

SETTLEMENT AGREEMENT

THIS SETTLEMENT AGREEMENT (“Agreement”) is made on this 9th day of December, 2025 by and between TK 539 LLC t/a Aloha (“Aloha”) and Advisory Neighborhood Commission 6B (collectively, the “Parties”).

WITNESSETH

WHEREAS, Aloha’s application for a license for premises, 539 8th Street SE, Washington, DC, 20002, License Number ABRA-129362, is now pending before the District of Columbia Alcoholic Beverage and Cannabis Board; and,

WHEREAS, the premises are within the boundaries of ANC 6B, and,

WHEREAS, the Parties desire to enter into agreement governing certain understandings regarding the issuance of a Medical Cannabis Retailer License with a Delivery endorsement at the subject premises;

WHEREAS, the Parties are desirous of mutually entering into a Settlement Agreement pursuant for the operation and maintenance of the Establishment in such a manner as to promote the peace, order, and quiet of the surrounding residential neighborhood and to resolve the Protest of this license application.

NOW, THEREFORE, the Parties agree as follows:

1. No advertising or branded signage related to cannabis or tobacco in the alley between 7th St and 8th ST SE, bounded by G St and E St SE.
2. Aloha will at all times have two employees present. One will be assigned to assist customers, while the second will be trained security personnel who will be stationed at the door to check ID and licenses before allowing entrance into the establishment. Applicant will specifically assign one of its two employees to monitor the exterior of the premises and discourage loitering/public smoking/other disruptive conduct, including in the alley behind the establishment, between 3-4 Monday through Friday when both the establishment and the nearby Montessori School on 7th St SE are open.
3. Applicant’s security personnel will discourage groups/individuals at all times from smoking cannabis either in the alley or in the front of the building to the extent the personnel observes such behavior or is notified that it is occurring.
4. There is no customer entrance/exit to the alley (the door to the alley can be used for emergency purposes or for staff emptying trash, etc., but not for the public)
5. Aloha agrees to provide a contact number for the establishment onsite manager to the ANC so that disturbances in the alley or in front of the establishment can be reported and remedied promptly

6. Aloha will keep all recordings taken from the security cameras for a period of at least 30 days and share it with DC police upon request.
7. Advertising will not include any pictures of people, characters or caricatures or individuals of any kind smoking cannabis. Street-visible signage and interior decorations will adhere strictly to federal and local laws that prohibit advertising cannabis or tobacco to children, this includes removing the cartoonish characters smoking cannabis currently on the Tobacco King counter and removing the neon rainbow bong hanging in the Tobacco King window.
8. Aloha agrees to implement its security plan and abide by all points contained within that plan.

WITNESS WHEREOF, the parties have affixed hereunto their signatures

Applicant:

TK 539, LLC
ABRA-129362
539 8th Street SE
Washington, DC, 20002
Saleh Salim, Owner

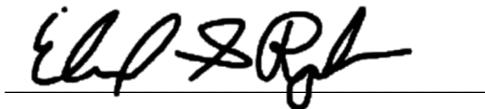


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Date: 12/10/2025

Advisory Neighborhood Commission 6B:

700 Pennsylvania Avenue, SE
Washington, DC 20003
Edward Ryder, Chair
6B08@anc.dc.gov



Date: 12/10/2025

eSignature Details

Signer ID: **mkZ15SPzJm4GQj6nx6qqBn3m**
Signed by: Saleh Salim
Sent to email: tobaccoking3615@gmail.com
IP Address: 72.83.15.87
Signed at: Dec 9 2025, 10:41 pm EST