

**FIRST AMENDMENT TO  
CITY OF LAS VEGAS REDEVELOPMENT AGENCY  
ENTERTAINMENT VISUAL IMPROVEMENT PROGRAM AGREEMENT**

THIS FIRST AMENDMENT TO THE ENTERTAINMENT VISUAL IMPROVEMENT PROGRAM AGREEMENT ("First Amendment") is made and entered into as of this 15 day of October, 2008, by and between Creative Nightlife Concepts, LLC, a Nevada limited liability company ("Participant") and the City of Las Vegas Redevelopment Agency ("Agency"), and hereby amends that certain Entertainment Visual Improvement Program Agreement dated for reference purposes as of October 25, 2005 (the "Original Agreement").

WITNESSETH:

- A. WHEREAS, Agency administers certain funds for the purposes of improving the physical appearance of, and encouraging reinvestment in existing commercial structures; and
- B. WHEREAS, the Original Agreement contemplates that the Agency shall offer a twenty percent (20%) ("Signage Bonus"), up to a maximum of \$10,000 to the Participant for site improvements that use neon signage or illuminated signage which is substantial in scope and which is clearly visible from the City of Las Vegas' ("City") public right-of-way; and
- C. WHEREAS, Agency and Participant desire to amend the Original Agreement as set forth below.

NOW, THEREFORE, in consideration of the mutual terms, conditions and provisions herein contained, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, it is hereby mutually agreed by and between Participant and Agency that the Original Agreement be amended as follows:

- 1. Section 3 of the Original Agreement is hereby amended by adding the following Section 3 (A):

3(A). "ADDITIONAL IMPROVEMENTS TO THE SITE". The Participant shall make additional improvement to the Site, or to the buildings, fixtures or appurtenances thereon, according to the Scope of Work, which is attached hereto as Exhibit "1" and by this reference is made a part hereof. The improvement to the Site also shall be included to the term "Project" hereinafter. The Agency shall maintain a right of access to the Site, provided that the Agency gives the Participant a minimum of twenty-four (24) hours written, advance notice prior to entering the Site."

- 2. The Original Agreement is hereby amended by adding the following Section 11.(B):

11.(B) "ADDITIONAL SIGNAGE BONUS. Under this First Amendment, the Agency shall provide a fifteen percent (15%) bonus, up to a maximum of \$10,000, for the Entertainment District VIP Application proposing to use neon signage as described in

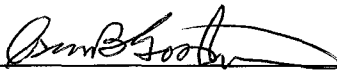
Section 3(A) and Exhibit "1" of this First Amendment which additional signage shall be substantial in scope and clearly visible from the City public right-of-way ("Signage Bonus"). The Agency shall have the sole discretion to determine whether the signage is "substantial" and "clearly visible". This Signage Bonus, if approved, shall not require a matching contribution from the Participant. Participant acknowledges that it received a Signage Bonus of \$2,500 under the Original Agreement and that under this First Amendment, the Agency will provide an additional Signage Bonus to the Participant in the amount of \$4,789.50.

3. Participant has submitted to the Agency an updated Participant Affidavit in compliance with Section 13 of the Original Agreement.
4. Except as amended hereby, the Original Agreement remains valid and in full force and effect.

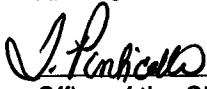
Date of Agency Approval:

OCTOBER 15, 2008

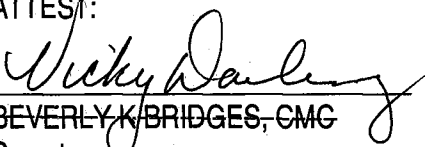
CITY OF LAS VEGAS REDEVELOPMENT AGENCY

By:   
Oscar B. Goodman, CHAIRMAN  
"AGENCY"

APPROVED AS TO FORM:

 9/29/08  
Office of the City Attorney Date

ATTEST:

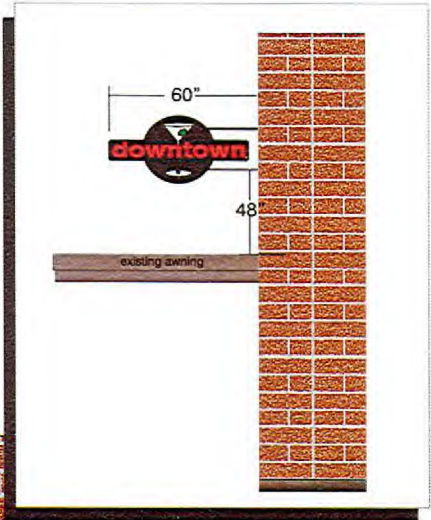
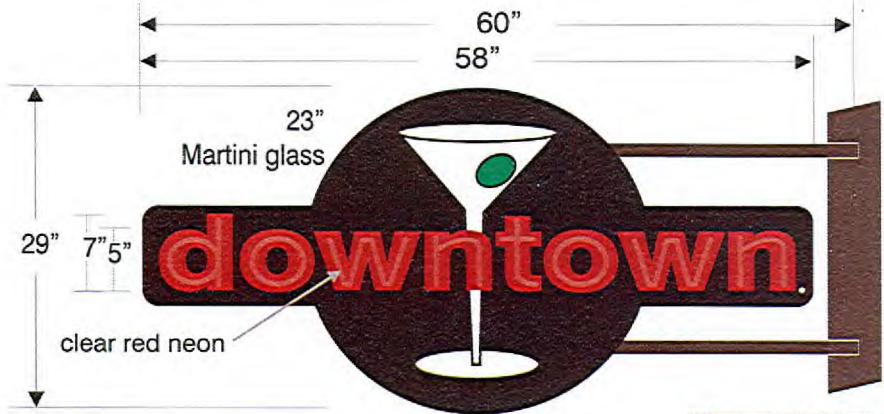
  
BEVERLY K. BRIDGES, CMC  
Secretary  
Vicky Darling, CMC  
Acting Secretary

CREATIVE NIGHTLIFE CONCEPTS, LLC

By:   
MICHAEL CORNTHWAITE

Its: Managing Member  
"PARTICIPANT"

EXHIBIT 1



PRODUCE & INSTALL (1) DOUBLE SIDED CANTILEVER SIGN

ALUMINUM CONSTRUCTION  
 ALUMINUM ENAMEL COATED FACE WITH PUSH-THRU CLEAR ACRYLIC MARTINI GLASS WITH WHITE ACRYLIC BACKER,  
 INTERIOR ILLUMINATION  
 VINYL GRAPHIC DETAILS

OPEN FACE CHANNEL LETTERS: downtown  
 WITH SINGLE STROKE CLEAR RED NEON SHOWING RETURNS: 3-1/2" DEEP,  
 RED ENAMEL COATED INTERIORS AND EXTERIORS,  
 MOUNTED TO ALUMINUM FACE  
 WHITE VINYL REGISTERED TRADEMARK

SQUARE TUBE SUPPORTS, ATTACHED TO PLATE ALUMINUM BRACKET FOR MOUNTING TO WALL, PAINTED BLACK



SCALE: 3/16" = 1'-0"

CLIENT RESPONSIBLE TO PROVIDE ELECTRICAL 20 AMP J-BOX AT SIGN LOCATION



this icon indicates, that we take pride in providing you with the best in craftsmanship, especially on this particular item. We believe you will find the Craftsmanship to be a notch above the rest. Take a Look. The Excellence Shows.

**ALL STAR SIGNS**  
 6625 S. Valley View #242  
 Las Vegas, Nevada 89118  
 contr. lic. #52302 fax 248-8390 (702) 269-8390

This rendering is provided to you and your company as Allstar's proposal to suit your need for your custom sign display. Thank you for not sharing, copying or reproducing this artwork with any others. Colors, measurements and other items may vary as described. Refer to color charts and your salesperson for more precise details.

NAME: Downtown  
 LOCATION: Las Vegas, NV  
 DATE: 7/14/08

CLIENT SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_ PROPERTY MGMT. SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

# PROPOSAL



UL  
UL Classified Products  
 are not to be used  
 in wet or damp areas

**ALL STAR  
 SIGNS**  
 6625 S. VALLEY VIEW BLVD #240  
 LAS VEGAS, NV. 89118  
 PH.# (702) 269-8390  
 FAX# (702) 248-8390

DATE: August 21, 2008  
 COMPANY: Creative Night Life Concepts  
 BILLING: 706 Bonita Ave 89104  
 PHONE: CELL: 300-6286

CONTRACTORS #  
 52302

ATTENTION: Michael Cornthwaite  
 FAX: 796-3696

## Scope of Work

## Amount

All Star Signs to manufacture & install:

\$ 4,500.00

PRODUCE & INSTALL (1) DOUBLE SIDED CANTILEVER SIGN

ALUMINUM CONSTRUCTION

ALUMINUM ENAMEL COATED FACE WITH PUSH-THRU CLEAR  
 ACRYLIC MARTINI GLASS WITH WHITE ACRYLIC BACKER,  
 INTERIOR ILLUMINATION  
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SQUARE TUBE SUPPORTS, ATTACHED TO PLATE ALUMINUM  
 BRACKET FOR MOUNTING TO WALL, PAINTED BLACK

### Acceptance of Proposal

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the specified. Payment will be made in full after completion of work

CASH SALE PRICE	\$ 4,500.00
SALES TAX	\$ 139.50
PERMITS	\$ 150.00
SUB TOTAL	\$ 4,789.50
DOWN PAYMENT	\$ 2,394.75
BALANCE DUE UPON COMPLETION	\$ 2,394.75

Signature: \_\_\_\_\_  
SALESPERSON DATE

Signature: \_\_\_\_\_  
COMPANY OFFICER SIGNATURE DATE

Buyer \_\_\_\_\_  
DATE

Title \_\_\_\_\_

For value received payment and performance by Buyer is unconditionally and personally guaranteed by the undersigned.

Date of Deposit: \_\_\_/\_\_\_/\_\_\_

Amount Paid: \$ \_\_\_\_\_