,000.
7. The LANDLORD is the owner of the premises and the LANDLORD'S address is 608 Pottawatomie, Leavenworth, KS 66048

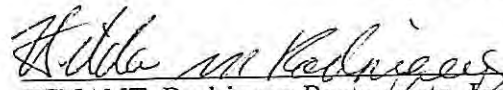
DATED this 18 day of April, 2009

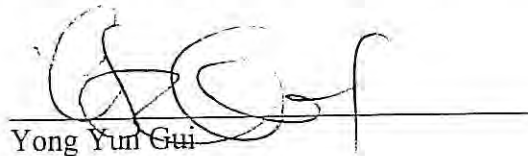
Re-signed February 28, 2010

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CONTROL COMMISSION

  
TENANT, Rodriguez Restaurante, Inc. by  
President, Hilda Rodriguez

  
Yong Yun Gui