

FRANCHISE DISCLOSURE DOCUMENT

PITA PIT FRANCHISING, LLC an Idaho Limited Liability Company

105 N. 4th Street, Suite 201
Coeur d'Alene, Idaho 83814
(208) 765-3326
www.pitapitusa.com



NOTICE: YOUR STATE LAW MAY SUPERSEDE THE PROVISIONS OF OUR FRANCHISE AGREEMENT AND MAY GRANT YOU GREATER RIGHTS. ASK YOUR STATE AGENCY.

The Franchisee will operate a single retail establishment devoted to the preparation and sale of pita sandwiches and other food items under the trade name PITA PIT.

The total investment necessary to begin operation of a single Pita Pit franchise is from Three Hundred Fifty-Three Thousand, One Hundred Fifty-Four Dollars (\$353,154) to Six Hundred Eighty-Five Thousand, Seventy-Five Dollars (\$685,075) per Restaurant. This includes Twenty Thousand Dollars (\$20,000) per Restaurant that must be paid to us as a Single-Unit Franchise Fee. The Development Agreement, Development Fees range from Forty-Five Thousand Dollars (\$45,000) for three (3) Restaurants to Fifty Thousand Dollars (\$50,000) for five (5) Restaurants.

This disclosure document summarizes certain provisions of your Franchise Agreement and other information in plain English. This disclosure document does not knowingly omit any material fact or contain any untrue statement of a material fact. Read this disclosure document and all accompanying agreements carefully. You must receive this disclosure document at least 14 calendar days before you sign a binding agreement with, or make any payment to, the Franchisor or an affiliate in connection with the proposed franchise sale. **Note, that no government agency has verified the information contained in this document.**

You may wish to receive your disclosure document in another format that is more convenient to you. To discuss the availability of disclosure in different formats, contact the Pita Pit legal department at 105 N. 4th Street, Suite 201, Coeur d'Alene, Idaho, 83814, (208) 765-3326, legal@pitapitusa.com.

The terms of your Franchise Agreement will govern your franchise relationship. Do not rely on this disclosure document alone to understand the legal obligations of your Franchise Agreement. Read your entire Franchise Agreement thoroughly. You may wish to review this Franchise Disclosure Document, Franchise Agreement, or any other documents you are provided with an advisor, such as a lawyer and/or an accountant.

Buying a franchise is a complex investment. The information in this disclosure document can help you make up your mind. More information on franchising, such as "[A Consumer's Guide to Buying a Franchise](#)," can help you understand how to use this disclosure document which is available from the Federal Trade Commission. You can contact YOUR STATE AGENCY or the FTC at 1-877-FTC-HELP or by writing to the FTC at 600 Pennsylvania Avenue, NW, Washington, DC 20580. You can also visit the FTC's home page at www.ftc.gov for additional information.

Issuance Date: May 7, 2025

How to Use This Franchise Disclosure Document

Here are some questions you may be asking about buying a franchise and tips on how to find more information:

QUESTION	WHERE TO FIND INFORMATION
How much can I earn?	Item 19 may give you information about outlet sales, costs, profits or losses. You should also try to obtain this information from others, like current and former franchisees. You can find their names and contact information in Item 20 or Exhibit I.
How much will I need to invest?	Items 5 and 6 list fees you will be paying to the Franchisor or at the Franchisor's direction. Item 7 lists the initial investment to open. Item 8 describes the suppliers you must use.
Does the Franchisor have the financial ability to provide support to my business?	Item 21 or Exhibit J includes financial statements. Review these statements carefully.
Is the franchise system stable, growing, or shrinking?	Item 20 summarizes the recent history of the number of company-owned and franchised outlets.
Will my business be the only Pita Pit business in my area?	Item 12 and the "territory" provisions in the Franchise Agreement describe whether the Franchisor and other franchisees can compete with you.
Does the Franchisor have a troubled legal history?	Items 3 and 4 tell you whether the Franchisor or its management have been involved in material litigation or bankruptcy proceedings.
What's it like to be a Pita Pit franchisee?	Items 20 or Exhibit I lists current and former franchisees. You can contact them to ask about their experiences.
What else should I know?	These questions are only a few things you should look for. Review all 23 Items and all Exhibits in this disclosure document to better understand this franchise opportunity. See the table of contents.

What You Need to Know About Franchising, *Generally*

Continuing responsibility to pay fees. You may have to pay continuing fees, and/or other fees even if you are losing money.

Business model can change. The Franchise Agreement may allow the Franchisor to change its manuals and business model without your consent. These changes may require you to make additional investments in your franchise business or may harm your franchise business.

Supplier restrictions. You may have to buy or lease items from the Franchisor or a limited group of suppliers the Franchisor designates. These items may be more expensive than similar items you could buy on your own.

Operating restrictions. The Franchise Agreement may prohibit you from operating a similar business during the term of the franchise. There are usually other restrictions. Some examples may include controlling your location, your access to customers, what you sell, how you market, and your hours of operation.

Competition from Franchisor. Even if the Franchise Agreement grants you a territory, the Franchisor may have the right to compete with you in your territory.

Renewal. Your Franchise Agreement allows renewal for one additional 10-year term. However, you may have to sign, at the Franchisor's election, a new agreement with different terms and conditions in order to continue to operate your franchise business.

When your franchise ends. The Franchise Agreement may prohibit you from operating a similar business after your franchise ends even if you still have obligations to your landlord or other creditors.

Some States Require Registration

Your state may have a franchise law, or other law, that requires franchisors to register before offering or selling franchises in the state. Registration does not mean that the state recommends the franchise or has verified the information in this document. To find out if your state has a registration requirement, or to contact your state, use the agency information in Exhibit B.

Your state also may have laws that require special disclosures or amendments be made to your Franchise Agreement. If so, you should check the State Specific Addenda. See the Table of Contents for the location of the State Specific Addenda.

NOTICE: YOUR STATE LAW MAY SUPERSEDE THE PROVISIONS OF OUR FRANCHISE AGREEMENT AND MAY GRANT YOU GREATER RIGHTS. ASK YOUR STATE AGENCY ABOUT THEM.

Special Risks to Consider About *This Franchise*

Certain states require that the following risk(s) be highlighted:

1. **Financial Condition.** The Franchisor's financial condition, as reflected in its financial statements (see Item 21), calls into questions the franchisor's financial ability to provide services and support to you.
2. **Short Operating History.** The Franchisor is at an early stage of development and has a limited operating history. This franchise is likely to be a riskier investment than a franchise in a system with a longer operating history.
3. **Supplier control.** You must purchase all or nearly all of the inventory or supplies that are necessary to operate your business from the Franchisor, its affiliates, or suppliers that the Franchisor designates, at prices the Franchisor or they set. These prices may be higher than prices you could obtain elsewhere for the same or similar goods. This may reduce the anticipated profit of you franchise business.
4. **Turnover rate.** During the last three years a high percentage of franchise outlets were terminated or not renewed. This franchise could be a higher risk investment than a franchise in a system with a lower turnover rate.
5. **Out-of-State Dispute Resolution.** The Franchise Agreement and Development Agreement require you to resolve disputes with the Franchisor by mediation, arbitration and/or litigation only in Idaho. Out-of-state mediation, arbitration, or litigation may force you to accept a less favourable settlement for disputes. It may also cost more to mediate, arbitrate, or litigate with the Franchisor in Idaho than in your own state.
6. **Spousal Liability.** Your spouse may be required to sign a document that makes your spouse liable for all financial obligations under the Franchise Agreement, even if your spouse has no ownership interest in the franchise. This Guarantee will place both your and your spouse's marital and personal assets (perhaps including your house) at risk if your franchise fails.

Certain states may require other risks to be highlighted. Check the "State Specific Addenda" (if any) to see whether your state requires other risks to be highlighted.

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EXHIBITS

- A** STATE ADDENDA TO THE DISCLOSURE DOCUMENT:
California, Hawaii, Illinois, Maryland, Michigan, Minnesota, New York,
North Dakota, Rhode Island, Virginia, Washington
- B** AGENTS FOR SERVICE OF PROCESS AND STATE ADMINISTRATORS
- C** FRANCHISE AGREEMENT
 - SCHEDULE “A” - PREMISES, MARKS, TERRITORY
 - SCHEDULE “B” - RELEASE
 - SCHEDULE “C” - SECRECY AND CONFIDENTIALITY AGREEMENT
- D** STATE AMENDMENTS TO THE FRANCHISE AGREEMENT:
California, Illinois, Indiana, Maryland, Minnesota, New York,
North Dakota, Rhode Island, Washington, Wisconsin
- E** DEVELOPMENT AGREEMENT
- F-1** DEPOSIT AGREEMENT – FRANCHISE AGREEMENT
- F-2** MARYLAND AMENDMENT TO THE DEPOSIT AGREEMENT FOR FRANCHISE
AGREEMENT AND DEVELOPMENT AGREEMENT
- G** DIRECT PAYMENT ACH AUTHORIZATION FORM
- H** TABLE OF CONTENTS OF PITA PIT SYSTEM MANUAL
- I** LIST OF FRANCHISEES
- J** FINANCIAL STATEMENTS
- K** FRANCHISE DISCLOSURE CONFIRMATION

ITEM 1
THE FRANCHISOR, AND ANY PARENTS, PREDECESSORS, AND AFFILIATES

To simplify language in this disclosure document, “we,” “us” or “PPF” means, Pita Pit Franchising, LLC, the Franchisor, and “you” or “your” means the person, partnership, limited liability company or corporation who buys the franchise and where applicable includes each Equity Owner. “Equity Owner” means any natural person who owns an equity interest in the partnership, limited liability company or corporation who buys the franchise.

The Franchisor

We are Pita Pit Franchising, LLC, an Idaho limited liability company, the sole Franchisor of the Pita Pit Brand in the United States.

In 2002, Pita Pit Inc. started selling Pita Pit franchisees in the United States. In 2005, Pita Pit USA, Inc. was formed. Its shareholders formed the entity to acquire Pita Pit Inc., as its wholly owned subsidiary. On December 24, 2018, almost all these shareholders sold their stock in Pita Pit USA, Inc. Under the terms of the sale the new owners signed a Promissory Note secured by all the assets of Pita Pit USA, Inc., and its subsidiaries, which included Pita Pit Inc.

A little more than a year later COVID struck and those new owners who signed the Promissory Note stopped making payments. As a result, on March 7, 2023, the new owners who defaulted signed over all of the assets of Pita Pit USA, Inc. returning these assets back to the original shareholders. Pita Pit USA, Inc. and Pita Pit Inc. were then dissolved and no longer do business.

The original shareholders who received the assets back then formed new companies to carry on the business they started in 2005. Pita Pit USA 4.0, Inc., and Pita Pit Franchising, LLC were subsequently formed. Pita Pit USA 4.0, Inc., wholly owns Pita Pit Franchising, LLC. Pita Pit Franchising, LLC now acts as the franchising company for all Pita Pit Brand Restaurants in the United States. A more detailed explanation is set forth in the Predecessor section below.

Our principal business address remains the same as it has been since 2005: 105 N. 4th Street, Suite 201, Coeur d’Alene, Idaho 83814. The telephone number is (208) 765-3326 and the fax number is (208) 763-0442. Our agents for service of process are disclosed in Exhibit B to this disclosure document.

The Franchisor’s Business

The offering of Pita Pit franchisees in the United States, which began in 2002 by Pita Pit Inc., is now continuing through Pita Pit Franchising, LLC, as the sole Franchisor of the Pita Pit business concept in the United States. The Pita Pit business concept involves a marketing plan and system for development, opening and operating of retail outlets specializing in the sale of pita sandwiches (the “System”).

PITA PIT Franchise

Under the Franchise Agreement, which is Exhibit C to this disclosure document, (“Franchise Agreement”), we offer qualified purchasers the right to establish and operate, from a single

location, a retail outlet specializing in the sale of pita sandwiches, smoothies, and other ancillary menu items. In this disclosure document, the franchised business may be referred to as the “Restaurant.” The Franchise Agreement gives you the right to operate the Restaurant under the name and mark Pita Pit and all other current or future trade names, service marks, trademarks, and related logos that we designate as part of the System (“Names and Marks”). You must operate the Restaurant in accordance with the standards and procedures that we establish, including those in our Pita Pit System Manual (“System Manual”), which we may change during the term of the Franchise Agreement.

We also offer qualified purchasers, through a Development Agreement, the ability to open multiple Restaurants within a designated geographic zone within a specified period of time. Under our Development Agreement, we assign a geographic area (“Development Zone”) in which you must open and operate an agreed number of Restaurants within a specified period of time. The Development Zone may be part of a city or county, or some other defined or undefined area. If you participate in this program, you will execute a Development Agreement in the form attached as Exhibit E which will describe your Development Zone and obligations. For each Restaurant you open under the Development Agreement, promptly after our approval of the Restaurant site, you will execute a separate Franchise Agreement in the form in use by us at that time, but with the predetermined terms set out in your Development Agreement.

At the start of COVID-19, and to slow it’s the spread, state governments restricted and/or eliminated in-restaurant dining to varying degrees. As a result of those restrictions, demand for drive-thru, carry-out, and delivery services increased. Through the COVID-19 years, there was an overall decline in demand for in-restaurant services due to restrictions relating to in-restaurant dining. Also, during COVID-19, Restaurants that had drive-thru lanes generally were affected less than those that did not have drive-thru lanes. That trend has continued post COVID-19 as the drive-thru shopping convenience, were ingrained into a customer’s shopping patterns as a result of the former COVID-19.

Parents, Predecessors, and Affiliates

Parent

The following are our parent companies (that is, they control us directly and indirectly).

Name and Address	Business
Pita Pit USA 4.0, Inc. 105 N. 4 th Street, Suite 201 Coeur d’Alene, Idaho, 83814	Acquired the assets of Pita Pit USA, Inc., and all its subsidiaries through a process of Strict Foreclosure and Mutual Assignment Agreement in March 2023. It owns Pita Pit Franchising, LLC.

Predecessor

In 2005, a group of individuals formed Pita Pit USA, Inc., for the purpose of acquiring Pita Pit Inc. Pita Pit Inc. was the sole Franchisor of all Pita Pit restaurants in the United States. On December 24, 2018, a majority of those individuals sold their controlling interest (they owned 54.2%) in Pita Pit USA, Inc., to Pita Pit CANUSA, Inc. Over the years those selling shareholders served as Pita Pit USA, Inc.'s CEO, President, Treasurer, Secretary, and they occupied 4 of its 6 board seats. At the time of the sale, Pita Pit CANUSA, Inc., was wholly owned by 8661294 Canada Limited, a Canadian corporation. Pita Pit Limited, the Canadian franchisor that offered franchises in Canada, wholly owned 8661294 Canada Limited. 8661294 Canada Limited was divested from Pita Pit Limited as part of that transaction and was no longer controlled or owned by any other entity. We have never been related to the buyer or any of its affiliated entities.

In any event, under the terms of the December 24, 2018, sale, the buyer financed the purchase by giving the sellers promissory notes secured by all the assets of Pita Pit USA, Inc. (and its wholly owned subsidiaries, such as Pita Pit Inc.). A little more than a year later COVID struck and an uncurable default ultimately occurred in the terms of the December 24, 2018, sale agreement.

On March 7, 2023, all the assets of Pita Pit USA, Inc. (and the assets of all its subsidiaries, including Pita Pit Inc.) were acquired and transferred to the original selling shareholders through strict foreclosure and a mutually agreed Master Assignment Agreement. Those shareholders then transferred all these assets to the newly formed Pita Pit USA 4.0, Inc., an Idaho corporation. Pita Pit Franchising, LLC was then formed to act as the franchising company for all Pita Pit Brand Restaurants in the United States. Pita Pit USA 4.0, Inc., wholly owns Pita Pit Franchising, LLC.

Affiliates

The following companies are our affiliates and are wholly owned by Pita Pit USA 4.0, Inc., and either offer franchises or provide products or services to our Franchisees:

Name and Address	Business
Pita Pit Franchising, LLC 105 N. 4 th Street, Suite 201 Coeur d'Alene, Idaho 83814	Is the sole franchisor of all Pita Pit restaurants in the United States and its territories.
Pita Pit NTC, LLC 105 N. 4 th Street, Suite 201 Coeur d'Alene, Idaho 83814	Operates a Pita Pit Restaurant in Coeur d'Alene, Idaho where we also provide Franchisee training.
Pita Bread Movers, LLC 105 N. 4 th Street, Suite 201 Coeur d'Alene, Idaho 83814	Buys and resells pita bread.

Name and Address	Business
Pita Pit Advertising, LLC 105 N. 4 th Street, Suite 201 Coeur d'Alene, Idaho 83814	Enters vendor agreements that are paid for by the General Advertising Fund. It also collects the General Advertising Fund.
Pita Pit Post Falls, LLC 105 N. 4 th Street, Suite 201 Coeur d'Alene, Idaho 83814	Operates a Pita Pit Restaurant in Post Falls, Idaho where we also provide Franchisee training.
Pita Pit Liberty Lake, LLC 105 N. 4 th Street, Suite 201 Coeur d'Alene, Idaho 83814	Operated a Pita Pit Restaurant in Liberty Lake, Washington where we also provide Franchisee training.
Pita Pit Rewards, LLC 105 N. 4 th Street, Suite 201 Coeur d'Alene, Idaho 83814	May engage in any lawful business as may determine from time to time in relation to Pit Cards.
Pita Pit Fashion, LLC 105 N. 4 th Street, Suite 201 Cœur d'Alene, Idaho 83814	Website established with link to third party vendor for ordering Pita Pit logoed gear.

Our affiliates have never offered franchises in any other line of business.

**ITEM 2
BUSINESS EXPERIENCE**

CORPORATE DIRECTOR, CEO AND PRESIDENT: PETER J. RIGGS, MBA, CFE

Mr. Riggs has served as a Corporate Director, CEO and President of Pita Pit USA, 4.0, Inc., which wholly owns and controls the Franchisor, since March 7, 2023. Prior to that Mr. Riggs served as a Corporate Director for Pita Pit Inc. from April 2013 until July 2022, and as its President and CEO from December 2016 to December 24, 2018. Mr. Riggs also served as President of Pita Pit USA, Inc., from April 2014 until December 24, 2018. Before that, he served as Vice President for Pita Pit Inc. from April 2005 to March 2014, initially as Vice President of Regional Development and ending as Vice President of Brand Promotion. Mr. Riggs was also one of the first Franchisees of Pita Pit and ran locations in California. From October 2018 to November 2019, he was the Chief Strategy Officer with KORE Power and he was an Idaho State Senator from December 2020 until November 2022. Mr. Riggs received his MBA from the University of Idaho and is a Certified Franchise Executive (CFE) through the education program of the International Franchise Association (IFA).

CORPORATE DIRECTOR AND TREASURER: JACK T. RIGGS, MD, CFE

Dr. Riggs has served as a Corporate Director and Treasurer of Pita Pit USA, 4.0, Inc., which wholly owns and controls the Franchisor, since April 1, 2023. Prior to that Dr. Riggs served as a Corporate Director and Board Chair for Pita Pit Inc. from April 2005 until December 2018. He also served as CEO from April 2005 to March 2014, and as Executive Chairman from April 2014 until December 2018. From January 2001 to January 2003, Dr. Riggs served as the Lt. Governor for the State of Idaho. From January 1996 to January 2001, Dr. Riggs served as a member of the Idaho State Senate in Boise, Idaho. Dr. Riggs is a licensed and board-certified emergency medicine physician. He created a chain of emergency medical and family care clinics in Idaho beginning in April 1986 and sold them to a hospital in September 2008. Dr. Riggs has been a Certified Franchise Executive (CFE) through the educational programs of the International Franchise Association (IFA).

CORPORATE DIRECTOR AND SECRETARY: ROBERT J. FASNACHT, JD

Mr. Fasnacht has served as a Corporate Director and Secretary of Pita Pit USA, 4.0, Inc., which wholly owns and controls the Franchisor, since April 1, 2023. Prior to that Mr. Fasnacht served as Secretary and General Counsel for Pita Pit Inc. from April 2005 until December 2018. In 2013, he also became a Corporate Director of Pita Pit Inc. and continued to serve in that capacity until December 2018. Mr. Fasnacht received his BS in Chemistry (Professional) and received his JD from the University of Idaho in 1985; he has maintained a legal practice in Coeur d'Alene, Idaho since 1986 and on April 1, 2023, he started serving as the general counsel of Pita Pit USA, 4.0, Inc., and the Franchisor. In addition to the foregoing, from November 2013 through April 2016, Mr. Fasnacht also served as a Director and officer of NanoFlex Power Corporation headquartered in Scottsdale, Arizona.

**ITEM 3
LITIGATION**

No litigation is required to be disclosed in this Item.

**ITEM 4
BANKRUPTCY**

No bankruptcy information is required to be disclosed in this Item.

**ITEM 5
INITIAL FEES**

Single-Unit Franchisee –

Franchisees must pay us a Twenty Thousand Dollar (\$20,000) lump sum Single-Unit Franchise Fee (“Franchise Fee”).

PPF is a member of the International Franchise Association and participates in the VetFran Program which encourages franchisors to offer discounts to qualified veterans. PPF offers qualified veterans a twenty percent (20%) discount off the Franchise Fee for their first restaurant upon proof of service and honorable discharge.

Prior to signing your Franchise Agreement, you must pay us the full amount of the Franchise Fee as a deposit (“Deposit”). Upon receipt of the Deposit, we will enter into a Deposit Agreement with you. The Deposit Agreement is Exhibit F-1 to this disclosure document.

If we do not approve you as a Franchisee or if you notify us in writing that you withdraw your request to enter into a Franchise Agreement, the Deposit will be refunded less a Five Thousand Dollar (\$5,000) fee for general expenses related to reviewing and processing your request. If our actual expenses exceed Five Thousand Dollars (\$5,000), we may also deduct those additional expenses from the Deposit. Our expenses include, but are not limited to, those reasonably incurred by us, for travelling to meet with you, review of your prospective market and potential sites, plans and specifications, reviewing a lease, and, if applicable, negotiating a lease, including reasonable legal fees and expenses related to travel, meals, lodging, and demographic and search profiles. **The Deposit is not refundable under any other circumstances, provided your state may require us to return the entire Deposit.**

If you are approved as a Franchisee and a Franchise Agreement and all other relevant documents have been signed by you and PPF, the entire Deposit will be applied as payment towards the Franchise Fee.

Unless prohibited by your state, the Franchise Fee is fully earned by PPF at the time we execute the Franchise Agreement and will only be refunded to you, if we terminate the Franchise Agreement because a suitable lease is not signed by you or us, within one year after signing the Franchise Agreement. We will deduct from any refund, the review and processing fees and other business expenses described above. If we terminate the Franchise Agreement because a suitable lease is not signed by you or us within two years after signing the Franchise Agreement, you will not be entitled to any refund of the Franchise Fee, which will be fully earned by PPF at that time.

You must pay any sales tax, use tax, gross receipts tax, or other excise tax imposed on your payments to PPF by the states where we, you or your franchise is located.

The purpose of the Franchise Fee is to cover our administrative, legal, training, and travel costs.

PPF has no obligation to sell you additional franchises. We may determine, in our sole discretion, that you do not have the management or financial capability to acquire or operate an additional location(s).

Development Franchisee –

Upon execution of your Development Agreement, the amount you must pay for the Initial Franchise Fee (“Development Fee”) will be determined based upon the number of Restaurants to be opened and operated under the Development Agreement. The Development Fee will be determined as follows:

Development Agreement	Cost Basis per Restaurant	Development Fee
3 Restaurants	\$15,000 per Restaurant	\$45,000
4 Restaurants	\$12,500 per Restaurant	\$50,000
5 Restaurants	\$10,000 per Restaurant	\$50,000
6+ Restaurants	To Be Negotiated	To Be Negotiated

Unless prohibited by your state, the Development Fee is nonrefundable and fully earned after you have signed the Development Agreement. Payment of the Development Fee will serve as bulk payment of the Franchise Fee for each Restaurant opened under the Development Agreement. We require you to pay PPF the Development Fee to compensate us for, among other things, not being able to sell franchises in the Development Zone during the term of the Development Agreement. If you are permitted to open more than the number of Restaurants under your Development Agreement, the Franchise Fee, unless otherwise agreed upon in writing, will be the then current Franchise Fee for new Single-Unit Franchisees.

Due to the unique terms, you receive under the Development Agreement, the Franchise Agreements entered pursuant to the Development Agreement will not be eligible for any other special incentives which are currently offered by us, such as the VetFran discount, a reduced or rebated Franchise Fee, or any other special incentives offered by the Franchisor in this disclosure document or future disclosure documents.

ITEM 6 OTHER FEES

Single-Unit Franchisee – the forgoing are subject to your state laws

Type of Fee	Amount	Due Date	Remarks
CONTINUING FEE	The Continuing Fee for each Restaurant is six percent (6%) of Net Sales or	5 th of each month	See Note 1 & 16
	Renewal term - the Continuing Fee for the final year of the Initial Term of the then current form of Franchise Agreement for new franchisees	5 th of each month	See Note 1
GENERAL ADVERTISING FUND	2% of Net Sales, but up to three percent (3%)	5 th of each month	See Note 2
TRANSFER FEE	\$7,000, plus PPF's costs, subject to state law.	On application for transfer	See Note 3

Type of Fee	Amount	Due Date	Remarks
ADDITIONAL OPERATING ASSISTANCE	If PPF determines that you require additional assistance in the form of corporate training, you will have to pay training expenses for you and/or your managers and you may have to pay PPF a fee of up to Five Thousand Dollars (\$5,000). In the event you desire additional assistance or training we do make that available and you may have to pay the cost of the additional assistance, including but not limited to travel, food, lodging, and time of PPF's employees. In the event additional assistance is required to ensure our franchised system is being properly implemented, you may have to pay the cost of the additional assistance, including but not limited to travel, food, lodging, and time of PPF's employees.	Upon receipt of additional assistance	See Note 4
AUDIT	Cost of Audit including all costs of auditor and of PPF's employees	After Audit if Net Sales underreported by more than 3%	See Note 5 and Subsection 12 (4) of the Franchise Agreement
INDEMNIFICATION	All liability, damages and costs, including lawyer's fees, incurred by reason of third-party claims or a breach of the Franchise Agreement. All lawyer's fees if you breach the Franchise Agreement	When incurred by PPF or other indemnified party	See Note 6 and Subsections 20 (3) and (4) of the Franchise Agreement
RENEWAL FEE	\$20,000	On Renewal	See Note 7
TAXES ON FEES	Varies by State	Payable when fee is due	See Note 8
LATE PAYMENTS	Interest will be charged at five percent (5%) above highest domestic prime rate, which amounts shall not exceed the maximum allowed under state law.	If you fail to pay us any amounts	See Note 9
INITIAL GIFT CARD FEE	\$68.00	One-time fee payable when due	See Note 10
NSF FEE	\$100	If the bank does not honor your check	See Note 11
LIQUIDATED DAMAGES	An amount equal to your projected Continuing Fee for the lesser of the remaining term or 2 years, subject to state law.	If we terminate the Franchise Agreement under Section 17(3)	See Note 12

Development Franchisee – the forgoing is subject to your state laws

Type Of Fee	Amount	Due Date	Remarks
TRANSFER FEE	\$25,000 plus PPF's costs, subject to state law.	On application for transfer	See Note 13
INDEMNIFICATION	All liability, damages, and costs, including lawyer's fees, incurred by reason of third-party claims or a breach of the Development Agreement. All lawyer's fees if you breach the Development Agreement.	When incurred by PPF or other indemnified party	See Note 14 and Subsections 11.2 and 11.8 of the Development Agreement
RENEWAL FEE (for each Franchise Agreement)	\$20,000	On renewal of each Franchise Agreement	See Note 15
TAXES ON FEES	Varies by State	Payable when fee is due	See Note 8
LATE PAYMENTS	Interest at five percent (5%) above highest domestic prime rate	If you fail to pay us any amounts	See Note 9
CONTINUING FEE	For a Development Agreement the Continuing Fee for each Restaurant is six percent (6%) of Net Sales	5th of each month	See Note 1 & 16

Except as noted above or below, all fees are uniformly imposed by and are payable to PPF. All fees are nonrefundable, **unless prohibited by state law**. You must fully cooperate with any system implemented by PPF for the transfer of funds from your bank account to ours, including executing preauthorized payment forms.

Note 1 - Continuing Fee

The Continuing Fee for the entire Initial Term will be a percentage of Net Sales as set forth in the Item 6 chart. The Continuing Fee is due and payable to PPF on the 5th day of the month following the opening of the Restaurant. For example, if the Restaurant opens on the 15th of April, your first Continuing Fee payment is due on May 5th. To facilitate payment of the Continuing Fee, you will allow us to make monthly ACH withdrawals, or you will set up a direct deposit system, at our option. Should Franchise neglect to pay monies due to the Franchisor, or

initially cancel an ACH withdrawal, for any period of time throughout the term of the Franchise Agreement, Franchise is in default of the Franchise Agreement.

The Continuing Fee during the Renewal Term will be the Continuing Fee for the final year of the Initial Term of the then current form of Franchise Agreement.

We may negotiate a lower Continuing Fee with institutional Franchisees. We may defer collection of the Continuing Fee for Franchisees who need assistance, provided they meet our criteria for deferral.

If any federal, state, or local law prohibits us from retaining any rebate (See Item 11), whether or not you receive the rebate, we may increase your Continuing Fee by up to one and one-half percent (1.5%). This increase will be effective on the first date that we are no longer able to retain the rebate.

Note 2 - General Advertising Fund

The General Advertising Fund (“GAF”) was originally established on January 1, 2007, by Pita Pit USA, Inc. That segregated fund was foreclosed upon March 7, 2023, and its entirety was transferred to Pita Pit Advertising, LLC, and is to be held by a separate entity/bank account from the Franchisor. Pita Pit Advertising, LLC, is wholly owned by Pita Pit USA 4.0, Inc. Net Sales are as defined herein. We may negotiate a lower GAF with institutional Franchisees. There is more information on the GAF in Item 11 of this disclosure document. Should Franchise neglect to pay monies due to the Franchisor, or initially cancel an ACH withdrawal, for any period of time throughout the term of the Franchise Agreement, Franchise is in default of the Franchise Agreement.

Note 3 - Transfer Fee

Unless prohibited by state law, the Transfer Fee is nonrefundable, even if we reject the proposed transfer. We may waive the collection of the Transfer Fee, or reduce the amount to be collected, in certain circumstances, at our sole discretion.

Note 4 - Additional Education and Training Assistance

We may conduct additional seminars or other training programs for the benefit of Franchisees, and you and/or your managers may be required to attend. You will have to pay all expenses for each person from the Restaurant who attends, and we may charge you a reasonable fee. The maximum fee that we may charge you for additional training is \$5,000 per individual. This is the general cost to us of providing our complete training program. If the additional training is less than our complete training program, the fee that we charge you will be less. If we are required to provide additional assistance to ensure that our franchised system is being properly implemented, you may be required by us to pay our costs associated with providing that additional assistance, including but not limited to our travel, food, and lodging costs incurred, as well as the cost based upon the hourly paid rate for our employees’ time.

Note 5 - Audit Fee

If we audit your business and find you have underreported Net Sales by three percent (3%) or more, you must pay the costs of the audit, including the travel expenses, room, board, and compensation of the auditor, and any cost of our employees involved based upon the hourly paid rate for our employees' time. You must also pay any shortfall in your Continuing Fee, if based on percentage of Net Sales, and contribution to the GAF. We may also terminate the Franchise Agreement if you underreport the Restaurant's Net Sales by more than three percent (3%).

Note 6 - Indemnification

You must reimburse us, if we or any other indemnified party are held liable for claims arising from the operation of the Restaurant. You must also pay our legal fees if you breach the Franchise Agreement.

Note 7 - Renewal Fee

Unless prohibited by state law, this fee is paid to us upon renewal of the Franchise Agreement for an additional term of either ten (10) years or until the expiry or termination of the lease or sublease of the premises.

Provided the Franchisee has fully and timely complied with all requirements for renewal, including those set forth above, the Franchisee may apply all but Two Thousand, Five Hundred Dollars (\$2,500) of the Twenty Thousand Dollars (\$20,000) renewal fee toward the capital expenditures required. If the capital expenditure required are less than Seventeen Thousand, Five Hundred Dollars (\$17,500), the Franchisee will not be obligated to pay the balance to the Franchisor. If these capital expenditures exceed Seventeen Thousand, Five Hundred Dollars (\$17,500), the Franchisee will be obligated to incur those costs and complete the associated upgrades.

Note 8 - Taxes on Fees

You must pay any sales tax, use tax, gross receipts tax, or any other tax on your fee payments. Taxes may be payable at the federal, state, county, or municipal levels. If we are required to collect any taxes on your fee payments, you will pay them to us, and we will forward payment to the appropriate taxing authority.

Note 9 - Late Payments

Interest begins from the date of the underpayment. We may charge interest at an annual rate equal to five percent (5%) above the highest domestic prime rate published in The Wall Street Journal, adjusted daily, but not greater than the maximum rate allowed by law in the state where the Restaurant is located. We may waive collection of late payment charges in certain circumstances, at our sole discretion.

Note 10 - Gift Card Fee

There is an initial \$68.00 fee, payable to Lawton Printing, for your first order of 500 Gift Cards.

Note 11 - NSF Fee

We may waive collection of the NSF Fee in certain circumstances.

Note 12 - Liquidated Damages

Unless prohibited by state law, the Franchisee agrees to pay the Franchisor as fair and reasonable liquidated damages (but not as a penalty) an amount equal to the lesser of (a) the projected Continuing Fee for the balance of the Initial Term or renewal term, as applicable, and (b) the projected Continuing Fee for the next two (2) years. If the Continuing Fee is a percentage of Net Sales, the projected Continuing Fee will be calculated using the average monthly Net Sales during the last six (6) full months that business was conducted at the Premises, or if business has been conducted at the Premises for less than six (6) full months, then the average over the actual operating period.

Even though we may waive, reduce, or defer fees for other Franchisees in certain circumstances, we are under no obligation to do so for you.

Note 13 - Transfer Fee

The Transfer Fee is refundable if we reject the transfer of your Development Zone rights, except we may deduct all fees and expenses incurred by us to review and assess the proposed transfer. We may waive the collection of the Transfer Fee, or reduce the amount to be collected, in certain circumstances, at our sole discretion.

Note 14 - Indemnification

You will reimburse us, if we, or any other indemnified party, are held liable for claims arising from your operation of the Restaurant(s). You will also pay our legal fees if you breach the Development Agreement.

Note 15 - Renewal Fee

This fee is paid to us upon renewal of each Franchise Agreement for an additional term of either ten (10) years or until the expiration or termination of the lease or sublease of the premises. This is the amount of the renewal fee provided you are the Franchisee. If you have assigned the Franchise Agreement, the renewal fee may be higher. You have no right to renew a Development Agreement.

Note 16 - Net Sales

Net Sales means the entire amount of the actual sales price of all sales of Products, (as defined hereinafter) including delivery fees, and all other receipts or receivables whatsoever from any

and all business conducted upon or originating from the Premises, including catering, online, mobile app., third-party vendor websites, or telephone order sales, whether such sales or other receipts be by check, for cash, credit, charge accounts, barter or otherwise and whether such sales be made by means of mechanical or other vending devices in the Premises. There will be no deductions allowed for uncollected or uncollectible credit accounts and no allowances will be made for bad debts. Net Sales will include the amount of all sales assumed to have been lost by the interruption of business at the Premises, to be determined on the basis upon which proceeds of any business interruption insurance are paid or are payable to the Franchisee or other occupiers of the Premises. Each charge or sale upon installment or credit will be treated as a sale for the full price in the week during which such charge or sale will be made, irrespective of the time when the Franchisee will receive payment (whether full or partial) therefore. Net Sales will not include:

- (i) the amount of any tax imposed by any federal, state, municipal or other governmental authority directly on sales and collected from customers if such tax is added to or included in the selling price and actually paid by the Franchisee to such governmental authority;
- (ii) the amount of the refund or credit given in respect of any products returned or exchanged by a customer for which a refund of the whole or a part of the purchase price is made or for which a credit is given, provided that the selling price thereof was included in Net Sales; and
- (iii) the amount of any credit granted by the Franchisor to the Franchisee under any coupon redemption or similar promotion program. Each charge or sale upon installment or credit will be treated as a sale for the full price in the week during which such charge or sale will be made, irrespective of the time when the Franchisee will receive payment (whether full or partial) therefore.

**ITEM 7
ESTIMATED INITIAL INVESTMENT**

Single-Unit Franchisee –

YOUR ESTIMATED INITIAL INVESTMENT					
Type of Expenditure	Amount		Method Of Payment	When Due	To Whom Payment Is To Be Made
	From	To			
FRANCHISE FEE (See Item 5)	\$20,000		Lump sum	When you want to be considered for a franchise and upon signing a Deposit Agreement	Us
INITIAL RENT & SECURITY DEPOSIT (Note 1)	\$2,400	\$10,000	Lump sum	Upon signing Lease	Lessor, Sub-Lessor as they designate
OPENING CASH	\$800	\$1,500	As incurred	As incurred	Vendors

YOUR ESTIMATED INITIAL INVESTMENT					
Type of Expenditure	Amount		Method Of Payment	When Due	To Whom Payment Is To Be Made
	From	To			
LEASEHOLD IMPROVEMENTS (Note 2)	\$190,011	\$400,000	As incurred	Upon signing Lease or Sublease, or as arranged	Contractor, Lessor
BUSINESS LICENSE (Note 3)	\$200	\$1,000	As incurred	When required	State, Municipal agencies
INSURANCE (Note 4)	\$275	\$750	Varies	These are estimated monthly premiums. Payment is made as arranged and required	Broker, Insurance co.
STORE LAUNCH AND LOCAL MARKETING PROGRAM PACKAGE (Note 5)	\$3,300	\$4,830	Lump sum	As arranged	Approved suppliers
LEGAL & ACCTG FEES AND SOFTWARE (Note 6)	\$500	\$3,000	As incurred	As arranged	Lawyers Accountants,
INITIAL FURN., FIX., EQUIP. PKG (Note 7)	\$97,795	\$185,475	As incurred	As arranged	Vendor, Lender, Leasing firm
STAFF AND MANAGEMENT TRAINING EXPENSE (Note 8)	\$1,000	\$7,000	Upon attendance	As arranged	Accommodation providers, Restaurants, Airlines, etc.
UNIFORMS & NEW STORE KIT (Note 9)	\$1,243	\$1,800	As incurred	As arranged	Vendor
INITIAL INVENTORY PACKAGE (Note 10)	\$5,300	\$10,200	As incurred	As arranged	Vendor, Lender, Leasing firm
ADDITIONAL FUNDS (for 3 months) (Note 11)	\$25,650	\$37,800	As required	1st day of the month following the opening of the restaurant or as needed	Suppliers, Lessor, Employees, etc.
LOCAL ADVERTISING (Note 12)	1% of Net Sales of the Restaurant		As incurred	As arranged	Vendors
LAPTOP COMPUTER (Note 13)	\$500	\$1,000	As incurred	As arranged	Vendor

YOUR ESTIMATED INITIAL INVESTMENT					
Type of Expenditure	Amount		Method Of Payment	When Due	To Whom Payment Is To Be Made
	From	To			
LAPTOP COMPUTER MONTHLY SOFTWARE FEES (Note 13)	\$5	\$70	Ongoing monthly fee	Each month	Vendor
ONLINE ORDERING, GIFT CARD & LOYALTY PROGRAM (Note 14)	\$495	\$650	As incurred	As arranged	Vendors
TOTALS (Note 15)	\$353,154	\$685,075*			

*The total Initial Investment cost is an estimate and may vary depending upon the type of structure (traditional vs non-traditional) and other construction and build-out costs you select through the construction process. Furthermore, these costs may vary depending on the time of year of your build-out, the duration it takes for permit approval, extra governmental building restrictions, supply chain shortages for materials, and contractor costs based upon any contractor applicable prevailing minimum wage. (Note 2)

Except for the Franchise Fee, Lease Security Deposit, and Monthly Insurance Premiums, no expenditure in this table is refundable.

Franchise Fee – After signing the Franchise Agreement, all but \$5,000 of the Franchise Fee is refundable if we terminate your Franchise Agreement after one year from the execution date, based upon your failure to execute a lease for your Restaurant premises. After two years, if we terminate for failure to execute a lease, the Franchise Fee is nonrefundable.

Lease Security Deposit – Depending on your performance under your lease, and the specific terms of that lease, your security deposit may be refundable.

Monthly Insurance Premium – If you have paid the entire annual premium and voluntarily cancel your insurance policy mid-term, in most instances, the insurer will refund you for the remaining months that you already paid.

Development Franchisee –

YOUR ESTIMATED INITIAL INVESTMENT					
Type of Expenditure	Amount		Method Of Payment	When Due	To Whom Payment Is To Be Made
	From	To			
DEVELOPMENT FEE (See Item 5) (Note 16)	\$45,000	\$to be negotiated	Lump sum	When you want to be considered for a Development Agreement and upon signing a Deposit Agreement	Us

YOUR ESTIMATED INITIAL INVESTMENT					
Type of Expenditure	Amount		Method Of Payment	When Due	To Whom Payment Is To Be Made
	From	To			
TOTALS	\$45,000	\$to be negotiated			

Note 1 - Initial Rent & Security Deposit

The initial start-up expenses include the first month’s rent and a security deposit equal to another month’s rent, both paid in advance. The space needed for the Restaurant is estimated to be approximately 1,000-1,400 square feet. Rent will vary by location. We will provide guidance to you for converting a potential location into the Restaurant. Typically, the owner of the leased premises will pay the commission of any local real estate broker that you hire. If the owner refuses to pay the commission and you choose to go forward with that location, you will have to pay the commission.

Note 2 - Leasehold Improvements

These leasehold improvements typically include items such as floor coverings, interior cosmetics, plumbing, electrical work, mechanical work, general construction, architectural services, city plan fees, etc. It may include cost associated with a drive-thru if you decide to include this feature in your Restaurant. The cost of the improvements will vary from location to location depending on landlord design criteria, contractor pricing, and the condition of the premises. There is no guarantee that your costs will fall within this range. If the lessor makes all necessary leasehold improvements, it is possible that such costs will be included in or added to the monthly lease payment, and no front-end out-of-pocket expenses need to be paid by you.

Note 3 - Business License

The cost of business licenses will vary by location.

Note 4 - Insurance

You must purchase insurance coverage as required under your lease or sublease, as required by law, and as required by us. We require you to participate in our insurance program through our designated broker as detailed in Item 8.

Note 5 - Local Marketing Program Package

You are required to participate in the Store Launch and Local Marketing Program which includes a grand opening marketing package. This will require you to set up your online ordering, loyalty program, and the social media rating-review aggregator. This will also require that you purchase certain printed materials. Printing supply costs will vary depending upon location specifics, such as whether local ordinances allow you to display an exterior A-Frame sign, banners, flags, etc., and the amount of initial stock of promotional material that you have printed. The Store Launch and Local Marketing Program Package will vary with the expected volume of sales and may

include a banner, “Coming Soon” window graphics, A-Frame sign, sign holder, gift cards, direct mailers, car topper and wrap, various menus, sales tracker, free pita cards, various window clings, business cards, packaging, and various coupons. The Store Launch and Local Marketing Program Package will also include a grand opening marketing campaign to include several advertising and promotional tactics. Any promotional or marketing materials you purchase for your Restaurant and any promotional or marketing material suppliers used by you, must comply with approved PPF design and production standards.

Note 6 - Legal and Accounting Fees

Legal and accounting fees include monies needed to create your business entity (e.g., incorporation) and set up its books and records. It also includes the purchase the FobeSoft, restaurant management software, which includes a one-time on-boarding fee of \$399 and continuing monthly fees of \$130/month. Section 12 of the Franchise Agreement has considerable detail relating to the record keeping requirements. FobeSoft software helps as you must keep accurate records of customer inquiries, sales, marketing activities, closeout sheets, payroll, and accounts payable in accordance with the standard accounting system prescribed by us in the System Manual.

Note 7 - Initial Furniture, Fixtures, Equipment Package

The Restaurant fixturing package includes all kitchen fixtures and equipment, including but not limited to walk in cooler/freezer, chairs and tables, millwork, pita counters, exhaust hood (with fire suppression), griddle, refrigerated sandwich station and chef base, sinks, smoothie blenders and cooler, shelving, electronic point of sale (POS) system, printers, kitchen display system (for locations with a drive-thru), interior and exterior artwork, murals, and signage, digital menu boards, etc. needed by you to open the Restaurant.

Note 8 - Staff and Management Training Expense

Expenses in connection with training will vary with the number of people trained and the distance from the training center.

Note 9 - Uniforms & New Store Kit

Uniforms will include unisex logoed shirts. The New Store Kit will include materials designed to promote your restaurant. It may include logoed banners and flags, logoed dart pens with stylus, logoed table throw, logoed magnets, logoed identification labels, logoed fitness bottles, a marketing game, or other marketing and promotional items currently being used by PPF.

Note 10 - Initial Inventory Package

The initial inventory package will depend somewhat upon the size of the initial order and size of the store. Considerations such as shipping time, season, storeroom size and other factors dictate the size of the initial inventory.

Note 11 - Additional Funds

This is an estimate of your initial start-up expenses for the first three (3) months of operation. It includes payroll, supplies, online/cellular ordering service, utilities, and ordinary maintenance. We cannot guarantee that you will not have additional start-up expenses. This estimate does not include the Continuing Fee, General Advertising Fund Fee, or food and beverage costs. It does not include your salary. This estimate does not reflect any sales revenue you may earn from operations which may help you offset these expenses. Your actual expenses may vary depending on the size and location of your Restaurant, your own management skill, economic conditions, the time of year, competition in your area, the sales level reached during the initial period and other factors that may be outside the control of you or PPF. You should develop your own business plan with a cash flow chart to better anticipate the amount necessary to cover any cash shortfall in the initial months of operation.

Note 12 - Local Advertising

Under the Franchise Agreement, you must spend one percent (1%) of your Net Sales on local advertising each year.

Note 13 - Laptop Computer

You are required to purchase a laptop which should be brought to training at our National Training Center. The laptop must meet the minimum hardware and software specifications set forth in Item 11.

Note 14 - Online Ordering & Loyalty Program

You are required to implement our required online/digital ordering, gift card, and loyalty program through our authorized and designated vendors. Included in this range is your required purchase of a scanner.

Note 15 - Totals

The total does not include your personal living expenses, applicable taxes (including state sales and use tax which may be applicable to the Furniture, Fixtures and Equipment and other items required to open your Restaurant), and local advertising. We have relied on our experience granting franchises in the United States to provide these estimates. There may be regional or geographical differences that we have not considered such as the rental rates or the cost of contractors in the region or geographical area you are considering for your Restaurant.

Note 16 - Development Fee

Upon execution of the Development Agreement, you must pay us a Development Fee to secure a Development Zone. The Development Fee is based upon the number of Restaurants to be opened and operated according to the Development Agreement. The Development Fee will be determined as follows:

Development Agreement	Cost Basis per Restaurant	Development Fee
3 Restaurants	\$15,000 per Restaurant	\$45,000
4 Restaurants	\$12,500 per Restaurant	\$50,000
5 Restaurants	\$10,000 per Restaurant	\$50,000
6+ Restaurants	To Be Negotiated	To Be Negotiated

The Development Agreement will consist of no less than three (3) Restaurants. PPF will determine, in our sole discretion, how many Restaurants a Development Franchisee may be allowed to operate.

ITEM 8 RESTRICTIONS ON SOURCES OF PRODUCTS AND SERVICES

All products or services that you purchase, or lease, must comply with the standards and specifications in the System Manual. Included are standards and specifications for delivery, performance, design, appearance, grade, and/or composition of Pita Pit products and services. We may amend these standards and specifications at any time without notice to you. We will not reimburse you for any other expenses incurred by you because of a change in our standards and specifications.

In establishing and operating your Restaurant, you must use our approved and designated suppliers. We may attempt to negotiate purchase arrangements, which may include logistical planning, delivery, price terms and availability, with these suppliers for the benefit of the Pita Pit brand.

You must purchase or lease all furniture, fixtures, equipment (including the point-of-sale system hardware and software), interior and exterior signage, and services from our designated and approved suppliers. A designated supplier is the only supplier approved by us for a particular product, service, or piece of equipment. In operating the Restaurant, unless a deviation is approved by PPF, you must purchase all food and beverage products, equipment, paper materials and other supplies, uniforms, marketing, printing, insurance, online ordering services, loyalty program services, drive-thru services, delivery services, and/or any other services from our designated and approved suppliers. There is a current list of all designated and approved suppliers in the System Manual.

You may be required to enter into a written agreement with certain designated and approved suppliers. For example, each Franchisee must enter into a participation agreement and lease with the beverage supplier selected by PPF as it relates to fountain and bottled beverages and equipment placement. Should that supplier be Coca-Cola Refreshments USA, Inc., its lease agreement for a Coke fountain and/or tea tower amortizes your use of that equipment for over 100 months. If you break that lease prior to the end of that 100-month period, regardless of the reason, Coca-Cola will impose, among other things, removal, remanufacturing, and unbundling fees that you must pay. Depending on how much time is left in the amortization period, these

fees can be more than \$6,000. Franchisees must also enter into a Participation Agreement with the appropriate Sysco distribution warehouse for the purchase of food, beverage, and supplies.

To become an approved or designated supplier, a supplier must: (a) demonstrate an ability to meet our standards and specifications; (b) possess adequate quality control and capacity to meet your needs properly and reliably; and (c) be capable of supplying the System on a regional, national or international basis at prices that are more competitive than those of our current designated and approved suppliers, including any rebates that are payable to us. These criteria are also included in the Franchise Agreement.

If you want to purchase or lease from an unapproved supplier, you or the supplier must send us a written request for approval. Our representatives must be allowed to inspect the supplier's facility and we may require samples from the supplier be delivered to us, or to an independent consultant designated by us, for testing. You or the supplier must pay our reasonable inspection costs and the actual testing costs. Our inspection costs may include round trip airfare from our headquarters to the supplier location in addition to all related travel expenses such as food, lodging and auto rental. The testing costs may include the expenses and fees for outside companies to evaluate nutritional components and quality of the food or other products. If a supplier meets our criteria for approval, we will not unreasonably withhold approval. After all the required testing and inspections are complete, we will approve or disapprove your proposed supplier within thirty (30) days. We may re-inspect the facilities and re-test the products of approved suppliers. If, at any time, an approved supplier fails to meet our criteria for approval, we may revoke our approval upon written notice to you.

We are entitled to all volume discounts, rebates or discount bonuses which we receive from a supplier whether or not they are on account of our own purchases or those of our Franchisees. We receive rebates from some of the approved and designated suppliers. List of those rebates for 2023 range from \$0.001 to \$.053 per unit, ounce or slice for various products. We additionally receive up to 0.875% on the net price of all products purchased through the designated food distributor. We do not receive a rebate on signage, counters, or the point-of-sale system.

We may use any of the above payments we receive for any purpose we deem appropriate. The amount of these rebates, as well as the suppliers from whom we receive rebates, is subject to change. In 2024 PPF earned a total of Three Hundred Seventy-Six Thousand Nine Hundred Twenty-Nine dollars (\$376,929) in rebates from suppliers which accounted for twenty-three percent (23%) of its total revenue of One Million, Six Hundred Forty-Five Thousand, One Hundred and Ninety Dollars (\$1,645,190). These figures are taken from its internal books and the Audited Financials as attached, see Item 21.

As stated in Item 6, if any law prohibits us from retaining any rebate, we may increase your Continuing Fee.

Our affiliate, Pita Bread Movers, LLC, supplies pita bread to Sysco. Pita Bread Movers, LLC, gross revenues from pita bread sales to Sysco was Seven Hundred Seventy-Five Thousand Two Hundred Ninety-Four Dollars (\$775,294). This figure is taken from Pita Bread Movers, LLC,

and PPFs internal books and records and does not include any of its costs or expenses associated with acquiring and transporting the pita bread to the various Sysco, or other warehouses throughout the United States.

We have developed an insurance program to assist you in meeting your insurance needs as a Franchisee. The insurance program is described in our System Manual. Currently, the insurance program includes \$2MM general liability, \$4MM general aggregate, \$1MM non-owned auto, and an optional \$1MM umbrella. Additionally, if you own a vehicle, you will utilize commercially in the operation of your franchise, you must also purchase a minimum of \$1MM business auto liability for owned vehicles. Our insurance program is available in most, but not all regions. You are required to purchase liability insurance from our designated insurance broker for regions where the insurance program is available. You have the option to purchase workers' compensation insurance either from our designated insurance broker or your personal broker in any region, provided the minimum coverage required by your state law is met. It is your responsibility to perform your due diligence on the cost and availability of insurance coverage sufficient to meet our requirements (including the use of owned and non-owned vehicles), as well as any additional requirements you may deem necessary. In the event our insurance program is changed, terminated, or your franchised location is not eligible to be a member (as may be the case in some regions or situations), you will be required to obtain your own insurance as set out above from an insurance company satisfactory to us.

Except as discussed above, we do not have an interest in any other supplier. We do not provide any material benefits for using our designated and approved suppliers, except as set out in your agreements with certain suppliers which may contain incentives or discounts. You do not receive any material benefits from our designated and approved suppliers, but the System benefits as a whole from consistent quality and reliable service.

The cost of products and services purchased in accordance with our standards and specifications and from approved suppliers represents ninety-five percent (95%) of your total purchases in connection with establishing the Restaurant and ninety-five percent (95%) of your total purchases in connection with operating the Restaurant.

There are no purchasing or distribution cooperatives.

ITEM 9 FRANCHISEE'S OBLIGATIONS

This table lists your principal obligations under the franchise and other agreements. It will help you find more detailed information about your obligations in these agreements and in other items in this disclosure document.

Obligation	Sections In Franchise Agreement	Disclosure Document Items
a. Site Selection and Acquisition/Lease	6(2) and (3)	6 and 7

Obligation	Sections In Franchise Agreement	Disclosure Document Items
b. Pre-Opening Purchases/Leases	7 and 8(1)(c)	7 and 8
c. Site Development and Other Pre-Opening Requirements	6, 7 and 8(1)(h)	6, 7 and 11
d. Initial and On-going Training	5 and 8(1)(g)	11
e. Opening	5 and 8(1)(a)	11
f. Fees	3(1), (2) and (3), 4(2), 5(2), 7, 8(8), 10, 12, 13	5, 6 and 7 see also <u>Exhibit G</u>
g. Compliance with Standards and Policies/Operating Manual	7, 8 and 9	11 see also <u>Exhibit H</u>
h. Trademarks and Proprietary Information	8, 9 and 11 see also Schedule "C" to <u>Exhibit A</u>	13 and 14
i. Restrictions on Products and Services Offered	8	8 and 16
j. Warranty and Customer Service	8(1)(a) – (c), System Manual (Proprietary)	11
k. Territorial Development and Sales Quotas	NA	NA
l. Ongoing Product/Service Purchases	8(2) – (5)	NA
m. Maintenance, Appearance and Remodeling Requirements	8(1)(d) and (e)	11
n. Insurance	13	5, 6, 7 and 8
o. Advertising	8(1)(f) and 10	6, 7 and 11
p. Indemnification	20(3) and (4)	6

Obligation	Sections In Franchise Agreement	Disclosure Document Items
q. Owners Participation/ Management/Staffing	8(1)	15
r. Records and Reports	12	6
s. Inspections and Audits	12	6
t. Transfer	15 and 16	17
u. Renewal	4(2)	17
v. Post Termination Obligations	6(4) and (5), 9(2) and (3), 14(2) and 17	17
w. Non-Competition Covenants	14 and 18	17
x. Dispute Resolution	20	17
y. Taxes	3(3)	5 and 6
z. Guarantee	18	15

This table lists your principal obligations under the Development Agreement. It will help you find more detailed information about your obligations under the Development Agreement and other items in this disclosure document.

Obligation	Sections in Development Agreement	Disclosure Document Items
a. Site Selection and Acquisition/Lease	Article VI	Item 11
b. Pre-Opening Purchases/Leases	Article VI	Item 11
c. Site Development and Other Pre-Opening Requirements	NA	NA
d. Initial and Ongoing Training	NA	NA
e. Opening	NA	NA

Obligation	Sections in Development Agreement	Disclosure Document Items
f. Fees	Article V and Section 6.3	Item 5 see also <u>Exhibit F-1</u>
g. Compliance with Standards and Policies/Operating Manual	NA	NA
h. Trademarks and Proprietary Information	NA	NA
i. Restrictions on Products and Services Offered	NA	NA
j. Warranty and Customer Service	NA	NA
k. Territorial Development and Sales Quotas	Article II	Item 12
l. Ongoing Product/Service Purchases	NA	NA
m. Maintenance, Appearance, and Remodeling Requirements	NA	NA
n. Insurance	NA	NA
o. Advertising	NA	NA
p. Indemnification	Article XI, Section 2	Item 6
q. Owner's Participation/Management/Staffing	NA	NA
r. Records and Reports	NA	NA
s. Inspections and Audits	NA	NA
t. Transfer	Article VII	Item 17
u. Renewal	Article IV	Item 17
v. Post-Termination Obligations	Article VIII & IX	Item 17
w. Non-Competition Covenants	NA	NA
x. Dispute Resolution	Article XI	Item 17
y. Taxes	NA	NA
z. Guarantee	NA	NA

ITEM 10 FINANCING

The United States Small Business Administration which may at its discretion provide you with a loan guarantee. If you are successful in obtaining SBA funding we may be required to enter into a Franchise Agreement Amendment with you.

Third party financing may be available to you for the renovation of your existing Restaurant and the repair and replacement of worn equipment and fixtures.

Neither us nor our affiliates receive any direct or indirect payments for placing financing. We do not offer direct and indirect financing.

ITEM 11 FRANCHISOR'S ASSISTANCE, ADVERTISING, COMPUTER SYSTEMS, AND TRAINING

Except as listed below, we are not required to provide you with any assistance.

Pre-Opening Assistance

Before you open your Restaurant, we will assist:

1. Territory – Designate your exclusive territory ½ mile radius from your Premises pursuant to Schedule “A, Part 1, of your Franchise Agreement.

2. Site Location and Lease Negotiation (Section 6 Franchise Agreement)
If, at the time of execution of this Agreement, a location for the Restaurant has been identified and approved by the Franchisor, the Franchisee should work with a local professional such as a real estate broker to negotiate and enter into a lease for the location. Legal review and negotiation of such lease should be conducted by the Franchisee’s own legal counsel. The real estate broker and legal fees shall be borne by the Franchisee.

Subject to the law of your jurisdiction, when the Franchisee finds a location which it feels is suitable, it will immediately notify the Franchisor, and the Franchisor will determine the suitability of such location in its sole discretion.

Furthermore, if, within one (1) year of the date of the execution of the Franchise Agreement, a lease or a binding agreement to lease a suitable premises has not been executed by the Franchisee, the Franchisor will have the continuing option to terminate the Franchise Agreement by giving ten (10) days’ written notice of termination to the Franchisee. If notice of termination is given as aforesaid, upon such termination of the Franchise Agreement, the parties will deliver to each other a release and other documents as may be required to fully terminate all agreements. Upon compliance with the foregoing,

the Franchisor agrees to refund to the Franchisee all amounts received by the Franchisor pursuant to the Franchise Agreement, less Five Thousand Dollars (\$5,000) and any additional costs and expenses actually incurred by the Franchisor.

Additionally, within two years of the date of the execution of the Franchise Agreement, the lease or a binding agreement to lease a suitable premises has not been executed by the Franchisee, the Franchisor will have the continuing option to terminate the Franchise Agreement by giving ten (10) days' written notice of termination to the Franchisee. If notice of termination is given as aforesaid, then, the Franchise Agreement will terminate. Upon such termination, the Franchisee will not be entitled to a refund of any amounts received by the Franchisor pursuant to the Franchise Agreement.

3. Site Development/Equipping Premises (Section 7 Franchise Agreement)

The Franchisee will construct and equip the Premises in conformity with the PITA PIT SYSTEM selected layout plans, specifications and drawings provided by the Franchisor. The cost of producing all plans and specifications and all costs and expenses pertaining to the planning and construction of the Premises to the PITA PIT standards will be borne exclusively by the Franchisee. We will also provide you with the name of approved suppliers for the necessary equipment, signs, fixtures, opening inventory, supplies, etc., all costs and expenses will be borne by Franchisee.

4. Training (Section 8 Franchise Agreement)

You are required to purchase a laptop which should be brought to training at our National Training Center. The specifications for the laptop are set forth below in the Computers and Electronic Cash Registers section of this Item 11. Unless we decide, in our sole discretion, that you do not require training, we will provide a training program concerning the operation of the Restaurant which will last up to eight (8) days. Training will be provided either at Pita Pit National Training Center, 320 Sherman Avenue, Coeur d'Alene, Idaho or at another location which we may specify. We may decide that you do not require training, if you have prior experience that is relevant to operating the Restaurant (e.g. you have franchised or managed another Pita Pit or similar restaurant). The training sessions will take place prior to opening the Restaurant. These training costs are included in your Franchise Fee, except that you are responsible for all food, lodging and travel expenses for each individual attendee. (See Item 5). At our option, you and your manager must attend the training sessions. Satisfactory completion of all mandatory training sessions is required. Failure to do so may result in a revocation of the franchise and is a breach of the Franchise Agreement. For details on this training program, please see the Table at the end of this Item 11.

5. Pre-Training Assignments (Section 8 Franchise Agreement)

Before you come to training, we will provide you with Pre-Training Assignments utilizing worksheets and Excel spreadsheets ("Pre-Work"), that must be completed by you prior to attending training. You will not be charged for the Pre-Work materials. These assignments will relate to operations, marketing, product and pricing, and a demographic study of the area around the Restaurant. Failure to fully complete these

assignments may result in your scheduled training class and restaurant opening date being rescheduled to a later date.

6. Suppliers (Section 8 Franchise Agreement)

Before you come to training, or while you are at training, we will facilitate you entering into agreements for products and services, and leases for equipment, with our approved suppliers. This may include a lease with the beverage supplier selected by PPF as it relates to fountain and bottled beverages and equipment placement. Should that supplier be Coca-Cola Refreshments USA, Inc., its lease agreement amortizes your use of that equipment over 100 months. If you break that lease prior to the end of that 100-month period, regardless of the reason, Coca-Cola will impose, among other things, removal, remanufacturing, and unbundling fees that you must pay. Depending on how much time is left in the amortization period, these fees could be up to \$6,000.

7. System Manual (Section 9 Franchise Agreement)

PPF will loan you one (1) copy of the System Manual which covers such topics as Pre-Opening Procedures, Daily Operations, Marketing, and related matters. The System Manual is our property and must be kept confidential. It may not be loaned out, duplicated or copied in whole or in part in any manner. We may add to and otherwise modify the System Manual periodically, as we think necessary, but no such addition or modification will alter your fundamental status and rights under the Franchise Agreement. You must follow the directives of the System Manual throughout the term of the Franchise Agreement. A copy of the Table of Contents of the System Manual as of our last fiscal year end is attached to this disclosure document and marked Exhibit H. It shows the number of pages devoted to each subject and the current total number of pages in the System Manual is two hundred forty (240). The System Manual is not issued to prospective Franchisees, however, upon request we permit prospective Franchisees to inspect it at a location determined by us.

Post-Opening Assistance

After you open your Restaurant, we will furnish such continuing advice on the following matters as we, in our sole determination, deem relevant to the operation of the Restaurant:

1. Products or Services to be Offered by You to Customers (Section 5(1) Franchise Agreement)

Selection, purchasing, stocking and display of products and services.

2. Additional Training (Section 5 Franchise Agreement). In the event that the Franchisee requires more assistance and guidance than is reasonable, in the sole opinion of the Franchisor, or if the Franchisor determines that additional training is required, the Franchisor may charge the Franchisee a reasonable fee for such additional assistance, guidance or training.

3. Advertising and Promotional Programs (Section 10 Franchise Agreement)

For details see Advertising and Promotion below.

4. Improvements and Developments in the System (Section 7 Franchise Agreement)
We are constantly researching and testing various components of the system, whether related to new products, ingredients or system methods with a goal of decreasing costs while maintaining the highest quality end product.
5. Pricing (Section 8(4) Franchise Agreement)
We will provide you with recommended pricing for your resale items, but the actual price charged is determined at your sole discretion. Other helpful information for you is set forth in the Manual.
6. Administrative, Bookkeeping, Accounting and Inventory Control Procedures (Section 5 and 12 Franchise Agreement)
We will assist you in establishing and maintaining appropriate procedures for bookkeeping, accounting and inventory control.
7. Financial Advice and Consultation (Section 5 Franchise Agreement)
We will assist in providing you General financial advice related to the business. But you should retain a local certified public accountant to answer any complex financial questions that may arise. All costs associated with this information shall be borne by Franchisee.

Advertising and Promotion (Section 10 Franchise Agreement)

You must spend a minimum of one percent (1%) of Net Sales on local advertising and promotion. You must participate in the Local Marketing Program, as such program is delineated by us from time to time. You may apply your expenditure of one percent (1%) of Net Sales (for local advertising and promotion), toward the cost of materials necessary for participation in the Local Marketing Program. You must submit all advertising and promotional materials and ideas to us for our prior approval. We may develop and provide creative materials for local, regional and national advertising and make such advertising materials available to you and other Franchisees for publication or distribution in your market area at your expense. Our advertising and promotional programs may cover third-party joint venture promotional marketing programs, development of marketing materials including but not limited to, brochures, direct mailers, various menus, various window clings, packaging, various coupons, forms, business cards, etc., for the Restaurant. There are no limitations on the media through which advertising may be disseminated. Currently, we and our Franchisees rely on word of mouth, distribution of coupons, newspaper and radio advertising. The advertising may be developed in-house, or through a national or regional advertising agency. In addition, we may provide specific guidelines for advertising and promotional programs you initiate and reserve the right to disapprove any advertising which, in our opinion, is not in accordance with these guidelines. You must discontinue any advertising and/or promotions that would, in our sole discretion, be detrimental to our brand.

We have established a Franchisee marketing council that assists us with advertising policies. For the benefit of all Franchisees, we administer the General Advertising Fund (“GAF”). (See Sections 10(3) – (7) of Franchise Agreement). In the Franchise Agreement, you agree to make

contributions to the GAF of two percent (2%), but up to three (3%) percent, of Net Sales. (See Item 6).

For each Corporately owned business operating under the System, we, or our affiliate owning the business will make contributions to the GAF on the same basis as comparable franchisee-owned businesses.

We will oversee all advertising and promotional programs and will have the sole discretion to approve or disapprove the creative concept, materials, methods, and media used in such programs, and the placement and allocation thereof. You agree and acknowledge that the GAF is intended to maximize general public recognition and acceptance of the Names and Marks for the benefit of the System and our Franchisees, and that we will direct the monies in the GAF to that purpose as we determine most appropriate, in our sole discretion. We are not obligated to make expenditures for, or targeting, any particular Franchisee, which are equivalent or proportionate to its contribution, or to ensure that any particular Franchisee benefits directly, pro-rata, or at all from advertising or promotion conducted under the GAF.

The GAF will not be our asset. We shall maintain separate bookkeeping accounts for the GAF. A statement of the operations of the GAF, as shown in the books of the GAF, shall be prepared annually and available to all Franchisees upon request. The GAF is not audited. If all advertising fees are not spent in the fiscal year in which they accrue, they will carry over to the next fiscal year.

The funds in the GAF were spent in 2024 as follows: forty-four percent (44%) on administrative costs; two percent (2%) on marketing kits and in-store marketing pieces; two percent (2%) on creative design, photography, and freelance designers; one percent (1%) on email marketing; twenty-one percent (21%) on loyalty app program and gift cards; forty-three percent (43%) on online and social presence; zero percent (0%) on menu development and production; two percent (2%) on website and local website services; thirteen percent (13%) on local marketing support; and zero percent (0%) on miscellaneous marketing expenses. Establishment of the GAF does not constitute an infringement of your territorial rights. We may use any part of the GAF for advertising the sale of franchises or licenses.

The GAF is intended to be of perpetual duration, but we may terminate it at any time. The GAF will not be terminated, however, until all monies in it have been expended for the purposes described in the Franchise Agreement.

Computers and Electronic Cash Registers

You must either have or purchase a laptop computer that must be maintained with the hardware, peripheral, and software specifications set forth below, as may be amended in the System Manual from time to time. (Section 10(1) Franchise Agreement).

You must keep bookkeeping, accounting, and recording keeping systems as prescribed by us. This may require additional hardware or software purchases, other than as set forth in this disclosure document.

All sales made at the Restaurant must be recorded on an electronic Point of Sale System (“POS System”). Before opening the Restaurant, you must purchase the required computer hardware, software, Internet connections and service, required dedicated telephone and power lines and other computer-related accessories, peripherals and equipment that make up the POS System. This system will allow us to collect a wide variety of data about your Restaurant. You must obtain high-speed communications access for your POS System, such as broadband, DSL or other high-speed capacity. You must also maintain a functioning email address for your business – the words “Pita” and “Pit” cannot be used together in your email address, or in any entity you create for ownership or operation of your Restaurant, or otherwise.

You will be obligated to purchase an approved POS System that meets our specifications and standards, which may change from time to time:

POS Hardware: The POS hardware will include one touch screen terminal, one cash drawer, and one receipt printer. You will be required to enter a sales agreement and purchase this POS hardware, along with a warranty, from our designated supplier. We estimate the cost of the POS hardware package and three (3) year warranty to be approximately Two Thousand, One Hundred Seventy-Three Dollars (\$2,173) and Two Thousand, Three Hundred Seventy-Seven Dollars (\$2,377) with a five (5) year warranty. There would be additional costs for a card reader and a swipe reader. We also recommended purchasing two (2) printers, one for the register and one for the kitchen. These estimated costs may increase if you purchase additional optional equipment and do not include shipping costs.

POS Software: You will be required to enter a sales and software support agreement to purchase specified POS software from our designated supplier. We estimate the initial cost of this software will be Two Hundred Fifty Dollars (\$250) with an additional Sixty Dollars (\$60) per month license fee for each terminal. You will also be required to enter a software support agreement and pay any ongoing monthly support fees, which we currently estimate to be Seventy Dollars (\$70).

Kitchen Display System (for Restaurants with Drive-Thru): The Kitchen Display System (“KDS”), consists of a kitchen display controller, bump bar, monitor, and mounting hardware. You will get this from our designated supplier. We estimate the cost to be based upon a dual lane drive thru that the KDS systems utilizing the bump bar and two (2) ParPay chip reader devices would be Ten Thousand Three Hundred Twelve dollars (\$10,312). We estimate the software license fee will be Fifteen Dollars (\$15) per month.

Digital Menu Boards: You must purchase four (4) 55-inch 4K UHD digital menu boards and mounting hardware from the supplier of your choice. Each screen must be capable of being mounted and displaying an image from a portrait orientation. We estimate the cost to be One Thousand, Five Hundred Twenty Dollars (\$1,520).

Online Ordering: You will be obligated to utilize our designated vendor for online/cellular ordering services, which will integrate with your POS system. In general, we estimate the cost to consist of a one-time Two Hundred Dollar (\$200) activation fee, a Forty-Five Dollar (\$45)

monthly program fee, and a per transaction fee. Generally, transaction fees will be a function of the number of online orders you process, and the service plan you select. We estimate the low end starting with a Five Dollar (\$5) per month fee, including ten (10) monthly online orders at no charge, and then a Fifty Cent (\$0.50) fee for each subsequent online order that month. We estimate the highest service level to cost One Hundred Fifty Dollars (\$150) per month, which provides three thousand (3,000) monthly online orders at no charge and a Five Cent (\$0.05) fee for each subsequent online order that month.

Loyalty Program: You are required to participate in the Pita Pit loyalty program through our designated vendor. We estimate the cost to participate to include a one-time set up fee of One Hundred Fifty Dollars (\$150), an Eighty-Five Dollar (\$85) per month platform fee, and a per transaction fee consisting of the vendor's cost plus Three Cents (\$0.03). You will also need to acquire a scanner to participate in the program. If you participate in Chase Pay promotions, the cost is \$0 for a Chase Pay-branded scanner. We estimate the cost to be One Hundred Fifty Dollars (\$150) for a vendor specific branded scanner.

Gift Card Program: You are required to participate in the Pita Pit gift card program through our designated vendor. We estimate participation to cost a monthly fee of Fifteen Dollars (\$15).

The cost of purchasing and installing the POS System is included in the cost estimate provided for the Initial Furniture, Fixtures and Equipment Package in Item 7. The POS System, comprised of the hardware and software components, will store information concerning your sales, inventory, accounting and other operations. You must provide all assistance we require to bring your POS System online with our server at the earliest possible time and to maintain this connection as we require. We may retrieve from your POS System all information that we, in our sole discretion, consider necessary, desirable or appropriate. There are no contractual limitations on our right to access information. (Section 12(5) Franchise Agreement) We may also inspect, audit and/or photocopy, during normal business hours, without prior written notice, the receipts and other information generated by your POS System. (Section 12(6) Franchise Agreement) If your records and procedures are insufficient to determine Net Sales for any period, we may impose an estimate of Net Sales on you. (Section 12(6) Franchise Agreement)

You must maintain your POS System and keep it in good repair. There is no contractual limit on our ability to require you to upgrade the system, add components to the system and replace components of the system (Section 12(3) Franchise Agreement). We cannot estimate the cost of maintaining, updating or upgrading your POS System or its components because it will depend on your repair history, local costs of computer maintenance services in your area and technological advances which we cannot predict at this time.

Laptop Computer: You are required to purchase a laptop which should be brought to training at our National Training Center. The laptop must meet the following minimum hardware and software specifications, including utilization of a Windows operating system.

Hardware and Peripherals:

- 2.5 GHz or faster Quad-core (or more) processor

- 8 GB or more RAM recommended, DDR3 or DDR4
- 250 GB or larger hard drive, SSD required
- Ethernet and Wi-Fi internet capable (Wi-Fi will be available while at Training) 802.11ac
- 1920 x 1080 or greater resolution monitor and supporting video card
- Sound card with built-in speakers
- Microphone recommended (built-in or separate, usually they are built in)
- A web camera capable of video web conferencing or Skyping
- USB 2.0 or higher
- HDMI, VGA, DVI or display port

Software Requirements:

Operation System:

- Microsoft® Windows® 10 or later

Software Applications:

- Microsoft 365 Business Basic
- Adobe® Reader® 9.0 or newer (Free Version) Make sure to uncheck all the optional software
- Local administrative privileges (Default user account has this ability)
- Antivirus applications are recommended. Good AV solution are Norton Plus or Malwarebytes Premium (updated regularly)
- FobeSoft – Restaurant Management software
- Personal Email account (Outlook, Gmail, Yahoo, etc.)

One of the following Internet browsers:

- Latest version of Chrome (Recommended)
- Latest version of Firefox
- Latest version of Safari

Upon the expiration or termination of your Franchise Agreement, all software, disks, tapes and other magnetic storage media that we provided to you must be returned to us in good condition (reasonable wear and tear excepted) and you must delete all software and applications from all memory and storage.

We may change any of these requirements or items at any time in our sole discretion. Costs of additional hardware and software vary significantly, and computer products are frequently upgraded, superseded, or replaced or become obsolete, all of which can affect your costs.

We do not have any obligation to provide ongoing maintenance, repairs, upgrades, or updates to the required computer systems.

Location Selection

Single-Unit Franchisee –

You must coordinate your efforts to find an approved location through us. You will need to obtain a local real estate broker, to locate and submit potential locations for consideration in your geographic area. Upon your broker's submission of potential locations for consideration, we will determine the suitability of such locations based upon key performance indicators, including but not limited to metrics such as proximity to universities or colleges, employment districts, retail centers, co-tenants, and demographics, visibility, foot traffic, accessibility, delivery (if applicable), suitability of the premises to be leased and other factors more fully described in the System Manual. You will be responsible for having your own attorney review any such lease to ensure you fully understand and agree to its terms and conditions.

If, within one (1) year of the date of the execution of this Agreement, a lease or a binding agreement to lease a suitable premises has not been executed by the Franchisee, the Franchisor will have the continuing option to terminate this Agreement by giving ten (10) days' written notice of termination to the Franchisee. If notice of termination is given as aforesaid, upon such termination of this Agreement, the parties will deliver to each other a release and other documents as may be required to fully terminate all agreements. Upon compliance with the foregoing, the Franchisor agrees to refund to the Franchisee all amounts received by the Franchisor pursuant to this Agreement, less Five Thousand Dollars (\$5,000) and any additional costs and expenses actually incurred by the Franchisor.

If, within two years of the date of the execution of this Agreement, the lease or a binding agreement to lease a suitable premises has not been executed by the Franchisee, the Franchisor will have the continuing option to terminate this Agreement by giving ten (10) days' written notice of termination to the Franchisee. If notice of termination is given as aforesaid, then, this Agreement will terminate. Upon such termination, the Franchisee will not be entitled to a refund of any amounts received by the Franchisor pursuant to this Agreement.

Development Agreement Franchisee –

Your efforts to find an approved location for each Restaurant you open under a Development Agreement must be coordinated through us following our then current standards for location selection.

Time for Opening

Franchisees typically open the Restaurant within sixty (60) to one hundred eighty (180) days after obtaining possession of the leased premises. The factors that affect the overall timing include but are not limited to the ability to obtain a lease, permitting, local inspection requirements, time for leasehold improvements, delivery time of furniture, fixtures, and equipment, local ordinances, and weather conditions.

Training

You must attend training, which is generally held monthly. For each Restaurant that you own, there must be at least one designated individual exclusive to that Restaurant, that has successfully completed our training program, typically six (6) to eight (8) weeks before opening. Individuals attending training will be required to complete Pre-Work assignments prior to attending our training program. Failure to do so may result in the scheduled training class and restaurant opening date being rescheduled to a later date.

TRAINING PROGRAM

SUBJECT	HOURS OF CLASSROOM TRAINING	HOURS OF ON-THE-JOB TRAINING	LOCATION
PRE-TRAINING WORK <ul style="list-style-type: none"> • Federal and State Laws Worksheet • Employment At Will Document • Menu Items and Food Content Worksheet • Menu Items • Safe Food Handling • Health and Safety • Receive Serv-safe Certification • Pricing • POS Set-Up process begins 	0 The time needed for self-study will vary	0	Location of Your Choice
Day 1 <ul style="list-style-type: none"> • Training introduction • Brand vision • History of Pita Pit • Food cost introduction • Just in time ordering • Labor cost management • Homework • Quiz 	Classroom hours: 5-6	In store hours: 6	Coeur d'Alene, Idaho
Day 2 1. Restaurant training	Classroom hours:0	In store hours:8	Coeur d'Alene, Idaho
Day 3 <ul style="list-style-type: none"> • Brink BOH training • Brink FOH training • PBA training • Fobe Soft training • Chart of accounts • Schedule project • Legal, insurance, contracts, workman's comp • Delivery drivers • Cost management • Quiz 	Classroom hours:7-8	In store hours: 5-6	Coeur d'Alene, Idaho
<ul style="list-style-type: none"> • Day 4 • Social marketing 	Classroom hours:8	In store hours:0	Coeur d'Alene, Idaho

<ul style="list-style-type: none"> • OLO • Punchh • 3rd party providers • Pita Pit radio • Financial case studies • Contribution margin & Break Even • Customer complaints • Interviewing, recruiting, hiring and onboarding • Pita Olympics • Vendor/providers • Cost management • MSDS • PR • Quiz 			
Day 5 <ul style="list-style-type: none"> • Restaurant training • Loyalty training • Business to business • Cost management • MSDS • PR • Marketing website • Digital Menus • Quiz 	Classroom hours:5	In store hours:4-5	Coeur d'Alene, Idaho
Day 6 <ul style="list-style-type: none"> • Restaurant training 	Classroom hours:1-2	In store hours:6-8	Coeur d'Alene, Idaho
Day 7 <ul style="list-style-type: none"> • Restaurant training • Equipment maintenance • Staff meeting sample • Quiz 	Classroom hours:2	In store hours:6-8	Coeur d'Alene, Idaho
Day 8 <ul style="list-style-type: none"> • Inventory • Weekly analysis of cost management • Final Quiz • Sysco • Pita Bread • Coke 	Classroom hours:3-4	In store hours:4-5	Coeur d'Alene, Idaho
	Total Classroom hours: 31-35	Total in store hours:41-46	

The required hours of training will vary depending on group size, needs, and dynamics.

Materials are provided for all participants in this training.

We conduct our operations and management training program as required. The combination of our Systems Manual, Training Workbook, PowerPoint presentations, training videos, reporting forms, various websites, and the POS System manuals will serve as written training materials.

Instructors

Currently, Lauren Casey, Manager of Training and Local Corporate Restaurants, with the assistance of Betsy Shaver, General Manager of the corporately owner Pia Pit in Coeur d'Alene, Idaho, and Tyler Lunde, General Manager of corporately operated Pita Pit in Post Falls, Idaho, oversees and directs all aspects of Franchisee training at the National Training Center in Coeur d'Alene, Idaho. Ms. Casey has served in this role since June 2020. Additionally, Ms. Casey is the regional district manager for all Corporate restaurants. Prior to her current position, Ms. Casey was a Corporate restaurant manager at multiple Corporate restaurant locations and conducted the in-restaurant portion of new Franchisee training. She began these duties back in June 2013. Members of our Corporate staff assist Ms. Casey with parts of the training program. They are skilled and have working knowledge of the System. We reserve the right to change, from time to time, our Manager of Training and Local Corporate Restaurants.

There is no additional fee for the initial training program. You will be required to pay us an additional fee of up to Five Thousand Dollars (\$5,000) per individual for any additional training programs which occur after the initial training. You must pay for all travel, food, and lodging expenses incurred by you or your employees for all training.

All Franchisees and/or Equity Owners must attend training. If there are multiple Franchisees or Equity Owners for a location, we may exempt a Franchisee or Equity Owner who will not be involved in operating the Restaurant. Managers are allowed, but are not required, to attend training provided a Franchisee or Equity Owner will be involved in the day-to-day operation of each Restaurant you own. All training must be completed to our satisfaction. We prefer to see training completed no sooner than four (4) to six (6) weeks before opening, but exceptions may be made, in our sole discretion, if there are extenuating circumstances.

ITEM 12 TERRITORY

Single-Unit Franchisee -

You will be granted a territory delineated by a specific geographic boundary. You will not be granted this territory until you have entered into a Franchise Agreement with us and entered into a lease, for the location of the Restaurant. The territory is a one half (½) mile radius around the Restaurant as provided in the Franchise Agreement, Schedule "A" ("Territory"). We will refrain from operating or granting Franchises to operate a Restaurant utilizing the System at a location within the Territory, provided you are in full compliance with the Franchise Agreement, except that we may establish a Corporately owned or franchised Restaurant at any Institution. "Institution" means any facility such as universities, colleges, hospitals and other health care facilities, airports, military installations, sports complexes, etc.

There is no minimum sales quota. You maintain rights to the Territory through the duration of your Franchise Agreement, even if the population increases or decreases.

We may, without limitation, operate or grant Franchisees to operate a restaurant utilizing the System at a location anywhere outside the Territory. We also may sell clothing, products, and/or other merchandise bearing our Names and Marks to retail locations within the Territory. There are no restrictions preventing you from soliciting, deliveries, or accepting orders from outside the Territory. Likewise, there are no restrictions on Franchisees from soliciting, deliveries, or accepting orders from inside your Territory. We and other Franchisees are under no obligation to compensate you for the solicitation or acceptance of orders from inside your Territory.

You may not relocate your Restaurant without our written permission. You do not have the right to acquire any additional Restaurants and may not open additional Restaurants within your Territory.

Development Agreement Franchisee –

Under the Development Agreement, you are granted the right to develop and operate Restaurants solely in the Development Zone which will be specified in the Development Agreement. During the term of the Development Agreement, we may not own, operate, franchise, or license any other Pita Pit Restaurant in the Development Zone, except at Institutions. Until the termination or expiration of the Development Agreement, you retain your development rights in your Development Zone as long as you comply with your obligations under the Development Agreement and Franchise Agreement(s). If you fail to meet any of your obligations under the Development Agreement or breach any Franchise Agreement executed by you under the Development Agreement, we may terminate your right to develop, and open and operate new Restaurants in the Development Zone. After the termination or expiration of your Development Agreement, we may own, operate, franchise or license others to operate additional Restaurants anywhere, without restriction, including in the Development Zone (excluding any protected Territory under any Franchise Agreement which remains in effect, subject to our rights at Institutions).

After you execute a Franchise Agreement and enter into a lease, for each Restaurant required to be opened under your Development Agreement, we will specify your protected Territory as set out in the Franchise Agreement.

ITEM 13 TRADEMARKS

We grant you the non-exclusive right to establish and operate a restaurant under the name “PITA PIT.” You may also use the other Names and Marks that we designate as part of the System. The System Manual contains specifics on how our Names and Marks must be used. The following principal Names and Marks are registered on the Principal Register of the United States Patent and Trademark Office and we have filed all required affidavits:

	<u>Registration Number</u>	<u>Registration Date</u>	<u>6-Year Declaration of Incontestability Filed & Accepted</u>	<u>10-Year Renewal Filed & Accepted</u>
FRESH THINKING . HEALTHY EATING	3,428,496	May 13, 2008	March 13, 2014	May 13, 2018
FRESH GRILLED FLAVOR FILLED	5,476,146	May 22, 2018	May 21, 2024	
QUESAPITA	3,504,702	September 23, 2008	September 23, 2014	September 23, 2018
YOUR RESOLUTION SOLUTION	4,202,070	September 4, 2012	September 4, 2018	
PITA PIT	4,249,198	November 27, 2012	November 27, 2018	NA
PITA PIT and design	5,052,555	October 4, 2016	NA	NA
PITA PACK	5,711,487	March 26, 2019	March 26, 2025	March 26, 2029
BERRY GO ROUND	3,462,219	July 8, 2008	July 8, 2014	July 8, 2028
AWAKIN' WITH BACON	3,462,214	July 8, 2008	July 8, 2014	July 8, 2028
MEAT THE DAY	3,467,761	July 15, 2008	July 15, 2014	July 15, 2028
CHICKEN CRAVE	3,467,715	July 15, 2008	July 15, 2014	July 15, 2028
BLU BAYOU	3,508,120	September 30, 2008	September 30, 2014	September 30, 2028

You must follow our rules when you use our Names and Marks. You cannot use our Names or Marks, which include the use of the words “Pita” and “Pit” together, as part of a corporate or

other business entity name. You cannot use the words “Pita” and “Pit” together in any domain name or email address. You cannot use our Name and Marks with modifying words, designs or symbols except for any which we license to you. You cannot use our Names or Marks in connection with the sale of an unauthorized product or service or in a manner not authorized by us. You must not directly or indirectly contest our right to our Names and Marks and the trade secrets and business techniques that are part of our business.

No agreements limit our right to use or license the use of our Names and Marks in the United States.

You must notify us immediately when you learn about an infringement of, or challenge to your use of, our Names and Marks. You must not take any other action without our prior written permission. We will take the action we think appropriate and have the right to control litigation. You must cooperate fully with us in any proceeding or challenge. While we are not required to defend you against claims arising from your use of our Names and Marks, we will reimburse you for all damages for which you are held liable and all reasonable costs in connection with defending our Names and Marks to a maximum aggregate amount equal to the Initial Franchise Fee.

If we change or must change our Names and Marks, we will reimburse you for expenses that you reasonably incur to replace signs and other printed material.

We do not know of any infringing uses that could materially affect your use of our Names and Marks.

ITEM 14 COPYRIGHTS, AND PROPRIETARY INFORMATION

Franchisor’s Copyrights

PPF does claim and reserve common law copyright protection for the System Manual and certain marketing, sales, and operations literature.

You may use our copyrighted materials in the performance of permitted activities. Ownership of all rights, title and interest in and to these copyrighted materials remains with us throughout the US and its Territories. You must keep these materials confidential and they must be returned to us on the expiration, termination or transfer of your rights under your Franchise Agreement.

Trade Secrets and Other Confidential Information

You will obtain knowledge of proprietary techniques, business procedures and other matters that are necessary and essential to the operation of the Restaurant, without which information, you could not effectively operate such business, including, knowledge regarding the System, the layout of the Restaurant and the System Manual. You acknowledge that this proprietary information was not known to you prior to signing the Franchise Agreement and that it is unique to the System.

ITEM 15
OBLIGATION TO PARTICIPATE IN THE ACTUAL OPERATION
OF THE FRANCHISED BUSINESS

For each Restaurant you open, whether as a Single-Unit Franchisee or under a Development Agreement, the following will apply:

The Franchise Agreement provides that you will devote your full time, attention, energy and best efforts to the management and operation of the Restaurant, subject to the employment of competent professional management. We highly recommend that you participate in the day-to-day management and operation of the Restaurant. We may require any manager you hire to complete the training to our satisfaction. For each Restaurant that you own, there must be at least one designated individual exclusive to that Restaurant, that has successfully completed our training. See Item 11 for more details on training. A manager does not have to be an Equity Owner. All managers must sign a Confidentiality Agreement, attached to this disclosure document as Schedule "C" to the Franchise Agreement.

You may form a partnership, limited liability company or corporation to buy the Restaurant. We will require that you and all individual Equity Owners of the operating company buying the Restaurant or Development Agreement personally guarantee performance of all obligations under the various Franchise Agreements. In the event the operating company that buys the Restaurant or Development Agreement is owned by another entity, that entity, along with all of its Equity Owners, must also corporately and personally guarantee performance of all obligations under the various Franchise Agreements. If we determine that your credit and that of your co-applicant(s) is not sufficient, we may also require personal guarantees from any other Equity Owner or from your spouse or parents or those of your co-applicant(s). You, or you and your co-applicant, must be the controlling Equity Owner(s). Any transfer or issue of voting rights in the partnership, limited liability company or corporation will require our consent. Sections 9 and 14 of the Franchise Agreement impose confidentiality and non-competition obligations on the Equity Owner(s).

ITEM 16
RESTRICTIONS ON WHAT THE FRANCHISEE MAY SELL

You may only sell products and services that we have approved. We may amend the System to add new products and services that you must offer. There are no limits on our right to do this. You are not limited as to the customers to whom you may sell the approved products and services. Failure to operate the Restaurant according to the System is a default under the Franchise Agreement and grounds for termination of your Franchise. Subject to local laws, you must keep the Restaurant open on the days and during the hours specified in the System Manual. You may not, without prior written approval by us which may be granted or denied in our sole

discretion, be associated either directly or indirectly with a business that is competitive with the Restaurant.

**ITEM 17
RENEWAL, TERMINATION, TRANSFER, AND DISPUTE RESOLUTION**

THE FRANCHISE RELATIONSHIP

This table lists certain important provisions of the Franchise and related agreements. You should read these provisions in the agreements attached to this disclosure document.

Provision	Sections In Franchise Agreement OR Other Agreement	Summary
a. Length of the Franchise Agreement term	4(1)	Term is equal to the earlier of ten (10) years or the expiration or termination of your lease or sublease.
b. Renewal or extension of the Franchise Agreement term	4(2)	One renewal term equal to the earlier of ten (10) years or the expiration or termination of your lease or sublease.
c. Requirements for you to renew or extend a Franchise Agreement	4(2)	<p>“Renew” means to renew the license and other rights granted to you by us under the Franchise Agreement.</p> <p>Notify us between twelve (12) and six (6) months prior to expiration of the initial term; not be in default of the Franchise Agreement; have paid all amounts owing to us; have effective business license; sign then current Franchise Agreement which may contain terms and conditions materially different from those in the Franchise Agreement that is being renewed (including, the royalty rates in the final year of the Initial Term for new franchisees); deliver release of us and our affiliates and officers and directors.</p>
d. Termination by you	None	None
e. Termination by PPF without cause	None	None
f. Termination by PPF with cause	17(1) and 6	We can terminate if you default as defined (which includes default by you or your affiliate under any other agreement with us) or if you have not made appropriate lease arrangements for the Restaurant within 1 year of signing the Franchise Agreement.
g. “Cause” curable defaults - defined	17	You have ten (10) days to cure: non-payment of fees; failure to comply with the

Provision	Sections In Franchise Agreement OR Other Agreement	Summary
		System Manual; any other breach by you or your guarantor of the Franchise Agreement or any other agreement with us or our affiliates, subject to state law.
h. “Cause” non-curable defaults - defined	17(1)	Non-curable defaults: loss of possession of the premises; abandonment; bankruptcy or other proceedings effecting creditors; unauthorized transfer etc.; sale of assets; dissolution, winding up or liquidation if a corporation or other business entity; you commit a felony; you misrepresent material facts; loss of a license to operate; understatement of Net Sales by more than three percent (3%); keeping of improper records; non-submission of reports; any default repeated more than three (3) times in twelve (12) months even if timely cured, all of the foregoing is subject to state law.
i. Your obligations on termination/non-renewal	6, 9(2), 14(2), 17	Obligations include cease operations & use of Names and Marks; de-identification and other modifications to the premises; allowing PPF access to the Restaurant to cure defaults or operate it for you; payment of amounts due; return, or destroy System Manual and other Confidential Information, etc.; not disclose Confidential Information (Also see “r” below). If you are terminated, you must pay us liquidated damages equal to the lesser of the projected Continuing Fee for two (2) years and the projected Continuing Fee for the balance of the term.
j. Assignment of contract by PPF	3 and 15	No restrictions
k. “Transfer” by you - defined	15	Includes: the sale or other transfer, sharing or encumbrance of assets; the sale or other transfer, pledge, mortgage or hypothecation of equity interests, including a change of control.
l. PPF’s approval of transfer by you	15(1)	PPF has the right to approve all transfers but will not unreasonably withhold approval. We may reduce the Territory at this time.
m. Conditions for PPF’s approval of transfer	15(2)	No default by you; have consent of lessor or sublessor; transferee must qualify; transfer fee plus costs must be paid; completion of training by transferee; transferee providing proper guarantees; transferee must prepare acceptable business plan; release from you; current form of Franchise Agreement to be signed by transferee for balance of your

Provision	Sections In Franchise Agreement OR Other Agreement	Summary
		term or renewal and at your continuing fee structure or royalty rates.
n. Your death or disability	16, 17(1)(q)	The Restaurant may be transferred to your spouse or adult children if they meet our qualifications. This provision is subject to state law.
o. Non-competition covenants during the term of the franchise	14(1)	No involvement in quick service restaurant featuring the sale of pita sandwiches within your area.
p. Non-competition covenants after the franchise terminates or expires	14(2)	No involvement in quick service restaurant featuring the sale of pita sandwiches for two (2) years within your Territory or five (5) mile radius of the Restaurant or in Territory or five (5) mile radius of any other Pita Pit Restaurant.
q. Modification of the agreement	None	None, except System Manual may be subject to change, may change Marks and Names and may add or delete products and services.
r. Integration/merger clause	19(2)	The FDD, the Franchise Agreement, and the documents incorporated therein (which includes the Manual) constitute the entire agreement between the parties and supersedes all oral statements, previous agreements, and understandings between the parties in any way relating to the subject matter hereof.
s. Dispute resolution by arbitration or mediation	20(27)	Except for certain claims, all disputes must be arbitrated in Coeur d'Alene, Idaho (subject to applicable state laws).
t. Choice of forum	20(20) and 20(27)	State of Idaho (Subject to applicable state law)
u. Choice of law	20(13) and 20(14)	State of Idaho law applies (Subject to applicable state law)

THE FRANCHISE RELATIONSHIP

This table lists important provisions of the Development Agreement. You should read these provisions in the Development Agreement attached to this disclosure document as Exhibit "E."

Provision	Section in Development Agreement	Summary
a. Length of the franchise term	Section 4.1	Term will depend on the number of Restaurants to be developed.
b. Renewal or extension of the term	Sections 4.2	You have no right to renew the Development Agreement.
c. Requirements for you to renew or extend	None	“Renew” means to renew the rights granted to you under the Development Agreement.
d. Termination by you	None	None
e. Termination by PPF without cause	None	We cannot terminate your Development Agreement without cause.
f. Termination by PPF with cause	Sections 9.1	We may terminate the Development Agreement, upon a material breach under the Development Agreement or any other agreement you or your affiliates have entered with us or our affiliates, including any Franchise Agreement.
g. “Cause” curable defaults - defined	None	The Development Agreement does not allow for curable defaults, subject to state law
h. “Cause” non-curable defaults - defined	Sections 9.1	We may terminate the Development Agreement, pursuant to Section 9.1 of the Development Agreement attached hereto as Exhibit “E”, all of which is subject to state law
i. Your obligations on termination/nonrenewal	Sections 6 and 9.2	You may not develop any additional Restaurants.
j. Assignment of contract by PPF	Section 7.1	No restriction on our right to assign.
k. “Transfer” by you - defined	Section 7.2	Includes transfer of the Development Agreement or change in ownership of the entity that owns it.
l. PPF’s approval of transfer by you	Section 7.2	Transfers require our prior written consent, which may be granted or withheld in our discretion.
m. Conditions for PPF’s approval of transfer	Section 7.2	The Development Agreement is not assignable, except with our consent not to be unreasonably withheld. We may impose the following conditions to transfer: (i) the assignee must demonstrate the necessary skills qualifications and economic resources, (ii) assumption of all rights and obligations under the Development Agreement and each Franchise Agreement entered under it, (iii) assignee’s satisfactory completion of training, (iv) you and any of your affiliates must be in compliance with all obligations under the Development Agreement, every Franchise Agreement and any other agreement with us or our affiliates, (v) that assignee is then a Franchisee under the Pita Pit System and is not in default, and (vi) payment

Provision	Section in Development Agreement	Summary
		of a Twenty-Five Thousand Dollars (\$25,000) transfer fee and our costs of dealing with the transfer.
n. PPF's right of first refusal to acquire your business	None	
o. PPF's option to purchase your business	None	
p. Your death or disability	Section 7.2	Upon your death or disability, we will not unreasonably withhold our consent to a transfer to your spouse, heirs or other relatives provided the conditions in Section 7.2 are met, subject to state law.
q. Non-competition covenants during the term of the franchise	Section 8.2	No involvement in any quick service restaurant that features the sale of pita sandwiches or other food products featured by the Pita Pit Restaurants.
r. Non-competition covenants after the franchise terminates or expires	Section 8.3	No involvement in any quick service restaurant that features the sale of pita sandwiches or other food products featured by the Pita Pit Restaurants for two (2) years in the Development Zone or within five (5) miles of the Development Zone or within five (5) miles of any existing Pita Pit Restaurant, without our prior written consent.
s. Modification of the agreement	Sections 8.4 and 11.7	All changes require mutual written consent.
t. Integration/merger clause	Section 11.5	All agreements between the parties relating to the subject matter of the Development Agreement are in the Development Agreement and its exhibits (subject to applicable state laws). Any representations or promises outside the disclosure document and the Development Agreement may not be enforceable. Notwithstanding the preceding, nothing in any agreement is intended to disclaim the express representations made in the Franchise Disclosure Document, its exhibits, and amendments.
u. Dispute resolution by arbitration or mediation	Section 11.18	Except for certain claims, all disputes must be arbitrated in Coeur d'Alene, Idaho (subject to applicable state laws).
v. Choice of forum	Section 11.18	State of Idaho (Subject to applicable state law).
w. Choice of law	Section 11.18	Idaho law applies (subject to applicable state laws).

**ITEM 18
PUBLIC FIGURES**

We do not use any public figure to promote our Franchise.

**ITEM 19
FINANCIAL PERFORMANCE REPRESENTATIONS**

The FTC's Franchise Rule permits a franchisor to provide information about the actual or potential financial performance of its franchised and/or franchisor-owned outlets, if there is a reasonable basis for the information, and if the information is included in the disclosure document. Financial performance information that differs from that included in Item 19 may be given only if: (1) a franchisor provides the actual records of an existing outlet you are considering buying; or (2) a franchisor supplements the information provided in this Item 19, for example, by providing information about possible performance at a particular location or under particular circumstances.

A. Franchised Pita Pit Restaurants

Franchised Pita Pit Restaurants are those that are operated under a Franchise Agreement between a Franchisee and us. Franchised Pita Pit Restaurants do not include restaurants owned or operated by us or any of our affiliates.

The following financial performance information is based upon the historical gross sales of operational franchised Pita Pit Restaurants. We calculated gross sales by taking the total revenue derived from the sale of goods and deducting sales tax, discounts, allowances, and returns. We obtained the gross sales information through our Franchisees' point-of-sale systems. We also used reports generated by third-party delivery service providers to audit and supplement third-party delivery sales reported by Franchisees through the point-of-sale system.

On December 31, 2024, there were fifty-six (56) operational franchised Pita Pit Restaurants in the United States. All of those, fifty-six (56) operated for the entire 2024 calendar year. The following financial performance information is derived from the actual historical performance of those fifty-six (56) franchised Pita Pit Restaurants during the 2024 calendar year. This financial performance representation excludes sales information from the eighteen (18) franchised Pita Pit Restaurants that permanently closed during the 2024 calendar year because they did not have a full twelve (12) months of reported sales.

We calculated the annual gross sales for each of the fifty-six (56) franchised Pita Pit Restaurants that operated the entire 2024 calendar year. We then sorted those fifty-six (56) locations annual gross sales figures from highest to lowest and separated them into quartiles. Each quartile was then used to calculate the following information for that specific quartile: (i) the average annual gross sales, (ii) the median of the average annual gross sales, (iii) the number of restaurants represented in the quartile, (iv) the highest annual gross sales figure in the quartile, (v) the lowest annual gross sales figure in the quartile, (vi) the average months of operation for the restaurants

in the quartile, (vii) the median of the average months of operation, and (viii) the number and percentage of restaurants that had gross sales higher than the quartile's average.

First Franchisee Quartile

2024 Average Gross Sales for Quartile	Median Gross Sales in Quartile	Number of Restaurants in Quartile	Highest Gross Sales in Quartile	Lowest Gross Sales in Quartile	Average / Median Months in Operation	Number/Percentage of Restaurants with Gross Sales Higher than the Average
\$638,598	\$645,488	14	\$856,268	\$490,495	181 / 201	6 / 42.9%

Second Franchisee Quartile

2024 Average Gross Sales for Quartile	Median Gross Sales in Quartile	Number of Restaurants in Quartile	Highest Gross Sales in Quartile	Lowest Gross Sales in Quartile	Average / Median Months in Operation	Number/Percentage of Restaurants with Gross Sales Higher than the Average
\$426,905	\$432,003	14	\$476,778	\$376,732	147 / 138	8 / 57.1%

Third Franchisee Quartile

2024 Average Gross Sales for Quartile	Median Gross Sales in Quartile	Number of Restaurants in Quartile	Highest Gross Sales in Quartile	Lowest Gross Sales in Quartile	Average / Median Months in Operation	Number/Percentage of Restaurants with Gross Sales Higher than the Average
\$327,332	\$328,530	14	\$376,265	\$277,774	154 / 150	7 / 50.0%

Fourth Franchisee Quartile

2024 Average Gross Sales for Quartile	Median Gross Sales in Quartile	Number of Restaurants in Quartile	Highest Gross Sales in Quartile	Lowest Gross Sales in Quartile	Average / Median Months in Operation	Number/Percentage of Restaurants with Gross Sales Higher than the Average
\$193,622	\$194,310	14	\$256,338	\$142,572	142 / 122	7 / 50.0%

B. Company-Owned Pita Pit Restaurants

Company-owned Pita Pit Restaurants are those that are owned and operated by one of our affiliates. The following financial performance information is based upon the reported historical gross sales of company-owned Pita Pit Restaurants. We calculated gross sales by taking the total revenue derived from the sale of goods and deducting sales tax, discounts, allowances, and returns. We obtained the gross sales information through our company-owned restaurants' point of sale systems.

On December 31, 2024, there were two (2) operational company-owned Pita Pit Restaurants in the United States which operated for the entire 2024 calendar year. The following financial performance information is derived from the actual historical performance of those three (3) company-owned Pita Pit Restaurants during the 2024 calendar year.

Company-Owned Restaurants	2024 Gross Sales	Months in Operation
Coeur d'Alene, Idaho	\$758,280.71	245
Post Falls, Idaho	\$772,495.56	227

C. Admonitions and Notices

Some restaurants have earned this amount. Your individual results may differ. There is no assurance that you'll earn as much.

Three (3) of the fifty-six (56) franchised Pita Pit Restaurants in this financial performance representation offer drive-thru window service. Thirty-five (35) of the fifty-six (56) franchised Pita Pit Restaurants also sell smoothies. Three (3) of the fifty-six (56) franchised Pita Pit Restaurants have a drive-thru window and sell smoothies.

The company-owned Pita Pit Restaurants in this financial performance representation are used for new Franchisee training. The Post Falls company-owned Restaurant offers drive-thru window service. The Coeur d'Alene company-owned Restaurant does not have a drive through window. Both of the company-owned Restaurants sell smoothies.

Written substantiation for this financial performance representation will be made available to you upon reasonable request.

Other than the preceding financial performance representation, PPF does not make any financial performance representations. We also do not authorize our employees or representatives to make any such representations either orally or in writing. If you are purchasing an existing outlet, however, we may provide you with the actual records of that outlet. If you receive any other financial performance information or projections of your future income, you should report it to the Franchisor's management by contacting Zach Dircksen, Business Development, at zach.dircksen@pitapitusa.com (208) 765-3326, 105 N. 4th Street, Suite 201, Coeur d'Alene, Idaho 83814, the Federal Trade Commission, and the appropriate state regulatory agencies.

ITEM 20
OUTLETS AND FRANCHISEE INFORMATION

Table Number 1 – Systemwide Outlet Summary for Years 2022 – December 31, 2024

Outlet Type	Year	Outlets at the Start of the Year	Outlets at the End of December 31, 2024	Net Change
Franchised	2022	115	98	-17
	2023	98	74	-24
	2024	74	56	-18
Company-Owned	2022	3	3	0
	2023	3	3	0
	2024	3	2	-1
Total Outlets	2022	118	101	-17
	2023	101	77	-24
	2024	77	58	-19

Table Number 2 – Transfers of Franchised Outlets from Franchisees to New Owners (Other than the Franchisor) for 2022-December 31, 2024

State	Year	Number of Transfers
Georgia	2022	0
	2023	0
	2024	2
Iowa	2022	0
	2023	0
	2024	1
Minnesota	2022	0
	2023	0
	2024	1
Utah	2022	0
	2023	0
	2024	1
Washington	2022	4
	2023	1
	2024	2

State	Year	Number of Transfers
West Virginia	2022	0
	2023	0
	2024	2
Total	2022	17
	2023	14
	2024	9

Table Number 3 – Status of Franchised Outlets for Years 2022 – December 31, 2024

State	Year	Outlets at Start of Year	Outlets Opened	Terminations	Non-Renewals	Reacquired by Franchisor	Ceased Operations – Other Reasons	Outlets at End of the Year
Alabama	2022	3	0	0	0	0	0	3
	2023	3	0	1	0	0	0	2
	2024	2	0	0	0	0	2	0
Alaska	2022	5	0	0	0	0	1	4
	2023	4	1	0	0	0	0	5
	2024	5	0	1	0	0	0	4
Arizona	2022	1	0	0	0	0	0	1
	2023	1	0	0	0	0	0	1
	2024	1	0	0	0	0	1	0
California	2022	5	0	0	0	0	0	5
	2023	5	0	0	0	0	0	5
	2024	5	0	0	1	0	0	4
Florida	2022	6	2	0	0	0	2	6
	2023	6	0	1	0	0	3	2
	2024	2	0	0	0	0	1	1
Georgia	2022	5	0	1	0	0	1	3
	2023	3	0	0	0	0	0	3
	2024	3	0	0	0	0	1	2
Hawaii	2022	1	0	0	0	0	0	1
	2023	1	0	0	0	0	0	1
	2024	1	0	0	0	0	1	0
Idaho	2022	2	0	0	0	0	0	2
	2023	2	0	0	0	0	0	2
	2024	2	0	0	0	0	0	2
Indiana	2022	2	0	0	0	0	0	2
	2023	2	0	0	0	0	2	0
	2024	0	0	0	0	0	0	0

Iowa	2022	6	0	0	0	0	1	5
	2023	5	0	0	0	0	0	5
	2024	5	0	0	0	0	0	5
Kentucky	2022	1	0	0	0	0	0	1
	2023	1	0	0	0	0	1	0
	2024	0	0	0	0	0	0	0
Louisiana	2022	3	0	0	0	0	1	2
	2023	2	0	1	0	0	0	1
	2024	1	0	0	0	0	0	1
Michigan	2022	2	0	0	0	0	0	2
	2023	2	0	0	0	0	0	2
	2024	2	0	1	0	0	0	1
Minnesota	2022	1	0	0	0	0	0	1
	2023	1	0	0	0	0	0	1
	2024	1	0	0	0	0	0	1
Mississippi	2022	1	0	0	0	0	0	1
	2023	1	0	0	0	0	0	1
	2024	1	0	0	0	0	0	1
Missouri	2022	3	0	0	0	0	0	3
	2023	3	0	0	0	0	1	2
	2024	2	0	0	0	0	1	1
Montana	2022	7	0	0	0	0	0	7
	2023	7	0	0	0	0	2	5
	2024	5	0	0	0	0	0	5
Nebraska	2022	1	0	0	0	0	0	1
	2023	1	0	0	0	0	1	0
	2024	0	0	0	0	0	0	0
New York	2022	3	0	0	0	0	1	2
	2023	2	0	0	0	0	0	2
	2024	2	0	1	0	0	0	1
North Carolina	2022	1	0	0	0	0	0	1
	2023	1	0	0	0	0	0	1
	2024	1	0	0	0	0	1	0
North Dakota	2022	2	0	0	0	0	0	2
	2023	2	0	0	0	0	1	1
	2024	1	0	0	0	0	0	1
Ohio	2022	6	0	1	0	0	0	5
	2023	5	0	0	0	0	2	3
	2024	3	0	0	0	0	2	1

Oregon	2022	9	0	0	0	0	2	7
	2023	7	0	0	0	0	1	6
	2024	6	0	0	0	0	1	5
Pennsylvania	2022	1	0	0	0	0	0	1
	2023	1	0	0	0	0	0	1
	2024	1	0	0	0	0	1	0
South Carolina	2022	2	0	0	0	0	0	2
	2023	2	0	0	1	0	0	1
	2024	1	0	0	0	0	0	1
South Dakota	2022	4	0	0	0	0	0	4
	2023	4	0	0	0	0	1	3
	2024	3	0	0	0	0	1	2
Utah	2022	2	0	0	0	0	0	2
	2023	2	0	0	0	0	0	2
	2024	2	0	0	0	0	0	2
Virginia	2022	2	0	0	0	0	0	2
	2023	2	0	0	0	0	1	1
	2024	1	0	0	0	0	0	1
Washington	2022	15	0	0	1	0	1	13
	2023	13	0	0	0	0	2	11
	2024	11	0	0	0	0	1	10
West Virginia	2022	5	0	0	0	0	0	5
	2023	5	0	0	0	0	3	2
	2024	2	0	0	0	0	0	2
Wisconsin	2022	3	0	1	0	0	0	2
	2023	2	0	0	0	0	0	2
	2024	2	0	0	0	0	0	2
Wyoming	2022	1	0	0	0	0	0	1
	2023	1	0	0	0	0	1	0
	2024	0	0	0	0	0	0	0
Total	2022	115	2	3	3	0	13	98
	2023	98	1	3	0	0	22	74
	2024	74	0	3	1	0	14	56

Table Number 4 – Status of Company-Owned Outlets for Years 2022-December 31, 2024

State	Year	Outlets at Start of Year	Outlets Opened	Outlets Reacquired from Franchisees	Outlets Closed	Outlets Sold to Franchisees	Outlets at End of Year
Idaho	2022	2	0	0	0	0	2
	2023	2	0	0	0	0	2
	2024	2	0	0	0	0	2
Washington	2022	1	0	0	0	0	1
	2023	1	0	0	0	0	1
	2024	1	0	0	1	0	0
Total	2022	3	0	0	0	0	3
	2023	3	0	0	0	0	3
	2024	3	0	0	1	0	2

Table Number 5 – Projected Openings as of December 31, 2024

State	Franchise Agreements Signed but Outlet Not Opened	Projected New Franchised Outlets in the Next Fiscal Year	Projected New Company-Owned Outlets in the Next Fiscal Year
Alaska	0	2	0
Arizona	0	1	0
Illinois	0	1	0
Iowa	0	1	0
Michigan	0	1	0
Utah	0	1	0
Total	0	7	0

Attached to this disclosure document as Exhibit I is a list of our Franchisees as of December 31, 2024.

Exhibit I also lists the name, city, state and telephone number of every Franchisee who has had a Restaurant terminated, cancelled, not renewed, transferred or who otherwise voluntarily or involuntarily ceased to do business under the Franchise Agreement through December 31, 2024, or who have not communicated with the Franchisor within ten (10) weeks of the issuance date of this disclosure document.

If you purchase this Franchise, your contact information may be disclosed to other prospective Franchisees, including after you leave the Franchise System.

In some instances, current and former Franchisees sign provisions restricting their ability to speak openly about their experience with Pita Pit. You may wish to speak with current and former Franchisees but be aware that not all such Franchisees will be able to communicate with you. Typically, current and former Franchisees will only be restricted from speaking about the terms of any settlement they reached with us.

No trademark-specific Franchisee organization associated with the Franchise System exists.

**ITEM 21
FINANCIAL STATEMENTS**

Attached to this disclosure document and designated Exhibit J are: Audited Consolidated Financial Statements for 2023 and Audited Consolidated Financial Statements for 2023 and 2024 and the Consent of Independent Auditors for Pita Pit Franchising, LLC, completed by Pita Pit Franchising, LLC’s certified public accounting firm Anastasi, Moore & Martin, PLLC, located in Spokane, Washington.

**ITEM 22
CONTRACTS**

The following contracts are attached to this disclosure document:

Franchise Agreement	Exhibit C
Premises, Marks, Territory	Schedule “A”
Release	Schedule “B”
Secrecy & Confidentiality Agreement	Schedule “C”
State Amendments to the Franchise Agreement	Exhibit D
Development Agreement	Exhibit E
Deposit Agreement – Franchise Agreement	Exhibit F-1
Maryland Amendment to the Deposit Agreement for Franchise Agreement and Development Agreement	Exhibit F-2
Direct Payment ACH Authorization Form	Exhibit G
Table of Contents of Pita Pit System Manual	Exhibit H
List of Franchisees	Exhibit I
Financial Statements	Exhibit J
Franchise Disclosure Confirmation	Exhibit K

You are required to sign the Franchise Disclosure Confirmation, attached to this disclosure document as Exhibit K, immediately before signing the Franchise Agreement.

EXHIBIT A

STATE ADDENDA TO THE DISCLOSURE DOCUMENT

See attached.

ADDENDUM TO DISCLOSURE DOCUMENT
FOR THE STATE OF CALIFORNIA

OUR WEBSITE, WWW.PITAPITUSA.COM, HAS NOT BEEN REVIEWED OR APPROVED BY THE CALIFORNIA DEPARTMENT OF CORPORATIONS. ANY COMPLAINTS CONCERNING THE CONTENT OF THIS WEBSITE MAY BE DIRECTED TO THE CALIFORNIA DEPARTMENT OF CORPORATIONS AT www.corp.ca.gov.

Item 17 is amended to add the following language:

“THE CALIFORNIA FRANCHISE INVESTMENT LAW REQUIRES A COPY OF ALL PROPOSED AGREEMENTS RELATING TO THE SALE OF THE FRANCHISE BE DELIVERED TOGETHER WITH THE DISCLOSURE DOCUMENT.”

Neither the Franchisor, any person or franchise broker in Item 2 of the FDD is subject to any currently effective order of any national securities association or national securities exchange, as defined in the Securities Exchange Act of 1934, 15 U.S.C. A. 78a et seq., suspending or expelling such persons from membership in such association or exchange.

California Business and Professions Code Sections 20000 through 20043 provide rights to the franchisee concerning termination, transfer or non-renewal of a franchise. If the franchise agreement contains a provision that is inconsistent with the law, the law will control.

The franchise agreement provides for termination upon bankruptcy. This provision may not be enforceable under federal bankruptcy law (11 U.S.C.A. Section 101 and following).

The franchise agreement contains a covenant not to compete, which extends beyond the termination of the franchise. This provision may not be enforceable under California law.

The franchise agreement requires binding arbitration. The arbitration will occur in Idaho with the costs being borne by the non-prevailing party. Prospective franchisees are encouraged to consult private legal counsel to determine the applicability of California and federal laws (such as Business and Professions Code Section 20040.4 Code of Civil Procedure Section 1281, and the Federal Arbitration Act) to any provisions of a franchise agreement restricting venue to a forum outside the State of California.

The franchise agreement requires application of the laws of the State of Idaho. This may not be enforceable in the State of California.

Section 31125 of the Franchise Investment Law requires us to give to you a disclosure document approved by the Commissioner of Corporations before we ask you to consider a material modification of your franchise agreement.

You must sign a general release of claims if you renew or transfer your franchise. California Corporations Code Section 31512 voids a waiver of your rights under the Franchise Investment Law (California Corporations Code Sections 3100 Through 31516). Business and Professions Code Section 20010 voids a waiver of your rights under the franchise Relations Act (Business and Professions Code Sections 20000 through 20043).

EXHIBIT A - ADDENDUM
STATE OF CALIFORNIA

ADDENDUM TO DISCLOSURE DOCUMENT
FOR THE STATE OF HAWAII

The following language is added to the Cover Page:

“THESE FRANCHISES WILL BE/HAVE BEEN FILED UNDER THE FRANCHISE INVESTMENT LAW OF THE STATE OF HAWAII. FILING DOES NOT CONSTITUTE APPROVAL, RECOMMENDATION OR ENDORSEMENT BY THE DIRECTOR OF COMMERCE AND CONSUMER AFFAIRS OR A FINDING BY THE DIRECTOR OF COMMERCE AND CONSUMER AFFAIRS THAT THE INFORMATION PROVIDED HEREIN IS TRUE, COMPLETE AND NOT MISLEADING.

THE FRANCHISE INVESTMENT LAW MAKES IT UNLAWFUL TO OFFER OR SELL ANY FRANCHISE IN THIS STATE WITHOUT FIRST PROVIDING TO THE PROSPECTIVE FRANCHISEE, OR SUBFRANCHISOR, AT LEAST SEVEN DAYS PRIOR TO THE EXECUTION BY THE PROSPECTIVE FRANCHISEE OF ANY BINDING FRANCHISE OR OTHER AGREEMENT, OR AT LEAST SEVEN DAYS PRIOR TO THE PAYMENT OF ANY CONSIDERATION BY THE FRANCHISEE, OR SUBFRANCHISOR, WHICHEVER OCCURS FIRST, A COPY OF THE DISCLOSURE DOCUMENT, TOGETHER WITH A COPY OF ALL PROPOSED AGREEMENTS RELATING TO THE SALE OF THE FRANCHISE.

THIS DISCLOSURE DOCUMENT CONTAINS A SUMMARY ONLY OF CERTAIN MATERIAL PROVISIONS OF THE FRANCHISE AGREEMENT. THE CONTRACT OR AGREEMENT SHOULD BE REFERRED TO FOR A STATEMENT OF ALL RIGHTS, CONDITIONS, RESTRICTIONS AND OBLIGATIONS OF BOTH THE FRANCHISOR AND THE FRANCHISEE.”

The following list reflects the status of the franchise registrations of the Franchisor in the states which require registration:

- A. This proposed registration application is effective in the following states.
California, Hawaii, Illinois, Indiana, Michigan, Minnesota, New York, North Dakota, South Dakota, Virginia, Washington, Wisconsin
- B. The proposed registration application is or will shortly be on file in the following states.
- C. States which have refused, by order or otherwise, to register these franchises are.
None
- D. States which have revoked or suspended the right to offer franchises are.
None
- E. States which the proposed registration of these franchises has been withdrawn are:
None

ADDENDUM TO DISCLOSURE DOCUMENT
FOR THE STATE OF ILLINOIS

This addendum amends the Pita Pit Franchising, LLC Disclosure Document as follows:

Illinois law governs the agreements between the parties to this franchise.

Section 4 of the Illinois Franchise Disclosure Act provides that any provision in a Franchise Agreement that designates jurisdiction or venue outside the State of Illinois is void. However, a Franchise Agreement may provide for arbitration in a venue outside of Illinois.

Section 41 of the Illinois Franchise Disclosure Act provides that any condition, stipulation or provision purporting to bind any person acquiring any franchise to waive compliance with the Illinois Franchise Disclosure Act or any other law of Illinois is void.

Your rights upon termination and non-renewal of a Franchise Agreement are set forth in sections 19 and 20 of the Illinois Franchise Disclosure Act. We can change our standards and specifications for Pita Pit restaurants WITHOUT NOTICE TO YOU, and you will be responsible for the costs to make the required changes to your restaurant.

By reading this disclosure document, you are not agreeing to, acknowledging, or making any representations whatsoever to the Franchisor and its affiliates.

No statement, questionnaire, or acknowledgment signed or agreed to by a franchisee in connection with the commencement of the franchise relationship shall have the effect of (i) waiving any claims under any applicable state franchise law, including fraud in the inducement, or (ii) disclaiming reliance on any statement made by any franchisor, franchise seller, or other person acting on behalf of the franchisor. This provision supersedes any other term of any document executed in connection with the franchise.

PITA PIT FRANCHISING, LLC

By: _____
Its:

I have read and understand this addendum
this ___ day of _____, 20__.

[INSERT FRANCHISEE'S NAME]

ADDENDUM TO DISCLOSURE DOCUMENT
FOR THE STATE OF MARYLAND

This addendum amends the Pita Pit Franchising, LLC Disclosure Document as follows:

Items 5, 6 and 7 are amended to add the following language:

Based upon the Franchisor's financial condition, the Maryland Securities Commissioner has required a financial assurance. Therefore, all initial fees and payments owed by franchisees shall be deferred until the Franchisor completes its pre-opening obligations under the franchise agreement and the Restaurant opens. In addition, all development fees and initial payments by area developers shall be deferred until the first franchise under the development agreement opens.

Item 6 (Note 1) is amended to delete the following language:

We may facilitate the transfer of existing Franchise Agreements with a flat monthly Continuing Fee to existing franchisees who have convincingly demonstrated an ability to successfully operate a Pita Pit Franchise. Such Franchisees will receive a copy of our Flat Monthly Continuing Fee Addendum and Flat Monthly Fee Amendment to Franchise Agreement as part of the disclosure document they receive.

Any general release required as a condition of obtaining a reduced continuing fee percentage shall not apply to any liability under the Maryland Franchise Registration and Disclosure Law.

Item 17 is amended to add the following language:

Any limitation of claims shall not act to reduce the 3-year statute of limitations afforded a franchisee for bringing a claim arising under the Maryland Franchise Registration and Disclosure Law ("Law"). Claims under the Law must be brought within 3 years after the grant of the franchise to you.

Table of Projected Openings as of December 31, 2024

The following is the status of Deposit Agreements signed:

State	Deposit Agreement signed but Franchise Agreement not signed as of December 31, 2024	Deposit Agreement signed but Franchise Agreement not signed as of December 31, 2023
Texas	0	0
Totals	0	0

There was 1 Deposit Agreement signed in 2020 but Franchise Agreement not signed as of December 31, 2024.

Pursuant to COMAR 02.02.08.16L, the general release required as a condition of renewal, sale and/or assignment/transfer shall not apply to any liability under the Law.

Exhibit N is amended to add the following language:

These representations are not intended to, nor shall they act as a release, estoppel or waiver of any liability incurred under the Maryland Franchise Registration and Disclosure Law.

ADDENDUM TO DISCLOSURE DOCUMENT
FOR THE STATE OF MICHIGAN

THE STATE OF MICHIGAN PROHIBITS CERTAIN UNFAIR PROVISIONS THAT ARE SOMETIMES IN FRANCHISE DOCUMENTS. IF ANY OF THE FOLLOWING PROVISIONS ARE IN THESE FRANCHISE DOCUMENTS, THE PROVISIONS ARE VOID AND CANNOT BE ENFORCED AGAINST YOU:

(A) A PROHIBITION ON THE RIGHT OF A FRANCHISEE TO JOIN AN ASSOCIATION OF FRANCHISEES.

(B) A REQUIREMENT THAT A FRANCHISEE ASSENT TO A RELEASE, ASSIGNMENT, NOVATION, WAIVER, OR ESTOPPEL WHICH DEPRIVES A FRANCHISEE OF RIGHTS AND PROTECTIONS PROVIDED IN THIS ACT. THIS SHALL NOT PRECLUDE A FRANCHISEE, AFTER ENTERING INTO A FRANCHISE AGREEMENT, FROM SETTLING ANY AND ALL CLAIMS.

(C) A PROVISION THAT PERMITS A FRANCHISOR TO TERMINATE A FRANCHISE PRIOR TO THE EXPIRATION OF ITS TERM EXCEPT FOR GOOD CAUSE. GOOD CAUSE SHALL INCLUDE THE FAILURE OF THE FRANCHISEE TO COMPLY WITH ANY LAWFUL PROVISION OF THE FRANCHISE AGREEMENT AND TO CURE SUCH FAILURE AFTER BEING GIVEN WRITTEN NOTICE THEREOF AND A REASONABLE OPPORTUNITY, WHICH IN NO EVENT NEED BE MORE THAN 30 DAYS, TO CURE SUCH FAILURE.

(D) A PROVISION THAT PERMITS A FRANCHISOR TO REFUSE TO RENEW A FRANCHISE WITHOUT FAIRLY COMPENSATING THE FRANCHISEE BY REPURCHASE OR OTHER MEANS FOR THE FAIR MARKET VALUE AT THE TIME OF EXPIRATION OF THE FRANCHISEE'S INVENTORY, SUPPLIES, EQUIPMENT, FIXTURES, AND FURNISHINGS. PERSONALIZED MATERIALS WHICH HAVE NO VALUE TO THE FRANCHISOR AND INVENTORY, SUPPLIES, EQUIPMENT, FIXTURES, AND FURNISHINGS NOT REASONABLY REQUIRED IN THE CONDUCT OF THE FRANCHISE BUSINESS ARE NOT SUBJECT TO COMPENSATION. THIS SUBSCRIPTION APPLIES ONLY IF: (i) THE TERM OF THE FRANCHISE IS LESS THAN 5 YEARS AND (ii) THE FRANCHISEE IS PROHIBITED BY THE FRANCHISE OR OTHER AGREEMENT FROM CONTINUING TO CONDUCT SUBSTANTIALLY THE SAME BUSINESS UNDER ANOTHER TRADEMARK, SERVICE MARK, TRADE NAME, LOGOTYPE, ADVERTISING, OR OTHER COMMERCIAL SYMBOL IN THE SAME ARE SUBSEQUENT TO THE EXPIRATION OF THE FRANCHISE OR THE FRANCHISEE DOES NOT RECEIVE AT LEAST 6 MONTHS ADVANCE NOTICE OF FRANCHISOR'S INTENT NOT TO RENEW THE FRANCHISE.

(E) A PROVISION THAT PERMITS THE FRANCHISOR TO REFUSE TO RENEW A FRANCHISE ON TERMS GENERALLY AVAILABLE TO OTHER FRANCHISEES OF THE SAME CLASS OR TYPE UNDER SIMILAR CIRCUMSTANCES. THIS SECTION DOES NOT REQUIRE A RENEWAL PROVISION.

(F) A PROVISION REQUIRING THAT ARBITRATION OR LITIGATION BE CONDUCTED OUTSIDE THIS STATE. THIS SHALL NOT PRECLUDE THE FRANCHISEE FROM ENTERING INTO AN AGREEMENT, AT THE TIME OF ARBITRATION, TO CONDUCT ARBITRATION AT A LOCATION OUTSIDE THIS STATE.

(G) A PROVISION WHICH PERMITS A FRANCHISOR TO REFUSE TO PERMIT A TRANSFER OF OWNERSHIP OF A FRANCHISE, EXCEPT FOR GOOD CAUSE. THIS SUBDIVISION DOES NOT PREVENT A FRANCHISOR FROM EXERCISING A RIGHT OF FIRST REFUSAL TO PURCHASE THE FRANCHISE. GOOD CAUSE SHALL INCLUDE, BUT IS NOT LIMITED TO:

i. THE FAILURE OF THE PROPOSED TRANSFEREE TO MEET THE FRANCHISOR'S THEN CURRENT REASONABLE QUALIFICATIONS OR STANDARDS.

ii. THE FACT THAT THE PROPOSED TRANSFEREE IS A COMPETITOR OF THE FRANCHISOR OR SUBFRANCHISOR.

iii. THE UNWILLINGNESS OF THE PROPOSED TRANSFEREE TO AGREE IN WRITING TO COMPLY WITH ALL LAWFUL OBLIGATIONS.

iv. THE FAILURE OF THE FRANCHISEE OR PROPOSED TRANSFEREE TO PAY ANY SUMS OWING TO THE FRANCHISOR OR TO CURE ANY DEFAULT IN THE FRANCHISE AGREEMENT EXISTING AT THE TIME OF THE PROPOSED TRANSFER.

(H) A PROVISION THAT REQUIRES THE FRANCHISEE TO RESELL TO THE FRANCHISOR ITEMS THAT ARE NOT UNIQUELY IDENTIFIED WITH THE FRANCHISOR. THIS SUBDIVISION DOES NOT PROHIBIT A PROVISION THAT GRANTS TO A FRANCHISOR A RIGHT OF FIRST REFUSAL TO PURCHASE THE ASSETS OF A FRANCHISE ON THE SAME TERMS AND CONDITIONS AS A BONA FIDE THIRD PARTY WILLING AND ABLE TO PURCHASE THOSE ASSETS, NOR DOES THIS SUBDIVISION PROHIBIT A PROVISION THAT GRANTS THE FRANCHISOR THE RIGHT TO ACQUIRE THE ASSETS OF A FRANCHISE FOR THE MARKET OR APPRAISED VALUE OF SUCH ASSETS IF THE FRANCHISEE HAS BREACHED THE LAWFUL PROVISIONS OF THE FRANCHISE AGREEMENT AND HAS FAILED TO CURE THE BREACH IN THE MANNER PROVIDED IN SUBDIVISION (C).

(I) A PROVISION WHICH PERMITS THE FRANCHISOR TO DIRECTLY OR INDIRECTLY CONVEY, ASSIGN, OR OTHERWISE TRANSFER ITS OBLIGATIONS TO FULFILL CONTRACTUAL OBLIGATIONS TO THE FRANCHISEE UNLESS PROVISION HAS BEEN MADE FOR PROVIDING THE REQUIRED CONTRACTUAL SERVICES.

THE FACT THAT THERE IS A NOTICE OF THIS OFFERING ON FILE WITH THE ATTORNEY GENERAL DOES NOT CONSTITUTE APPROVAL, RECOMMENDATION, OR ENDORSEMENT BY THE ATTORNEY GENERAL.

ADDENDUM TO FRANCHISE DISCLOSURE DOCUMENT
FOR THE STATE OF MINNESOTA

The Commissioner of Commerce for the State of Minnesota requires that certain provisions contained in franchise documents be amended to be consistent with Minnesota Franchise Act, Miss. Stat. Section 80.01 et seq., and the Rules and Regulations promulgated under it (collectively the “Minnesota Franchise Act”). This addendum amends the Pita Pit Franchising, LLC (“Pita Pit”) Disclosure Document as follows:

1. The Minnesota Department of Commerce requires that Pita Pit indemnify Minnesota licensees against liability to third parties resulting from claims by third parties that the Franchisee’s use of the Names and Marks infringes trademark rights of the third-party. Item 13 states that Pita Pit does indemnify against the consequences of a Franchisee’s use of the Names and Marks but only to a maximum amount equal to the Franchise Fee paid by Franchisee.

Item 13 is amended to add the following language:

For Minnesota franchisees, if the indemnification provision concerning your use of the Names and Marks is inconsistent with Minnesota Department of Commerce requirements, it shall be superseded by these requirements and shall have no force or effect.

2. Item 17 is amended to add the following language:

Section 80C.14, Subd. 4. of the Minnesota Franchise Act requires, except in certain specified cases, that a Minnesota franchisee be given written notice of a franchisor’s intention not to renew 180 days prior to expiration of the franchise and that the franchisee be given sufficient opportunity to operate the franchise in order to enable the franchisee the opportunity to recover the fair market value of the franchise as a going concern. These Minnesota Franchise Act requirements are in addition to and may supersede the renewal provisions described in Item 17(b).

Section 80C.14, Subd. 3. of the Minnesota Franchise Act requires, except in certain specified cases, that a Minnesota franchisee be given 90 days notice of termination (with 60 days to cure). These Minnesota Franchise Act requirements are in addition to and may supersede the renewal provisions described in Item 17(e)-(h).

If you are required in the Franchise Agreement to execute a release of claims or to acknowledge facts that would negate or remove from judicial review any statement, misrepresentation or action that would violate the Franchise Act, for Minnesota franchisees such release shall exclude claims arising under the Minnesota Franchise Act, and such acknowledgments shall be void with respect to claims under the Franchise Act. The releases referred to in Item 17(c) and (m) are subject to the preceding statement.

For Minnesota franchisees, to the extent the Franchise Agreement requires it to be governed by a state's law, other than the State of Minnesota or provides for arbitration or mediation, these provisions shall not in any way abrogate or reduce any rights of the franchisee as provided for in the Minnesota Franchise Act, including the right to submit matters to the jurisdiction of the courts of Minnesota. These requirements are in addition to and may supersede the provisions described in Item 17(u), (v) and (w).

Section 80C17, Subd.5. of the Minnesota Franchise Act states that no civil action may be commenced for violation of the Minnesota Franchise Act more than 3 years after the cause of action accrues. Section 21(26)(f) of the Franchise Agreement contains certain time limits on commencing actions. For Minnesota franchisees, to the extent that these limitations are inconsistent with those under the Minnesota Franchise Act, the provisions of the Franchise Agreement are superseded by the Minnesota Franchise Act's requirements and shall have no force or effect.

3. Items 5 and 7 are amended to add the following language:

All initial fees and payments owed by franchisees will be deferred until we complete our pre-opening obligations under the franchise agreement and the Restaurant opens for business. In addition, if you enter a Development Agreement ("development Agreement"), all development fees and initial payments by such area developers will be deferred until the first franchise under the development agreement opens.

ADDENDUM TO FRANCHISE DISCLOSURE DOCUMENT
FOR THE STATE OF NEW YORK

The Franchisor has represented the following:

1. That no portion of the initial franchise fee has been allocated to the trademark or intellectual property;
2. That the initial franchise fee consists only of payments for the opportunity to buy a franchise, initial training, site selection assistance, and legal and administrative services which are distinct from and not brand or trademark related to the Franchisor; and
3. That only the Continuing Fee is related to the trademark and intellectual property.

This addendum amends and revises the Pita Pit Franchising, LLC Disclosure Document as follows:

1. The following information is added to the cover page:

INFORMATION COMPARING FRANCHISORS IS AVAILABLE. CALL THE STATE ADMINISTRATORS LISTED IN EXHIBIT B OR YOUR PUBLIC LIBRARY FOR SOURCES OF INFORMATION. REGISTRATION OF THIS FRANCHISE BY NEW YORK STATE DOES NOT MEAN THAT NEW YORK STATE RECOMMENDS IT OR HAS VERIFIED THE INFORMATION IN THIS FRANCHISE DISCLOSURE DOCUMENT. IF YOU LEARN THAT ANYTHING IN THE FRANCHISE DISCLOSURE DOCUMENT IS UNTRUE, CONTACT THE FEDERAL TRADE COMMISSION AND NEW YORK STATE DEPARTMENT OF LAW, INVESTOR PROTECTION BUREAU, 28 LIBERTY STREET, 21ST FLOOR, NEW YORK, NEW YORK 10005. THE FRANCHISOR MAY, IF IT CHOOSES, NEGOTIATE WITH YOU ABOUT ITEMS COVERED IN THE FRANCHISE DISCLOSURE DOCUMENT. HOWEVER, THE FRANCHISOR CANNOT USE THE NEGOTIATING PROCESS TO PREVAIL UPON A PROSPECTIVE FRANCHISEE TO ACCEPT TERMS WHICH ARE LESS FAVORABLE THAN THOSE SET FORTH IN THIS FRANCHISE DISCLOSURE DOCUMENT.

2. The following is added at the end of Item 3:

Except as provided above, with regard to the Franchisor, its predecessor, a person identified in Item 2, or an affiliate offering franchises under the Franchisor's principal trademark:

- A. No such party has an administrative, criminal or civil action pending against that person alleging: a felony, a violation of a franchise, antitrust, or securities law, fraud,

**EXHIBIT A - ADDENDUM
STATE OF NEW YORK**

embezzlement, fraudulent conversion, misappropriation of property, unfair or deceptive practices, or comparable civil or misdemeanor allegations.

B. No such party has pending actions, other than routine litigation incidental to the business, which are significant in the context of the number of franchisees and the size, nature or financial condition of the franchise system or its business operations.

C. No such party has been convicted of a felony or pleaded nolo contendere to a felony charge or, within the 10 year period immediately preceding the application for registration, has been convicted of or pleaded nolo contendere to a misdemeanor charge or has been the subject of a civil action alleging: violation of a franchise, antifraud, or securities law; fraud; embezzlement; fraudulent conversion or misappropriation of property; or unfair or deceptive practices or comparable allegations.

D. No such party is subject to a currently effective injunctive or restrictive order or decree relating to the franchise, or under a Federal, State, or Canadian franchise, securities, antitrust, trade regulation or trade practice law, resulting from a concluded or pending action or proceeding brought by a public agency; or is subject to any currently effective order of any national securities association or national securities exchange, as defined in the Securities and Exchange Act of 1934, suspending or expelling such person from membership in such association or exchange; or is subject to a currently effective injunctive or restrictive order relating to any other business activity as a result of an action brought by a public agency or department, including, without limitation, actions affecting a license as a real estate broker or sales agent.

3. The following is added to the end of Item 4:

Neither the Franchisor, its affiliate, its predecessor, officers, or general partner during the 10-year period immediately before the date of the offering circular: (a) filed as debtor (or had filed against it) a petition to start an action under the U.S. Bankruptcy Code; (b) obtained a discharge of its debts under the bankruptcy code; or (c) was a principal officer of a company or a general partner in a partnership that either filed as a debtor (or had filed against it) a petition to start an action under the U.S. Bankruptcy Code or that obtained a discharge of its debts under the U.S. Bankruptcy Code during or within 1 year after that officer or general partner of the Franchisor held this position in the company or partnership.

4. The following is added to the end of Item 5:

The initial franchise fee constitutes part of our general operating funds and will be used as such in our discretion.

5. The following is added to the end of the “Summary” sections of Item 17(c), titled **“Requirements for franchisee to renew or extend,”** and Item 17(m), entitled **“Conditions for Franchisor approval of transfer”**:

However, to the extent required by applicable law, all rights you enjoy and any causes of action arising in your favor from the provisions of Article 33 of the General Business Law of the State of New York and the regulations issued thereunder shall remain in force; it being the intent of this proviso that the non-waiver provisions of General Business Law Sections 687.4 and 687.5 be satisfied.

6. The following language replaces the “Summary” section of Item 17(d), titled **“Termination by franchisee”**:

You may terminate the agreement on any grounds available by law.

7. The following is added to the end of the “Summary” section of Item 17(j), titled **“Assignment of contract by Franchisor”**:

However, no assignment will be made except to an assignee who in good faith and judgment of the Franchisor, is willing and financially able to assume the Franchisor’s obligations under the Franchise Agreement.

8. The following is added to the end of the “Summary” sections of Item 17(v), titled **“Choice of forum”**, and Item 17(w), titled **“Choice of law”**:

The foregoing choice of law should not be considered a waiver of any right conferred upon the Franchisor or upon the franchisee by Article 33 of the General Business Law of the State of New York.

ADDENDUM TO DISCLOSURE DOCUMENT
FOR THE STATE OF NORTH DAKOTA

This addendum amends the Pita Pit Franchising, LLC Disclosure Document as follows:

Items 5, 6, and 7 are amended to add the following language:

The North Dakota Securities Department has required a financial assurance. In response, we have agreed that all initial fees and payments owed by franchisees will be deferred until we complete our pre-opening obligations under the franchise agreement and the Restaurant opens for business. In addition, if you enter a Development Agreement, all development fees and initial payments by such area developers will be deferred until the first franchise under the development agreement opens.

ADDENDUM TO DISCLOSURE DOCUMENT
FOR THE STATE OF RHODE ISLAND

This addendum amends and revises the Pita Pit Franchising, LLC disclosure document as follows:

1. Item 3 of the disclosure document is amended by adding the following language:

No person identified in Item 2:

- a. Is subject to any currently effective order of the securities and exchange commission or the securities administrator of any state denying registration to or revoking or suspending the registration of such person as a securities broker or dealer or investment advisor or is subject to any currently effective order of any national securities association.
- b. Is subject to any currently effective injunction or restrictive order relating to business activity as a result of an action brought by any public agency or department, including, without limitation, actions affecting a license as a real estate broker or salesman.

ADDENDUM TO DISCLOSURE DOCUMENT
FOR THE STATE OF VIRGINIA

THIS DISCLOSURE DOCUMENT IS PROVIDED FOR YOUR OWN PROTECTION AND CONTAINS A SUMMARY ONLY OF CERTAIN MATERIAL PROVISIONS OF THE FRANCHISE AGREEMENT. THIS DISCLOSURE DOCUMENT AND ALL CONTRACTS AND AGREEMENTS SHOULD BE READ CAREFULLY IN THEIR ENTIRETY FOR AN UNDERSTANDING OF ALL RIGHTS AND OBLIGATIONS OF BOTH THE FRANCHISOR AND THE FRANCHISEE.

ALTHOUGH THESE FRANCHISES HAVE BEEN REGISTERED UNDER THE VIRGINIA RETAIL FRANCHISING ACT AS AMENDED, REGISTRATION DOES NOT CONSTITUTE APPROVAL, RECOMMENDATION OR ENDORSEMENT BY THE DIVISION OF SECURITIES AND RETAIL FRANCHISING OF THE VIRGINIA STATE CORPORATION COMMISSION OR A FINDING BY THE DIVISION OF SECURITIES AND RETAIL FRANCHISING THAT THE INFORMATION PROVIDED HEREIN IS TRUE, COMPLETE, ACCURATE OR NOT MISLEADING.

IF THIS DISCLOSURE DOCUMENT IS NOT DELIVERED ON TIME, OR IF IT CONTAINS A FALSE, INCOMPLETE, INACCURATE OR MISLEADING STATEMENT, A VIOLATION OF FEDERAL AND STATE LAW MAY HAVE OCCURRED AND SHOULD BE REPORTED TO THE FEDERAL TRADE COMMISSION, WASHINGTON, D.C. 20580 AND THE VIRGINIA DIVISION OF SECURITIES AND RETAIL FRANCHISING, 1300 EAST MAIN STREET, RICHMOND, VIRGINIA 23219.

The name and address of the Franchisor's agent in Virginia authorized to receive service of process is:

Clerk of the State Corporation Commission
1300 E. Main Street, 9th Floor
Richmond, Virginia 23219

**ADDENDUM TO DISCLOSURE DOCUMENT
FOR THE STATE OF WASHINGTON**

This addendum amends and revises the Pita Pit Franchising, LLC disclosure document as follows:

1. Item 17 of the disclosure document is amended by adding the following language:

This table lists certain important provisions of the Franchise and related agreements. You should read these provisions in the agreements attached to this disclosure document.

Provision	Sections In Franchise OR Other Agreement	Summary
d. Termination by you	None	You may terminate under any grounds permitted by law.
q. Non-competition covenants during the term of the franchise	14(1)	No involvement in a competing or similar business anywhere. This provision is subject to state law.
r. Non-competition covenants after the franchise terminates or expires	14(2)	No competing for 2 years within Territory or 5 mile radius of the Restaurant or in Territory or 5 mile radius of any other PITA PIT restaurant. This provision is subject to state law.

This table lists important provisions of the Development Agreement. You should read these provisions in the Development Agreement attached to this disclosure document as Exhibit “E”

d. Termination by you	None	You may terminate under any grounds permitted by law.
q. Non-competition covenants during the term of the franchise	Section 8.2	No involvement in any quick service restaurant that features the sale of pita sandwiches or other food products featured by the PITA PIT restaurants. This provision is subject to state law.
r. Non-competition covenants after the franchise terminates or expires	Section 8.3	No involvement in any quick service restaurant that features the sale of pita sandwiches or other food products featured by the PITA PIT Restaurants for 2 years in the Development Zone or within 5 miles of the Development Zone or within 5 miles of any existing the PITA PIT restaurant, without our prior written consent. This provision is subject to state law.

2. In the event of a conflict of laws, the provision of the Washington Franchise Investment Protection Act, Chapter 19.100. RCW will prevail.

RCW 19.100.180 may supersede the Franchise Agreement in your relationship with the franchisor including the areas of termination and renewal of your franchise. There may also be court decisions which may supersede the Franchise Agreement in your relationship with the franchisor including the areas of termination and renewal of your franchise.

In any arbitration or mediation involving a franchise purchased in Washington, the arbitration or mediation site will be either in the state of Washington, or in a place mutually agreed upon at the time of the arbitration or mediation, or as determined by the arbitrator or mediator at the time of arbitration or mediation. In addition, if litigation is not precluded by the Franchise Agreement, a franchisee may bring an action or proceeding arising out of or in connection with the sale of franchises, or a violation of the Washington Franchise Investment Protection Act, in Washington.

A release or waiver of rights executed by a franchisee may not include rights under the Washington Franchise Investment Protection Act or any rule or order thereunder except when executed pursuant to a negotiated settlement after the agreement is in effect and where the parties are represented by independent counsel. Provisions such as those which unreasonably restrict or limit the statute of limitations period for claims under the Act, or rights or remedies under the Act such as a right to a jury trial, may not be enforceable.

Transfer fees are collectable to the extent that they reflect the franchisor's reasonable estimated or actual costs in effecting a transfer.

Pursuant to RCW 49.62.020, a noncompetition covenant is void and unenforceable against an employee, including an employee of a franchisee, unless the employee's earnings from the party seeking enforcement, when annualized, exceed \$100,000 per year (an amount that will be adjusted annually for inflation). In addition, a noncompetition covenant is void and unenforceable against an independent contractor of a franchisee under RCW 49.62.030 unless the independent contractor's earnings from the party seeking enforcement, when annualized, exceed \$250,000 per year (an amount that will be adjusted annually for inflation). As a result, any provisions contained in the Franchise Agreement or elsewhere that conflict with these limitations are void and unenforceable in Washington.

RCW 49.62.060 prohibits a franchisor from restricting, restraining, or prohibiting a franchisee from (i) soliciting or hiring any employee of a franchisee of the same franchisor or (ii) soliciting or hiring any employee of the franchisor. As a result, any such provisions contained in the Franchise Agreement or elsewhere are void and unenforceable in Washington.

3. The State of Washington has imposed a financial condition under which the initial franchise fees due will be deferred until the franchisor has fulfilled its initial pre-opening obligations under the Franchise Agreement and the franchise is open for business. Because the franchisor has material pre-opening obligations with respect to each franchised business the Franchisee opens under the Area Development Agreement, the State of Washington will require that the franchise fees be released proportionally with respect to each franchised business.

**EXHIBIT A - ADDENDUM
STATE OF WASHINGTON**

4. No statement, questionnaire, or acknowledgement signed or agreed to by a franchisee in connection with the commencement of the franchise relationship shall have the effect of (i) waiving any claims under any applicable state franchise law, including fraud in the inducement, or (ii) disclaiming reliance on any statement made by the franchisor, franchise seller, or other person acting on behalf of the franchisor. This provision supersedes any other term of any document executed in connection with the franchise.

EXHIBIT B

**LIST OF STATE AGENCIES/AGENTS
FOR SERVICE OF PROCESS**

Listed here are the names, address and telephone numbers of the state agencies having responsibility for franchising disclosure/registration laws. Also listed are our agents for service of process.

STATE	STATE REGULATORY AUTHORITY	AGENT FOR SERVICE OF PROCESS
California	Commissioner of Business Oversight 320 West 4th Street, Suite 750 Los Angeles, CA 90013 (213) 576-7505 (866) 275-2677 One Sansome Street, Suite 600 San Francisco, CA 94104 (415) 972-8559	Commissioner of Business Oversight 320 West 4th Street, Suite 750 Los Angeles, CA 90013 (213) 576-7505 (866) 275-2677 One Sansome Street. Suite 600 San Francisco, CA 94104 (415) 972-8559
Connecticut	Banking Commissioner 260 Constitution Plaza Hartford, CT 06103-1800 (860) 240-8230	[Not Applicable]
Florida	Dept of Agriculture & Consumer Services Division of Consumer Services 2005 Apalachee Pkwy. Tallahassee, FL 32399-6500 (850) 410-3800	[Not Applicable]
Hawaii	Business Registration Division Department of Commerce & Consumer Affairs 335 Merchant Street, Room 203 Honolulu, HI 96813 (808) 586-2722	Commissioner of Securities of the State of Hawaii, Department of Commerce & Consumer Affairs Business Registration Division Securities Compliance Branch 335 Merchant Street Room 203 Honolulu, HI 96813 (808) 586-2722
Illinois	Franchise Bureau Office of the Attorney General 500 South Second Street Springfield, IL 62701 (217) 782-4465	Franchise Bureau Office of the Attorney General 500 South Second Street Springfield, IL 62701 (217) 782-4465
Indiana	Indiana Secretary of State Securities Division, E-111 302 West Washington Street, Room E-111 Indianapolis, IN 46204 (317) 232-6681	Indiana Secretary of State 302 West Washington Street, Room E- 111 Indianapolis, IN 46204 (317) 232-6681

STATE	STATE REGULATORY AUTHORITY	AGENT FOR SERVICE OF PROCESS
Maryland	Office of the Attorney General Securities Division 200 St. Paul Place Baltimore, MD 21202-2021 (410) 576-6360	Maryland Securities Commissioner at the Office of the Attorney General Securities Division 200 St. Paul Place Baltimore, MD 21202-2021 (410) 576-6360
Michigan	Consumer Protection Division, Antitrust and Franchising Unit Michigan Department of Attorney General G. Mennen Williams Building, 1 st Floor 525 W. Ottawa Street Lansing, MI 48933 (517) 373-7117	Michigan Department of Consumer and Industry Services Corporations and Securities Bureau P.O. Box 30054 6546 Mercantile Way Lansing, MI 48909 (517) 241-6470
Minnesota	Minnesota Commerce Department 85 7th Place East, Suite 280 St. Paul, MN 55101-2198 (651) 539-1600	Minnesota Commerce Department 85 7th Place East, Suite 280 St. Paul, MN 55101-2198 (651) 539-1600
Nebraska	Staff Attorney Department of Banking and Finance Commerce Court 1230 "O" Street, Suite 400 Lincoln, NE 68508-1402 (402) 471-3445	[Not Applicable]
New York	Office of the New York State Attorney General Investor Protection Bureau 28 Liberty St. 21 st Floor New York, NY 10005 (212) 416-8222 (Phone)	New York Secretary of State One Commerce Plaza 99 Washington Avenue, 6 th Floor Albany, NY 12231-0001 (518) 473-2492
North Dakota	North Dakota Securities Department Fifth Floor 600 East Boulevard Avenue State Capitol, Fifth Floor, Department 414 Bismarck, ND 58505 (701) 328-4712	North Dakota Securities Commissioner Fifth Floor 600 East Boulevard, Department 414 Bismarck, ND 58505 (701) 328-4712
Oregon	Department of Insurance and Finance Corporate Securities Section Labor and Industries Building Salem, OR 97310 (503) 378-4387	[Not Applicable]
Rhode Island	Department of Business Regulation in the Service of Process, Disclosure Document and State Administrators Sections Building 69, First Floor John O. Pastore Center 1511 Pontiac Avenue Cranston, RI 02920 (401) 222-3048	Director Department of Business Regulation State of Rhode Island Securities Division 1511 Pontiac Avenue John O. Pastore Center Cranston, RI 02920 (401) 462-9588

EXHIBIT B - LIST OF STATE AGENCIES/AGENTS FOR SERVICE OF PROCESS

STATE	STATE REGULATORY AUTHORITY	AGENT FOR SERVICE OF PROCESS
South Dakota	Division of Insurance Securities Regulation 124 S. Euclid, Suite 104 Pierre SD 57501 (605) 773-3563	Division of Insurance Securities Regulation 124 S. Euclid, Suite 104 Pierre SD 57501 (605) 773-3563
Texas	Secretary of State Statutory Document Section 1019 Brazos Austin, Texas 78701 (512) 475-0775	[Not Applicable]
Utah	Division of Consumer Protection Utah Department of Commerce 160 East 300 South Salt Lake City, UT 84111 (801) 530-6601	[Not Applicable]
Virginia	State Corporation Commission Division of Securities and Retail Franchising Ninth Floor 1300 East Main Street Richmond, VA 23219 (804) 371-9051	Clerk, State Corporation Commission 1300 East Main Street, First Floor Richmond, VA 23219 (804) 371-9733
Washington	Department of Financial Institutions Securities Division P.O. Box 41200 Olympia, WA 98504-1200 (360) 902-8760	Director, Department of Financial Institutions Securities Division 150 Israel Road S.W. Tumwater, WA 98501 (360) 902-8760
Wisconsin	Securities and Franchise Registration Wisconsin Securities Commission 345 West Washington Street, 4th Floor Madison, WI 53703 (608) 261-9555	Securities and Franchise Registration Wisconsin Securities Commission 345 West Washington Street, 4th Floor Madison, WI 53703 (608) 261-9555
Federal Trade Commission	Bureau of Consumer Protection 600 Pennsylvania Avenue, NW Washington, D.C. 20580 (877)-382-4357	[Not Applicable]

If a state is not listed, we have not appointed an agent for service of process in that state in connection with the requirements of franchise laws. There may be states in addition to those listed above in which we have appointed an agent for service of process.

There may also be additional agents appointed in some of the states listed.

EXHIBIT B - LIST OF STATE AGENCIES/AGENTS FOR SERVICE OF PROCESS

EXHIBIT C
FRANCHISE AGREEMENT

See attached.

FRANCHISE AGREEMENT

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Schedules

- A PART I - PREMISES; TERRITORY; INITIAL FEE; CONTINUING FEE
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THIS AGREEMENT made this _____ day of _____, 2025,

AMONG:

PITA PIT FRANCHISING, LLC, a limited liability company formed under the laws of the State of Idaho (hereinafter referred to as the Franchisor)

OF THE FIRST PART

- and -

_____, a partnership, corporation or limited liability company formed under the laws of the State of _____ (hereinafter referred to as the Franchisee)

OF THE SECOND PART

- and -

_____, an individual resident in the city of _____,
_____ (hereinafter referred to as the Guarantor)

OF THE THIRD PART

WHEREAS, the Franchisor has developed a unique marketing plan and system (hereinafter called the “PITA PIT SYSTEM” or “SYSTEM”) for the development, opening and operation of distinctive retail outlets specializing in the sale of pita sandwiches and other ancillary products;

AND WHEREAS, the distinguishing features of the PITA PIT SYSTEM include, but are not limited to, unique methods and procedures, specially designed premises with distinctive equipment, equipment layouts, interior and exterior accessories, identification schemes, products, management programs, standards, specifications and proprietary marks and confidential information;

AND WHEREAS, the Franchisor has heretofore carried on its business under the trade name and trademark “PITA PIT”® and other proprietary identifying characteristics used in relation to and in connection with PITA PIT and other proprietary identifying characteristics and logos;

AND WHEREAS, the Names and Marks are unique and distinctive making them easily recognizable by the public and form an integral and valuable part of the PITA PIT SYSTEM;

AND WHEREAS, by reason of a uniform business format or system and high standards of quality and service, the Franchisor has established an excellent business reputation, created a substantial demand for its products and services and built up valuable goodwill;

AND WHEREAS, the Franchisee is desirous of acquiring from the Franchisor, the right and license to operate a PITA PIT franchised business utilizing the Franchisor’s business format,

methods, specifications, standards, operating procedures, trademarks and upon the terms and conditions hereafter set forth.

NOW, THEREFORE, in exchange for mutual and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties intending to be legally bound, do hereby covenant and agree with each other as follows:

1. DEFINITIONS

Where used herein or in any schedules or amendments hereto, the following terms will have the following meanings:

- (a) **“Affiliate”** means an entity with ten percent (10%) or more common ownership with another entity, or an entity controlled by, controlling, or under common control with another entity. Specifically, as it relates to Pita Pit Franchising, LLC, the word Affiliate includes its parent, Pita Pit USA, 4.0, Inc., an Idaho corporation, and all entities, companies, corporations, limited liability companies, etc., related in any manner to the PITA PIT SYSTEM, owned or controlled by that parent, including the Franchisor.
- (b) **“Continuing Fee”** means the fee payable to the Franchisor pursuant to Section 3(2) hereof.
- (c) **“Dollar”** means a dollar in the currency of the United States of America (USD).
- (d) **“Equity Owner”** means any natural person who owns an equity interest in the partnership, limited liability company or corporation that buys the Franchise.
- (e) **“Initial Term”** means the term provided for in Section 4(1) hereof.
- (f) **“Institution”** means any facility where the owner or operator wants designated food services for those people who reside, work, attend and/or visit at the facility, including, without limitation shopping centers, office complexes, universities, colleges, hospitals and other health care facilities, airports, military installations, sports complexes, museums, factories and corporate campuses and includes any land or building that is owned or leased by the owner or operator.
- (g) **“Interest Rate”** means an annual rate of interest equal to the lower of (i) the highest domestic prime rate published in The Wall Street Journal (if no longer published, then a similar publication designated by the Franchisor) from time-to-time, plus five percent (5%), adjusted daily, and (ii) the maximum rate of interest permitted by law in the state where the Restaurant is located, each calculated and payable monthly, not in advance, with interest on overdue interest at the aforesaid rate, before as well as after default or judgment, from the time such sums became due until paid in full.

- (h) **“Manual”** means, collectively, all books, pamphlets, bulletins, memoranda, letters, notices or other publications or documents prepared by or on behalf of the Franchisor for use by franchisees generally or for the Franchisee in particular, setting forth information, advice, standards, requirements, operating procedures, instructions or policies relating to the operation of the Restaurant(s), as same may be reasonably amended from time-to-time.
- (i) **“Names and Marks”** means the trademarks, trade names and other commercial symbols and related logos as set forth in Part III of Schedule A hereto, including the trade name and trademark PITA PIT, together with such other trade names, trademarks, symbols, logos, distinctive names, service marks, certification marks, logo designs, insignia or otherwise, whether owned or used under license, which may be designated by the Franchisor as part of the PITA PIT SYSTEM from time-to-time, and not thereafter withdrawn.
- (j) **“Net Sales”** means the entire amount of the actual sales price of all sales of Products, (as defined hereinafter) including delivery fees, and all other receipts or receivables whatsoever from any and all business conducted upon or originating from the Premises, including catering, online, mobile app., third-party vendor websites, or telephone order sales, whether such sales or other receipts be by check, for cash, credit, charge accounts, barter or otherwise and whether such sales be made by means of mechanical or other vending devices in the Premises. There will be no deductions allowed for uncollected or uncollectible credit accounts and no allowances will be made for bad debts. Net Sales will include the amount of all sales assumed to have been lost by the interruption of business at the Premises, to be determined on the basis upon which proceeds of any business interruption insurance are paid or are payable to the Franchisee or other occupiers of the Premises. Each charge or sale upon installment or credit will be treated as a sale for the full price in the week during which such charge or sale will be made, irrespective of the time when the Franchisee will receive payment (whether full or partial) therefore. Net Sales will not include:
- (i) the amount of any tax imposed by any federal, state, municipal or other governmental authority directly on sales and collected from customers if such tax is added to or included in the selling price and actually paid by the Franchisee to such governmental authority;
 - (ii) the amount of the refund or credit given in respect of any products returned or exchanged by a customer for which a refund of the whole or a part of the purchase price is made or for which a credit is given, provided that the selling price thereof was included in Net Sales; and
 - (iii) the amount of any credit granted by the Franchisor to the Franchisee under any coupon redemption or similar promotion program. Each charge or sale upon installment or credit will be treated as a sale for the full price in the week during which such charge or sale will be made, irrespective of

the time when the Franchisee will receive payment (whether full or partial) therefore.

- (k) **“Premises”** means the Premises at which the Restaurant is to be located, as described in Part I of Schedule A hereto.
- (l) **“Products”** means all food products, beverages, wares, merchandise, supplies, accessories and other items sold, dispensed, handled or otherwise dealt in, and all services performed at or from the Premises.
- (m) **“Restaurant” or “Franchise”** means the business of operating a retail outlet for the sale of pita sandwiches and other ancillary products using the PITA PIT SYSTEM to be operated by the Franchisee under the trade name PITA PIT at the Premises, as defined hereinafter, pursuant to the provisions of this Agreement.
- (n) **“System”** (also referred to as the **“PITA PIT SYSTEM”**) has the meaning given in the first recital.
- (o) **“Territory”** means the territory described in Part I of Schedule A hereto, excluding any existing franchised locations and their territories and any existing and future Institutions.
- (p) **“We,” “Us,” “PPF,” “Franchisor,” or “Pita Pit”** means Pita Pit Franchising, LLC, the Franchisor of Pita Pit Restaurants.
- (q) **“You,” “Your,” or “Franchisee”** means the person, partnership, limited liability company or corporation who buys the franchise and where applicable includes each Equity Owner.

2. GRANT

Grant

- (1) Subject to the provisions of this Agreement and for the term hereinafter specified, the Franchisor hereby grants to the Franchisee an exclusive right to operate the Restaurant at, and only at, the Premises and a non-exclusive license to use the PITA PIT SYSTEM and Names and Marks solely and exclusively in the operation thereof, including a non-exclusive right to use and reproduce the Names and Marks in association with the sale of Products at the Premises. Termination or expiration of this Agreement will constitute a termination or expiration of the right and license granted herein. The Franchisee may not relocate the Restaurant without the Franchisor’s prior written consent, which we may grant or reject in our sole discretion.

Territory

- (2) So long as the Franchisee is not in breach of any of the terms and conditions of this Agreement, the Franchisor will refrain from operating, or granting to anyone else a

franchise to operate, a Restaurant for the retail sale of pita sandwiches and other ancillary items within the Territory, except that the Franchisor may, at any Institution within the Territory (i) operate a Restaurant, (ii) grant a third-party the right to operate a Restaurant and/or (iii) enter into a license or other agreement with the Institution granting the Institution, or its agents, the right to operate a Restaurant or otherwise utilize the System and/or the Names and Marks.

Additional Franchises

- (3) The Franchisor may operate, or grant franchises to operate, a PITA PIT franchised business outside the Territory without restriction. The Franchisor reserves the right to sell clothing, products, and/or other merchandise bearing our Names and Marks to retail locations within the Territory. The Franchisor is under no obligation to grant the Franchisee the right to operate additional Restaurants. Without restricting the generality of the foregoing, the Franchisor may determine in its sole discretion that the Franchisee does not have the management or financial capability of operating more than one Restaurant.

Premises and Territory

- (4) Subject to the provisions of this Agreement, the Franchisee will work with the Franchisor and a local real estate broker, approved by the Franchisor, to identify, and negotiate a lease for, a location within the geographic area set forth in Part I of Schedule A hereto, that will serve as the Premises. Upon approval by the Franchisor and the entering of a lease or sublease for the location pursuant to Section 6 hereof, the location will constitute the Premises. The Franchisor will, within a reasonable period of time, note the street address of the Premises and set out the Territory in Part I of Schedule A hereto so that the Premises and Territory are delineated accordingly. In no event will the Franchisee be deemed to have a Premises or Territory until the Franchisee executes a lease or sublease, as set forth in this Agreement and Part I of Schedule A has been completed accordingly.

3. INITIAL FRANCHISE FEE & CONTINUING FEE

Single-Unit Initial Franchise Fee

- (1) In consideration of the Franchisee receiving the opportunity to establish the Restaurant, the Franchisee will pay to the Franchisor, concurrently with the execution of this Agreement, an initial, non-recurring, non-refundable Single-Unit Initial Franchise Fee (“Franchise Fee”) in the amount set forth in Part II of Schedule A plus any applicable taxes. This Franchise Fee will be deemed to be fully earned by the Franchisor upon the execution of this Agreement by the Franchisor and in consideration of the grant by it to the Franchisee of the opportunity to establish the Restaurant as herein provided, and the Franchisee will not be entitled to a refund of any part thereof, regardless of the date of expiration or termination of this Agreement, except as specifically provided herein.

Continuing Fee

In return for the ongoing rights and privileges granted to the Franchisee hereunder, the Franchisee will pay to the Franchisor, after the opening of the Restaurant and throughout the Initial Term of this Agreement, a Continuing Fee equal to the percentage of Net Sales set forth in Part II of Schedule A, plus any applicable taxes. The Continuing Fee is to be payable in arrears on or before the fifth (5th) day of the month immediately following the expiry of the month for which payment is being made. To facilitate payment of the Continuing Fee, you will allow us to make monthly ACH withdrawals in the form we provide to you, or you will set up a direct deposit system, at our option. Should Franchise neglect to pay monies due to the Franchisor, or cancel an ACH withdrawal, for any period of time throughout the term of the Franchise Agreement, Franchise shall be in default of the Franchise Agreement and Franchisor may terminate the Franchise Agreement.

To enable the Franchisor to monitor the Franchisee's Net Sales and other information concerning the Restaurant, the Franchisee will install a Point of Sale System, as designated by the Franchisor, at the Franchisee's cost. At any time, the Franchisor may require the Franchisee to pay the Continuing Fee on a weekly basis.

Adjustment

- (2) If any federal, state, or local law prohibits the Franchisor from retaining any rebate attributable to the Franchisee's purchases, or any portion thereof, as permitted under Section 8(6) hereof, regardless of whether or not such rebates become available to the Franchisee, the Franchisor has the right to, and may, increase the Franchisee's monthly Continuing Fee by up to one point five percent (1.5%) of Net Sales, and such an increase will be effective from the first date that the Franchisor is no longer able to retain such rebate. This adjustment will be made to the then current Continuing Fee and any future Continuing Fee under this Agreement.

4. TERM

Initial Term

- (1) The term of this Agreement will commence on the date hereof, and will expire either at midnight on the day preceding the tenth (10th) anniversary of the day that the Restaurant opens to the public or on the expiration or termination of the Franchisee's lease or sublease of the Premises, whichever date will be the earlier, unless terminated sooner in accordance with the provisions of this Agreement. In no event though, will the term of this Agreement exceed eleven (11) years from the date hereof.

Renewal

- (2) If throughout the Initial Term (and other renewal terms as applicable) and as described herein, the Franchisee has reasonably complied with all of the terms and conditions of this Agreement and any other agreement entered into between the Franchisor and the

Franchisee and will have complied with the operating standards and criteria established for the Restaurant, including, without limitation, the PITA PIT SYSTEM, the Franchisee will have the option to renew this Agreement for one (1) renewal term only. The renewal term will commence on the expiry of the Initial Term of this Agreement, and end on the earlier of: (i) the tenth (10th) anniversary thereof, and (ii) the expiry or termination of the Franchisee's lease or sublease of the Premises, unless terminated sooner in accordance with the terms and conditions of this Agreement. The renewal will require payment of the Franchisor's renewal fee of twenty thousand dollars (\$20,000) plus any applicable taxes, and will be subject to the following terms and conditions being complied with in full prior to the expiration of the Initial Term:

- (a) the Franchisee will give the Franchisor written notice of its desire to exercise the renewal option herein provided for, not less than six (6) months prior to the expiration of the Initial Term provided that such notice will not be given more than twelve (12) months prior to the expiration of the Initial Term;
- (b) the Franchisee will do or cause to be done all such things as the Franchisor may reasonably require to ensure that the Restaurant satisfies the then current image, standards and specifications established by the Franchisor for new franchises in the PITA PIT SYSTEM whether or not such image, standards or specifications reflect a material change in the PITA PIT SYSTEM in effect during the Initial Term hereof and upon inspection by the Franchisor will achieve an evaluation score of ninety percent (90%) or higher. Without limiting the generality of the foregoing, the Franchisee will make such capital expenditures as the Franchisor will determine in its sole discretion as being required in connection with the foregoing for the modernization, renovation and refurbishing of the Premises and all fixtures, furnishings, equipment and signs therein or thereon;
- (c) the Franchisee will not be in default of any provision of the Lease or Sublease for the Premises and will satisfy the Franchisor that it has the right to remain in possession of the Premises for any applicable renewal term;
- (d) the Franchisee will pay all amounts owing by it to the Franchisor;
- (e) the Franchisee will not be in default of any provision of any license for the Restaurant carried on at the Premises and will be able to renew such license as necessary;
- (f) at the commencement of the renewal term, the Franchisee will, at the option of the Franchisor, execute the Franchisor's then current form of Franchise Agreement, which will contain Continuing Fee rates and General Advertising Fund contributions commensurate with those then required of new Single-Unit Franchisees in the final year of their initial term, and will contain a Territory commensurate with those then being granted to new Single-Unit Franchisees and adjusted by the Franchisor, in its sole discretion, to reflect population changes, and will execute such other documents and agreements as are then customarily

used by the Franchisor in the granting of franchises. If the Franchisor elects not to have Franchisee execute such a new franchise agreement, all of the provisions contained in the franchise agreement in effect immediately prior to the commencement of such renewal term will remain in force during such renewal term (except for any further right of renewal); and

- (g) the Franchisee will deliver to the Franchisor a complete release and indemnification of the Franchisor, its members, managers, employees, directors and officers, as well as its Affiliates and the members, managers, employees, directors and officers thereof, from all claims howsoever arising as well as all obligations under this Agreement of any such persons, substantially in the form attached to this Agreement as Schedule B.

Provided the Franchisee has fully and timely complied with all requirements for renewal, including those set forth above, upon approval from the Franchisor the Franchisee may apply all but Two Thousand, Five Hundred Dollars (\$2,500) of the Twenty Thousand Dollars (\$20,000) renewal fee toward the capital expenditures required under Section 4(2)(b) above. If the capital expenditures required under Section 4(2)(b) are less than Seventeen Thousand, Five Hundred Dollars (\$17,500), the Franchisee will not be obligated to pay the balance to the Franchisor. If these capital expenditures exceed Seventeen Thousand, Five Hundred Dollars (\$17,500), the Franchisee will be obligated to incur those costs and complete the associated upgrades.

Holdover

- (3) If the Franchisee, without any further agreement in writing signed by the Franchisor, continues to operate the Restaurant after the expiration of the Initial Term or any renewal term (and the Franchisor has not notified the Franchisee that it does not intend to renew this agreement), this agreement will operate on a month-to-month basis. No deemed renewal may be imputed from the conduct of the parties hereto in support of the month-to-month operation of the Restaurant and the Franchisor may terminate this Agreement effective at the end of any month upon at least 10 days advance written notice to the Franchisee.

5. OPERATING ASSISTANCE

- (1) During the term of this Agreement, the Franchisor will furnish to the Franchisee such continuing advice, guidance and additional training as is from time-to-time reasonably required by the Franchisee in the sole judgment of the Franchisor with respect to the planning, opening and operation of the Restaurant, including consultation, advice and training regarding:
 - (a) selection, purchasing, stocking and display of Products and supplies;
 - (b) formulation and implementation of advertising and promotional programs;

- (c) establishment and maintenance of administrative, bookkeeping, accounting, inventory control and general operating procedures;
 - (d) improvements to the PITA PIT SYSTEM, including new product development; and
 - (e) financial advice and consultation.
- (2) In the event that the Franchisee requires more assistance and guidance than is reasonable, in the sole opinion of the Franchisor, or if the Franchisor determines that additional training is required, the Franchisor may charge the Franchisee a reasonable fee for such additional assistance, guidance or training.

6. PREMISES

Use of Premises

- (1) The right and license granted to the Franchisee pursuant to Section 2 hereof, has been granted to the Franchisee solely for use by it at the Premises. The Franchisee will use the Premises for the operation of the Restaurant only and for no other purpose.

Lease By Franchisee

- (2) If, at the time of execution of this Agreement, a location for the Restaurant has been identified and approved by the Franchisor, the Franchisee should work with a local professional such as a real estate broker to negotiate and enter into a lease for the location. Legal review and negotiation of such lease should be conducted by the Franchisee's own legal counsel.
- (3) Subject to the law of your jurisdiction, if the Franchisee finds a location which it feels is suitable, it will immediately notify the Franchisor, and the Franchisor will determine the suitability of such location in its sole discretion.

Option to Terminate

- (4) If, within one (1) year of the date of the execution of this Agreement, a lease or a binding agreement to lease a suitable premises has not been executed by the Franchisee, the Franchisor will have the continuing option to terminate this Agreement by giving ten (10) days' written notice of termination to the Franchisee.

If notice of termination is given as aforesaid, upon such termination of this Agreement, the parties will deliver to each other a release and other documents as may be required to fully terminate all agreements. Upon compliance with the foregoing, the Franchisor agrees to refund to the Franchisee all amounts received by the Franchisor pursuant to this Agreement, less Five Thousand Dollars (\$5,000) and any additional costs and expenses actually incurred by the Franchisor.

- (5) If, within two years of the date of the execution of this Agreement, the lease or a binding agreement to lease a suitable premises has not been executed by the Franchisee, the Franchisor will have the continuing option to terminate this Agreement by giving ten (10) days' written notice of termination to the Franchisee.

If notice of termination is given as aforesaid, then, this Agreement will terminate. Upon such termination, the Franchisee will not be entitled to a refund of any amounts received by the Franchisor pursuant to this Agreement.

- (6) Under this section neither the Franchisor or its Affiliate will be responsible for any losses, costs or expenses whatsoever incurred by the Franchisee as a result of such termination.

7. DESIGN AND CONSTRUCTION

Development of Premises by the Franchisee

- (1) The Franchisee will construct and equip the Premises in conformity with the PITA PIT SYSTEM selected layout plans, specifications and drawings provided by the Franchisor. The cost of producing all plans and specifications and all costs and expenses pertaining to the planning, construction and equipping of the Premises to the PITA PIT standards will be borne exclusively by the Franchisee.
- (2) All development costs, including all costs of the Franchisee's leasehold improvements, performed on behalf of the Franchisee, will be borne by the Franchisee. The Franchisee acknowledges that any guarantees or warranties with respect to the performance and function of any of the equipment selected for use in the Restaurant will be limited to those provided by the manufacturer or supplier of such equipment.
- (3) The Franchisor makes no representation that its layout plans, specifications and drawings or any work already performed by the Franchisor or its Affiliate at the Premises are in compliance with federal, state, or local laws.

Fixtures, Equipment and Signs

- (4) The Franchisee agrees to use in the operation of the Restaurant only those brands or types of fixtures, equipment (including point of sale systems) and signs that the Franchisor has approved, in its reasonable discretion, as meeting its specifications and standards for design, appearance, function, performance and serviceability. The Franchisee must purchase products, equipment and supplies from suppliers approved by the Franchisor. For some fixtures, equipment, and signs the Franchisor may designate one brand or type and one supplier from whom the Franchisee must purchase. The Franchisor may require the Franchisee to enter into written agreements with designated suppliers. If the Franchisee proposes to purchase any brand or type of fixture, equipment or sign which is not then approved or from a supplier that is not then approved, the Franchisor will have first approved in writing such brand or type and supplier, which approval will not be unreasonably withheld so long as the Franchisee can demonstrate to the Franchisor's

reasonable satisfaction that the brand or type meets the Franchisor's standards and specifications and its supplier possesses adequate quality control and capacity to be able to supply on a reliable basis a product or service meeting the Franchisor's standards and specifications. The Franchisee's right to seek approval of alternative brands or types and alternative suppliers does not apply where there is designated brand or type or there is a designated supplier. The Franchisee further agrees to place or display at the Premises (interior and/or exterior) only such signs, emblems, lettering, logos and display materials that are from time-to-time approved in writing by the Franchisor, which approval may be given or withheld by the Franchisor at the sole discretion of the Franchisor.

8. OPERATION OF RESTAURANT

Duties and Obligations

- (1) The Franchisee acknowledges that the Franchisor has invested and is investing time and capital in the advertising and promotion of the PITA PIT Restaurants as a network of businesses and has established a uniform business format or system and high standards of quality and service. The Franchisee acknowledges that the Franchisor has established an excellent business reputation, created a substantial demand for its products and services and built up valuable goodwill. The Franchisee understands and acknowledges that such advertising and promotion by the Franchisor has created and is creating goodwill and customer association in the Names and Marks, which benefit the Franchisor, the Franchisee and all other PITA PIT Franchisees. The Franchisee acknowledges that to foster and preserve such goodwill, it is necessary for the Franchisee to open and operate the Restaurant in a manner and to a quality consistent with the PITA PIT SYSTEM and the businesses heretofore opened and operated by its franchisees. The Franchisee acknowledges that, in order to maintain such uniformity and quality consistency, it is necessary for the Franchisor to exercise a degree of control over the opening and operation of each and every PITA PIT Restaurant. Therefore, the Franchisee agrees to open and operate the Restaurant in accordance with the PITA PIT SYSTEM, whether contained in the Manual, or otherwise. Without limiting the generality of the foregoing, the Franchisee agrees as follows:
 - (a) once construction is completed, to open the Restaurant to the public only with the prior written approval of the Franchisor and to operate the Restaurant with due diligence and efficiency in an up-to-date, quality and reputable manner during such days, nights and hours as may be designated by the landlord for the Premises and/or the Franchisor;
 - (b) to ensure that at all times, prompt, courteous and efficient service is accorded to its customers. The Franchisee will in all dealings with its customers, suppliers and the public adhere to the highest standards of honesty, integrity, fair dealings and ethical conduct;
 - (c) to sell such Products and only such Products as meet the Franchisor's uniform standards of quality and quantity, as have been expressly approved for sale in

writing by the Franchisor acting reasonably, and as have been prepared in accordance with the Franchisor's methods and techniques for product preparation. The Franchisee will sell all Products on the list of required products provided by the Franchisor and the Franchisee may, at its option, sell any or all Products on the list of optional products provided by the Franchisor. The Franchisee will not offer for sale any other products or services from the Premises. The Franchisee will discontinue the sale of any items or any other merchandise of any kind whatsoever as the Franchisor, acting reasonably, prohibits in writing;

- (d) to maintain the condition and appearance of the Restaurant and the equipment used therein consistent with the then image, as it may be from time-to-time, of the Franchisor's Restaurants as an attractive, modern, clean, convenient and efficiently operated business offering high quality products served promptly and courteously. The Franchisee agrees to promptly effect such maintenance of, and repairs to the Premises and to complete all repairs and replacements of the leaseholds and the equipment installed therein as is reasonably required on a regular and frequent basis and maintain such condition and appearance;
- (e) to not make or cause to be made any alterations to the interior or exterior of the Premises so as to modify the appearance thereof or any alteration or replacements of any of the leasehold improvements, fixtures or equipment at the Premises without first having obtained the written approval of the Franchisor, which approval will be given or withheld in the discretion of the Franchisor, acting reasonably;
- (f) subject to the exercise of reasonable discretion by the Franchisor, having regard to local market conditions, to participate fully in all national, regional and local promotions initiated by PITA PIT;
- (g) if required by the Franchisor to ensure compliance with brand and product standards, to make available for a reasonable period of time each of the owners of the Restaurant and its manager for initial or additional training by the Franchisor, at the Franchisor's head office or other locality designated by the Franchisor. Prior to attending training, the Franchisee and, if applicable, the Franchisee's manager must complete the assigned pre-training assignments. Failure to do so may result in the scheduled training and Restaurant opening date (if applicable), being rescheduled to a later date. The Franchisee must purchase and maintain a laptop meeting the hardware, peripheral, and software specifications, as set forth in the System Manual, which may be changed from time-to-time. The laptop must accompany the Franchisee or manager attending the initial or additional training. All required training must be completed to the satisfaction of the Franchisor, in its sole discretion. The Restaurant may not open to the public until all required initial training is completed to the satisfaction of the Franchisor, in its sole discretion. The initial training will be conducted at no cost to the Franchisee, except that the Franchisee will be responsible for all expenses, including travel, food and lodging costs for each attendee and the Franchisor may charge a

reasonable fee for additional training as described in Section 5(2). The Franchisee and its managers may receive some general employment related training and guidance from the Franchisor, but the Franchisee is the employer and is solely responsible for all decisions, and the implementation thereof, related to hiring, training, managing, disciplining, and firing its employees. The Franchisee is also solely responsible, at all times, for ensuring that its employees comply with the standards, methods of operation, and techniques prescribed by the Franchisor to comply with the System as it relates to protecting the brand and its trademarks. The Franchisor is not the employer and accordingly will not take part in any of these employment related actions;

- (h) to comply with all municipal, state and federal laws and regulations, including the Americans with Disabilities Act (and similar state and local laws and regulations), and to obtain and at all times maintain any and all permits, certificates or licenses, necessary for the proper conduct of the Restaurant pursuant to the terms of this Agreement;
- (i) subject to the employment of competent professional management and staff, in the opinion of the Franchisor reasonable in the circumstances, the Franchisee and the Guarantor will devote their full time and attention to the establishment, development and operation of the Restaurant;
- (j) to ensure that all Products are served in containers as dictated by the PITA PIT SYSTEM, bearing accurate reproductions of the Names and Marks. All such reproductions will be submitted to the Franchisor for prior written approval before usage. All paper goods and like articles used in connection with the Restaurant will be of an appropriate quality and style according to the PITA PIT SYSTEM and bear quality reproductions of the Names and Marks and will conform to specifications established by the Franchisor and be submitted to the Franchisor for prior written approval before usage. Such imprinted items will be purchased by the Franchisee only from the Franchisor or from suppliers or manufacturers approved in writing by the Franchisor;
- (k) to permit the inspection of its Premises at any time during the Franchisee's hours of operation as the Franchisor reasonably requires;
- (l) to submit samples of all packaging, labeling, advertising, signage and other materials bearing the Names and Marks to the Franchisor promptly upon request; and
- (m) implement an online/cellular ordering system (including loyalty/reward, or other similar programs), obtained from the Franchisor's designated service providers; all at the expense of the Franchisee, including, at the Franchisor's option, payment of any fees directly to the Franchisor's designated service providers or the reimbursement of any fees paid by the Franchisor to the designated service providers.

Purchase and Sale of Products

- (2) The Franchisee acknowledges that the reputation and goodwill of the PITA PIT SYSTEM is based upon, and can be maintained and enhanced only by, the sale of high quality products and the satisfaction of customers who rely upon the uniformly high quality of products that are sold under the PITA PIT SYSTEM and such continued uniformity is essential to the goodwill, success and continued public acceptance of the PITA PIT SYSTEM.
- (3) Recognizing that the Products and supplies to be used in the Restaurant must conform to the Franchisor's standards and specifications, the Franchisee hereby agrees to purchase all Products and supplies from the Franchisor, or suppliers approved or designated by the Franchisor (which may include Affiliates of the Franchisor), or from any other sources or suppliers, provided that the Franchisor will have first approved in writing such other source or supplier, which approval will not be unreasonably withheld so long as the Franchisee can demonstrate to the Franchisor's reasonable satisfaction that its source or supplier possess adequate quality control and capacity to be able to supply on a reliable basis a product or service meeting the Franchisor's standards and specifications and is capable of supplying the PITA PIT SYSTEM on a regional and national basis at prices that are more competitive than those of the Franchisor's current designated supplier, including any rebates payable to the Franchisor. The Franchisor must be permitted to inspect the supplier's facility and the Franchisee will submit to the Franchisor samples of any such products or supplies, which Franchisee wishes to acquire from any other source or supplier and the Franchisor will be entitled to submit such samples, at the Franchisee's or supplier's or other source's expense, to an independent testing laboratory to determine whether the standards of the Franchisor and the PITA PIT SYSTEM are met. The Franchisee will be responsible for all costs incurred by the Franchisor relating to the inspection and approval process. For some Products and supplies, the Franchisor may designate one supplier from whom the Franchisee must purchase, which may be Franchisor or its Affiliate. The Franchisor may require the Franchisee to enter into written agreements with designated suppliers. The Franchisee's right to seek approval of alternative suppliers does not apply where there is a designated supplier.
- (4) The resale pricing policy for Products is set forth in the Manual, which may be amended from time-to-time in the sole discretion of the Franchisor.
- (5) So long as the Franchisee is not in default hereunder, the Franchisor will endeavor to use its reasonable best efforts to fill all orders placed by the Franchisee with the Franchisor as promptly as possible. However, the Franchisor will not be liable for loss or damage due to delay in delivery resulting from any cause beyond its reasonable control, including, but not limited to, compliance with any regulations, orders or instructions of any federal, state or municipal government or any department or agency thereof, acts or omissions of the Franchisee, acts of civil or military authority, fires, strikes, lockouts, embargoes, delays in transportation, and inability due to causes beyond control of the Franchisor to obtain the necessary products or ingredients. In no event will the Franchisor be liable for

financial loss, including consequential or special damages on account of delay due to any cause.

Discounts, Rebates, Bonuses

- (6) In the event that any volume discounts, rebates, or bonuses (whether by way of cash, kind or credit) are received by the Franchisor from any manufacturer or supplier approved or designated by the Franchisor, whether or not on account of purchases or improvements made (i) by the Franchisor for its own account or for the account of the Franchisee or (ii) by the Franchisee directly for its own account, the Franchisor will be entitled to retain the whole of the amount or any part of such volume discounts, rebates, or bonuses.

System Modifications

- (7) The Franchisee acknowledges and agrees that the Franchisor may from time-to-time hereafter add to, subtract from, modify or otherwise change the PITA PIT SYSTEM, including, without limitation, the adoption and use of new or modified trademarks or trade names, new products or services and new techniques in connection therewith, new equipment or fixtures, and the Franchisee agrees, at its own cost, to promptly accept, implement, use and display all such alterations, modifications and changes. Provided however, that such implementation will only be undertaken on a reasonable basis, having regard to the costs thereof and the disruption of the Franchisee's business arising therefrom.

Transfer of Funds

- (8) The Franchisee covenants and agrees to cooperate fully and comply with any reasonable system implemented by the Franchisor for the transfer of funds directly from the bank account of the Franchisee to the bank account of the Franchisor, including the execution of any preauthorized payment or automatic withdrawal forms required by the Franchisor's or the Franchisee's bankers.

Consumer Privacy

- (9) If the California Consumer Privacy Act ("CCPA"), Cal. Civ. Code § 1798.100, *et seq.*, or any federal or state privacy law applies to the Restaurant, whenever and to the extent Franchisee operates as a "Service Provider" under the CCPA, or in a similar capacity under any federal or state privacy law, or is subject to any other federal or state privacy law, Franchisee represents, warrants, and covenants that:
- (a) Franchisee will not sell, make available or otherwise disclose to any third party for valuable consideration any customer's personal information, as defined under the CCPA or other applicable federal or state privacy law;
 - (b) Franchisee will retain, use, and/or disclose the customer personal information specified in subparagraph (a) above, only for the specific purpose of performing the services specified in this Agreement, and not any commercial or

noncommercial purpose other than providing the services specified in this Agreement;

- (c) Franchisee will not retain, use, or disclose any customer's personal information specified in subparagraph (a) above, outside of the direct business relationship between Franchisee and Franchisor;
- (d) Franchisee will delete any of the customer's personal information specified in subparagraph (a) above, upon Franchisor's request unless Franchisee can prove that such request is subject to an exception under applicable law;
- (e) Franchisee will comply with all requirements of any other applicable federal or state privacy law whether now existing or implemented at a future date.

Franchisee certifies that it understands the restrictions and requirements in subparagraphs (a) through (e) of this subsection and will comply with them. Franchisee also acknowledges and agrees that Franchisor may modify the restrictions by written notice to Franchisee and/or additions to the Manual, including adding other similar privacy restrictions that may be required under other state or federal privacy laws.

9. OPERATING MANUAL AND CONFIDENTIALITY

Compliance with Manual

- (1) The Franchisee will conduct the Restaurant strictly in accordance with all of the provisions set out in the Manual as amended by the Franchisor from time-to-time.

Non-Disclosure

- (2) The Franchisee acknowledges that it has had no part in the creation or development of, nor does it have any property or other rights or claims of any kind in, or to, any element of the PITA PIT SYSTEM including, without limitation, the specifications, standards, procedures and the entire contents of the Manual are communicated to the Franchisee solely on a confidential basis and as trade secrets, in which the Franchisor has a substantial investment and a legitimate right to protect against unlawful disclosure. Accordingly, the Franchisee agrees to maintain the confidentiality of all such information, whether obtained before or after the Franchisee executed this Agreement, during the currency of this Agreement or at any time thereafter and will not disclose any of the contents of the Manual or any information whatsoever with respect to the Franchisee's or the Franchisor's business affairs or the PITA PIT SYSTEM other than as may be required to enable the Franchisee to conduct its business from the Premises in accordance with this Agreement. The Franchisee further agrees not to use any such information, whether obtained before or after the Franchisee executed this Agreement, in any other business or in any manner not specifically approved in writing by the Franchisor. The Franchisee will use its reasonable best efforts to have its principals, senior employees, agents, and the Guarantor execute the Franchisor's standard form secrecy agreement, a current form of which appears in Schedule E hereto. This section

will survive the termination of this Agreement for any reason whatsoever. The obligations of the Franchisee under this paragraph will not apply to information: (a) which at the time of disclosure was readily available to the public, (b) which after disclosure becomes readily available to the public, otherwise than by reasons of a breach of this Agreement by the Franchisee or its principals, employees or agents, (c) which is subsequently lawfully and in good faith obtained by the Franchisee from an independent third party having the right to publicly disclose the information, and (d) which the Franchisee is by law required to disclose.

Manual is Property of the Franchisor

- (3) The Franchisee hereby acknowledges that the Manual is loaned to the Franchisee and will at all times remain the sole and exclusive property of the Franchisor, and upon the expiration or termination of this Agreement for any reason whatsoever, the Franchisee will immediately return the Manual together with all copies or any partial copies of the Manual which the Franchisee may have made, to the Franchisor, or certify that all such materials have been deleted or destroyed.

10. ADVERTISING

Local Advertising

- (1) The Franchisee agrees to, during the Initial Term and any renewal thereof, expend annually on local advertising and promotion not less than an amount equal to one percent (1%) of Net Sales each year and such amount as may be required to be expended for such purposes by the lease or sublease for the Premises. Additionally, the Franchisee agrees to fully participate in the Local Marketing Program, as such program is delineated by the Franchisor from time-to-time. Participation requires that the Franchisee purchase, maintain, and utilize a laptop computer, meeting the hardware, peripheral, and software specifications as set forth in System Manual, which may be changed from time-to-time. The Franchisee may apply its annual expenditure of one percent (1%) of Net Sales for local advertising and promotion toward the cost of materials necessary for participation in the Local Marketing Program.
- (2) The Franchisee will have the right to conduct such additional advertising and promotions in respect of the Restaurant as the Franchisee will, in its reasonable discretion desire, provided that:
- (a) the Franchisee will advertise and promote only in a manner that will reflect favorably on the Franchisor, the Franchisee, the Products and the good name, goodwill and reputation thereof;
 - (b) the Franchisee will submit to the Franchisor for its approval, all advertising and promotions to be utilized by the Franchisee and until such time as the Franchisor will give its prior written approval to the use of such advertising and promotions, the Franchisee will not utilize same in any advertising or promotion;

- (c) the Franchisee will prominently display, at its expense, in and upon the Premises signs of such nature, form, color, number, location and size and containing such matter as the Franchisor may direct or approve in writing from time-to-time and such signs will be purchased from the Franchisor or, at its option, from suppliers approved by it; and
- (d) the Franchisee hereby acknowledges that the Franchisor is the sole and exclusive owner of all copyrights in any and all advertising and promotional material prepared by, or on behalf of, the Franchisor or which contains the Names and Marks and will, at all times, remain the property of the Franchisor.

General Advertising Fund

- (3) Recognizing the value of uniform advertising and promotion to the goodwill and public image of the PITA PIT SYSTEM, the Franchisee agrees that the Franchisor may undertake, maintain and administer a General Advertising Fund (“GAF”) for such national, regional and other advertising programs as the Franchisor may deem necessary or appropriate, in its sole discretion. The Franchisor will direct all such advertising programs in its sole discretion with respect to the creative concepts, materials, endorsements and media used therein, and the placement and allocation thereof.
- (4) The Franchisee will contribute to the GAF in each year an amount currently equal to two percent (2%), but up to three percent (3%), as determined by the Franchisor, of the Net Sales for such year. Any amounts payable hereunder to the GAF, will be payable on the tenth (10th) day of each month and will be based upon Net Sales for the preceding month. To facilitate payment of the GAF, you will allow us to make monthly ACH withdrawals in the form we provide to you, or you will set up a direct deposit system, at our option. Should Franchise neglect to pay monies due to the Franchisor, or cancel an ACH withdrawal, for any period of time throughout the term of the Franchise Agreement, Franchise shall be in default of the Franchise Agreement and Franchisor may terminate the Franchise Agreement.
- (5) The GAF will be used and expended for media costs, commissions, market research costs, creative and productions costs, including, without limitation, the costs of creating promotions and artwork, printing costs, and other costs relating to advertising and promotional programs undertaken by the Franchisor. The Franchisor reserves the right to place and develop such advertisements and promotions and to market the same for and on behalf of the Franchisee, either directly or through an advertising agency retained or formed for such purpose. The GAF will be accounted for separately from the other funds of the Franchisor and will not be used to defray any of the Franchisor’s general operating expenses, except for such reasonable salaries, administrative costs and overhead (calculated on a fully allocated basis), if any, as the Franchisor may incur in activities reasonably related to the administration or direction of the GAF and its advertising programs (including, without limitation, conducting market research). A statement of the operation of the GAF will be prepared annually and will be made available to the Franchisee upon request, the cost of such statement to be paid from the GAF.

- (6) The Franchisee acknowledges and agrees that the GAF is intended to maximize general public recognition and patronage of the PITA PIT SYSTEM and businesses for the benefit of all the PITA PIT Franchisees and that the Franchisor undertakes no obligation in administering the GAF to ensure that any particular Franchisee benefits directly or *pro rata* from the placement or conduct of such advertising and promotion.
- (7) Except as expressly provided in this section, the Franchisor assumes no direct or indirect liability or obligation to the Franchisee with respect to the maintenance, direction or administration of the GAF.

11. NAMES AND MARKS

No Permanent Interest

- (1) The Franchisee acknowledges that the Franchisor owns the Names and Marks and all associated goodwill and that all registrations of the Names and Marks by the owner are valid. Neither this Agreement nor the operation of the Restaurant will in any way give or be deemed to give to the Franchisee any interest in the Names and Marks except for the right to use the Names and Marks solely at, and on, the Premises and in accordance with the terms and conditions of this Agreement. The Franchisee will not use the Names and Marks in any manner calculated to represent that it is the owner of the Names and Marks. Neither during the term of this Agreement nor at any time after expiration or termination hereof, will the Franchisee, directly or indirectly, dispute or contest the validity or enforceability of the Names and Marks, attempt any registration thereof, or attempt to dilute the value of any goodwill attaching to the Names and Marks. Any goodwill associated with the Franchisee's use of the Names and Marks will inure exclusively to the benefit of the Franchisor.

Franchisee's Obligations with Respect to Names and Marks

- (2) Without in any way restricting or limiting Section 11(1) hereof, the Franchisee covenants and agrees as follows:
 - (a) that contemporaneously with the execution of this Agreement or forthwith upon any request by the Franchisor, the Franchisee will execute such agreements or other instruments in such form and with such parties, including the Franchisor, as the Franchisor in its sole discretion will specify, for the purpose of protecting the interests and rights of the Franchisor in such Names and Marks, or complying with any applicable trade name, trademark or other similar legislation;
 - (b) that the Franchisee will not use either the Names and Marks or any variations thereof, including the words "Pita" and "Pit" together, as any part of its corporate, firm or business name or for any other purposes, save and except in accordance with the terms and conditions of this Agreement or as may otherwise be specifically authorized by the Franchisor in writing;

- (c) that if the business, partnership or corporate statutes of any jurisdiction require that the Franchisee make application to use the Names and Marks within such jurisdiction, such application of the Franchisee will specify that the Franchisee's use of such Names and Marks is subject to and limited by the terms and conditions of this Agreement;
- (d) that forthwith upon the expiration or termination for any reason whatsoever of this Agreement, the Franchisee will cease all use of the Names and Marks and will permanently refrain from using the Names and Marks (including any colorable imitations or confusingly similar trademarks) for any purposes whatsoever and the Franchisee will not make known, either directly or indirectly, following such expiration or termination, that the Franchisee previously conducted business under the Names and Marks;
- (e) that the Franchisee will not (i) use the Names and Marks, (ii) reference its affiliation with the Franchisor in the system, or (iii) offer for sale any of the Products, on the Internet, through a mobile app., third-party vendor websites, or any communications network now or hereafter developed, without prior written approval of the Franchisor;
- (f) that the Franchisee will not use the words "Pita" and "Pit" together in any domain name or email address without the Franchisor's prior written consent; and
- (g) that the Franchisee will not cause the Names and Marks to be held in disrepute or otherwise damage the goodwill in the Names and Marks.

Affixing of Notice

- (3) The Franchisee hereby covenants and agrees that it will affix in a conspicuous location in or upon the Premises, a sign containing the following notice:

"This business is owned and operated independently by **(name of franchisee operating company)** which is a licensed user of trademarks owned by Pita Pit USA 4.0, Inc. and/or any of its Affiliates."

Infringement or Change of Names and Marks

- (4) The Franchisee will immediately notify the Franchisor in writing of any infringement of or challenge to the Franchisee's use of any of the Names and Marks and the Franchisor will have the sole discretion to take such action as it deems appropriate. The Franchisee will not take any other action, including, without limitation, threatening or commencing legal proceedings regarding the infringement or challenge without the Franchisor's prior written permission. The Franchisor agrees to indemnify the Franchisee against, and to reimburse the Franchisee for, all damages for which the Franchisee is held liable in any proceeding arising out of the use of any of the Names and Marks by the Franchisee in compliance with this Agreement and for all costs reasonably incurred by the Franchisee in the defense of any such claim brought against him or in any such proceeding in which

he is named as a party, to a maximum aggregate amount of the Initial Franchise Fee paid by the Franchisee pursuant to Section 3(1). The Franchisee agrees to cooperate fully with the Franchisor in any infringement proceeding or challenge to the Franchisee's use of any of the Names and Marks. If it becomes advisable at any time, in the sole discretion of the Franchisor, for the Franchisee to modify or discontinue the use of any of the Names and Marks or use one or more additional or substitute trade names or trademarks, the Franchisee agrees to do so and the sole obligation of the Franchisor in any such event will be to reimburse the Franchisee for the actual out of pocket expenses reasonably incurred by the Franchisee in replacing signs or other printed material then being used by the Franchisee in the conduct of the Restaurant and bearing the Names and Marks to be modified or discontinued.

12. ACCOUNTING, RECORDS, REPORTS, AUDITS, AND INSPECTIONS

Bookkeeping, Accounting and Records

- (1) The Franchisee will maintain a bookkeeping, accounting and record keeping system conforming to the requirements prescribed from time-to-time by the Franchisor. The Franchisee's books and records will only contain information relating to the Restaurant. The Franchisee's books and records will be preserved for at least six (6) years (including the period after this Agreement expires or is earlier terminated).

POS System

- (2) Before commencing to operate the Restaurant, the Franchisee will, at its sole expense, procure and install an electronic Point of Sale System as specified by the Franchisor in the Manual or otherwise in writing ("POS System"). At the Franchisor's request, the Franchisee will, without charge, provide any assistance the Franchisor requires to bring the POS System "on-line" with the Franchisor's computer system. The Franchisee and all personnel employed by the Franchisee will record, at the time of sale, in the presence of customers, all receipts from sales or other transactions, whether for cash or credit, on the POS System. The Franchisor will have the free and unfettered right to retrieve such data and information from the POS System as the Franchisor, in its sole discretion, deems necessary, desirable or appropriate. The Franchisee is solely responsible for the telephonic cost of such retrieval.
- (3) The Franchisor, at its sole discretion, may require that the Franchisee add memory, ports and other accessories and/or peripheral equipment and/or additional, new, or substitute hardware or software to the original POS System purchased by the Franchisee. At a certain point in time it may become necessary for the Franchisee to, and at the Franchisor's request, the Franchisee will replace or upgrade the entire POS System with a larger system capable of assuming and discharging all the computer-related tasks and functions or with an entirely different system as specified by the Franchisor, all of which shall be paid for by the Franchisee. To ensure full operational efficiency and communication capability between the Franchisor's computer and that of the Restaurant, the Franchisee will keep the POS System in good maintenance and repair. Upon the

expiration or earlier termination of this Agreement, all software, disks, tapes and other magnetic storage media the Franchisor provided to the Franchisee must be returned to the Franchisor in good condition (reasonable wear and tear excepted), furthermore Franchisee agrees, at its expense, to send the POS hardware to Franchisor. The Franchisee will delete all software and applications from all memory and storage from any device retained by Franchisee. All of the foregoing items specified to be installed or purchased, or acts specified to be undertaken by the Franchisee under this Section 12(3), and the delivery of all hardware and software, are at the Franchisee's sole expense.

Reports and Financial Information

- (4) The Franchisee will furnish to the Franchisor such reports as the Franchisor may require from time-to-time. Without limiting the generality of the foregoing, the Franchisee will furnish to the Franchisor in the form from time-to-time prescribed by the Franchisor, acting reasonably and together with such detail and breakdown and copies of supporting records as the Franchisor may reasonably require from time-to-time:
- (a) by the fifth (5th) day following the end of each month or on a weekly basis if the Franchisor requires the Franchisee to pay the Continuing Fee on a weekly basis, a report of the Net Sales for such month, signed and verified by the Franchisee;
 - (b) within sixty (60) days after the end of each three (3) consecutive months, a profit and loss statement for the Restaurant for such months;
 - (c) within sixty (60) days after the end of each fiscal year of the Restaurant, financial statements for the Restaurant, including a balance sheet, profit and loss statement and a statement of retained earnings for such period, which statements will be signed and verified by the Franchisee;
 - (d) within sixty (60) days of the end of each fiscal year of the Restaurant, a statement of Net Sales for such fiscal year determined in accordance with generally accepted accounting principles applied on a consistent basis, and reviewed by a firm of independent certified public accountants acceptable to the Franchisor;
 - (e) in the event that the Franchisee remains in default of any provision of this Agreement for a period exceeding fifteen (15) days, the Franchisee will provide to the Franchisor, true copies of all filings of all returns, schedules and reports filed by Franchisee for income, corporate or sales tax purposes; and,
 - (f) the Franchisee hereby authorizes the Franchisor to make inquiry of the Franchisee's bankers, suppliers and trade creditors as to their dealings with the Franchisee in relation to the Restaurant, to discuss the affairs, finances and accounts of the Restaurant (and by its execution hereof the Franchisee authorizes and directs such bankers, suppliers and trade creditors to discuss with, and provide documents and records relating to the affairs, finances and accounts of the Restaurant, directly to the Franchisor) and to obtain information and copies of invoices, documents, and records relating to sales or other dealings with all such

bankers, suppliers and trade creditors and the Franchisee in any way relating to the Restaurant. Without limiting the foregoing, these items may include, at Franchisor's sole discretion, the check or bank account ledger and, all canceled checks or other proof of payment (including to whom made) of any item on Franchisee's profit and loss statements or other financial reports, as well as any and all bank accounts or other payment systems used by Franchisee related to Franchisee's Pita Pit. If requested, the Franchisee agrees to execute and deliver such additional directions and other documents as the Franchisor may require in order to permit such bankers, suppliers or trade creditors to release or disclose any such information and documents to the Franchisor.

Inspection and Audit of Books and Records

- (5) At any time, the Franchisor may access the Franchisee's POS System to determine, among other things, sales activity and Net Sales. The Franchisor may use any and all information available to it on the POS System or other computerized systems for any reasonable business purpose.
- (6) The Franchisor will have the right, during normal business hours and without prior notice to the Franchisee, to inspect or audit, or cause to be inspected or audited by an independent Certified Public Accountant, the financial books, records, bookkeeping and accounting records, documents or other materials in respect of the Restaurant, including the right, without limitation, to have a person on the Premises to inspect all cash-control devices and systems, conduct physical inventory to check, verify and tabulate Net Sales, and/or to examine and make copies of all accounting and business records and procedures. In the event that any such audit or inspection discloses an understatement of Net Sales, the Franchisee will pay to the Franchisor, within ten (10) days after receipt by the Franchisee of the inspection or audit report, the Continuing Fee and other sums due on account of such understatement. Further, if such audit or inspection is made necessary by the failure of the Franchisee to furnish reports, financial statements or any other documentation as herein required, or if it is determined by any such audit or inspection that the Franchisee's records and procedures were insufficient to permit a proper determination of Net Sales for any year or part thereof to be made, or that Net Sales for the period in question were understated by three percent (3%) or more of the Net Sales actually received, or that the Franchisee was not complying with each of the provisions of Section 12 hereof, the Franchisee will immediately take such steps as may be necessary to remedy such default in accordance with the recommendations of such auditor and the Franchisee will promptly pay to the Franchisor all reasonable costs incurred in connection with such audit or inspection, including, without limitation, charges of an accountant and the travel expenses, room, board and compensation of employees of the Franchisor. We may also terminate the Franchise Agreement if you under-report the Restaurant's Net Sales by more than three percent (3%). If the Franchisee's records and procedures were insufficient to permit a proper determination of Net Sales, the Franchisor will have the right to deliver to the Franchisee an estimate, made by the Franchisor, of Net Sales for the period under consideration and the Franchisee will immediately pay to the Franchisor any amount shown thereby to be owing on account of

the Continuing Fee and other sums due on account of any understatement. Any such estimate will be final and binding upon the Franchisee.

Auditor's Report to be Final

- (7) Any report of the Franchisor's auditor rendered from time-to-time pursuant to this section will be final and binding upon all of the parties hereto; provided that, in making any such report, the Franchisor's auditor will do so pursuant to generally accepted accounting principles.

Right to Inspect Restaurant and Premises

- (8) The Franchisor and/or its representatives will have the right, at all times, to inspect the Premises and the furnishings, equipment and fixtures thereon and the Products, to take inventory of such Products, and otherwise to examine the manner in which the Franchisee is conducting its business including, without limitation, the Franchisee's use of the Names and Marks to ensure the Franchisee's uniform and consistent compliance with the Franchisor's standards and specifications. In the event of any such inspection, the Franchisee and its staff will cooperate fully. The Franchisor and/or its representatives will have the right, at all times, to interview employees and customers of the Restaurant; the right to make inquiry of banks, suppliers or creditors of the Franchisee and the right to videotape operations within the Restaurant.

13. INSURANCE

Types of Insurance

- (1) The Franchisee will, at its sole cost and expense, take out and keep in full force and effect throughout the term of this Agreement and any renewal thereof, such insurance coverage as may be required, pursuant to the lease or sublease for the Premises, under applicable law, and as the Franchisor may from time-to-time require (including, without limitation, product liability insurance, fire and extended coverage insurance on the equipment, leasehold improvements and stock of the Restaurant, business interruption insurance, rental insurance, worker's compensation insurance and public liability and indemnity insurance) in such amounts as the Franchisor may from time-to-time require, fully protecting the Franchisor, as an additional insured, and the Franchisee against loss or damage occurring in connection with the operation of the Restaurant. The Franchisee's insurance coverage will be primary and non-contributory. All costs in connection with the placing and maintaining of such insurance will be borne solely by the Franchisee.
- (2) The Franchisor has implemented an insurance program with specific insurers for Franchisees to comply with the insurance requirements hereunder. The Franchisee must purchase the insurance package offered under this program through the Franchisor's designated broker, all at the expense of the Franchisee, including, at the Franchisor's option, payment of any fees to the Franchisor's designated broker or the reimbursement of any fees paid by the Franchisor to its designated broker.

Policies of Insurance

- (3) All policies of insurance obtained pursuant to Section 13 will:
- (a) be placed only with insurers reasonably acceptable to the Franchisor;
 - (b) be in such form and amounts as is acceptable to the Franchisor;
 - (c) contain a clause that the insurer will not cancel or change or refuse to renew the insurance without first giving to the Franchisor thirty (30) days prior written notice;
 - (d) name the Franchisor as an additional insured; and
 - (e) be primary and non-contributory.

Copies

- (4) Copies of all policies or certificates of insurance and any renewals thereof, will be delivered promptly to the Franchisor by the Franchisee from time-to-time throughout the term of this Agreement and any renewal thereof. The Franchisee hereby grants the Franchisor and its designated insurance broker or other designee the right to obtain information directly from the Franchisee's insurer about the insurance placed with it by the Franchisee, including, without limitation, the type of insurance, coverage limits, exclusions, claims history, payment history, and copies of policies.

Placement of Insurance by the Franchisor upon Franchisee Default

- (5) It will be a material default of this Agreement if the Franchisee fails to take out, timely pay for, or keep in force any insurance referred to in Sections 13(1) or 13(2) above, or should any such insurance not be as provided in Section 13(3) above. Further, should the Franchisee not rectify such failure within forty-eight (48) hours after written notice is given to the Franchisee by the Franchisor, the Franchisor has the right, without assuming any obligation in connection therewith, to effect such insurance at the sole cost of the Franchisee and all outlays by the Franchisor will be immediately paid by the Franchisee to the Franchisor on the first day of the next month following such payment by the Franchisor without prejudice to any other rights and remedies of the Franchisor under this Agreement.

Sufficiency

- (6) Nothing in this Agreement implies that the insurance required by the Franchisor will be sufficient for the Franchisee's needs. The Franchisee is encouraged to consider whether to obtain additional insurance or coverage with higher limits since the Franchisor does not require insurance against all potential insurable risks.

14. RESTRICTIVE COVENANTS AND TRADE SECRETS

Competition During Term of Agreement

- (1) Unless prohibited by the law of your state, the Franchisee and the Guarantor, (in consideration of the Franchisor entering into this Agreement) jointly and severally, covenant and agree that, during the term of this Agreement and any renewal period thereof, the Franchisee and the Guarantor will not, without the prior written consent of the Franchisor, either individually or in partnership or jointly or in conjunction with any person, firm, limited liability company, association, syndicate or corporation, as principal, agent, shareholder or in any manner whatsoever, carry on or be engaged in or be concerned with or interested in or advise, lend money to, guarantee the debts or obligations of or permit their names or any part thereof to be used or employed in any quick service restaurant that features the sale of pita sandwiches, sandwich wraps or other food products featured by the PITA PIT Restaurants.

Competition After Termination

- (2) Unless prohibited by your law of your state, in the event of the expiration or termination or assignment by the Franchisee of this Agreement for any reason whatsoever, each of the Franchisee and the Guarantor (in consideration of the Franchisor entering into this Agreement) will not, without the prior written consent of the Franchisor, at any time during the period of two (2) years from the date of such expiration or termination either individually or in partnership or jointly or in conjunction with any person or persons, firm, association, syndicate, company or syndication as principal, agent, shareholder or in any other manner whatsoever carry on, be engaged in or be concerned with or interested in or advise, lend money to, guarantee the debts or obligations of or permit its name or any part thereof to be used or employed by any person or persons, firm, association, syndicate, limited liability company or corporation engaged in or concerned with any quick service restaurant that features the sale of pita sandwiches, sandwich wraps or other food products featured by the PITA PIT Restaurants, within the Territory or within a five (5) mile radius from the Restaurant, whichever surface is greater, or within the territory of any other the PITA PIT Franchise or corporately owned Restaurant in existence at the time of the expiration or termination of this Agreement or within a five (5) mile radius from the PITA PIT Franchise(s) or corporately owned Restaurant(s) in existence at the time of the expiration or termination of this Agreement, whichever surface is greatest.

Acknowledgment of Corporate or Entity Franchisee

- (3) In the event the Franchisee is a corporation, limited liability company, partnership (general or limited) or any other entity, the Franchisee covenants and agrees to deliver to the Franchisor at any time the Franchisor may request, the written acknowledgment of such directors, officers, shareholders, members, managers, partners or senior management employees of the Franchisee, as the Franchisor will in its reasonable discretion determine, acknowledging that they have reviewed the provisions of this Section 14 and that they agree to abide by and be bound by all such provisions.

15. SALE, ASSIGNMENT, TRANSFER

Assignment by the Franchisee

- (1) The Franchisee acknowledges that the Franchisor, in granting this franchise and the rights and interests under this Agreement, has relied upon, among other things, the character, background, qualifications and financial ability of the Franchisee and, where applicable, its members, partners, shareholders, officers, directors, managers and the Guarantor. Accordingly, this Agreement, the Franchisee's rights and interests hereunder, the lease or sublease of the Premises and the property and assets owned and used by the Franchisee in connection with the Restaurant will not be sold, assigned, transferred, shared or encumbered in whole or in part in any manner whatsoever, without the prior written consent of the Franchisor, which will not be unreasonably withheld.
- (2) In considering the request for sale, assignment, transfer or encumbrance (all of which are hereinafter included within the word "transfer") pursuant to Section 15(1) above, the Franchisor may consider, among other things, the information set out in the proposed Franchisee's application, along with the qualifications, good character, requisite general business experience, apparent ability to operate the Restaurant, and credit standing of the proposed transferee, and its partners, managers, principal shareholders, directors and officers, and any Guarantor as appropriate. In addition, the Franchisor will be entitled to require as a condition precedent to the granting of its consent that:
 - (a) as of the date of the Franchisee's request for consent and as of the closing date of transfer there will be no default in the performance or observance of any of the Franchisee's obligations under this Agreement or any other agreement between the Franchisee, the Franchisor or any Affiliate or supplier thereof, and if the Franchisee intends to transfer its rights of possession of the Premises, that the Franchisee have obtained the consent of all necessary parties to the assignment of the lease or sublease to the proposed transferee;
 - (b) the Franchisee has settled all outstanding accounts with the Franchisor, its Affiliates and all other trade creditors of the Restaurant, up to the closing date of the proposed transfer;
 - (c) the Franchisee and Guarantor have delivered to the Franchisor a complete release and indemnity of the Franchisor, its members, managers, employees, shareholders, directors and officers, as well as its Affiliates and the members, managers, employees, shareholders, directors and officers thereof, from all claims howsoever arising as well as all obligations under this Agreement of any such persons, substantially in the form attached to this Agreement as Schedule B, this requirement does not apply to franchised restaurants in the state of Washington;
 - (d) the proposed transferee has entered into a written assignment, in a form prescribed by the Franchisor or, at the Franchisor's option, will have executed a new franchise agreement in the form then being used by the Franchisor, or

assignment of the existing franchise agreement for the balance of the Initial Term or renewal term ;

- (e) the proposed transferee has provided guarantees from anyone whom the Franchisor may request, guaranteeing the proposed transferee's performance of its obligations under the agreements to be entered into;
- (f) the proposed transferee has completed, to the satisfaction of the Franchisor, such training in the operations of the Restaurant, at the proposed transferee's or the Franchisee's sole expense, as the Franchisor may require;
- (g) the proposed transferee has provided, to the satisfaction of the Franchisor, a business plan indicating that the proposed transferee possesses the required level of business experience and acumen necessary in the operation of a PITA PIT franchised business;
- (h) the Franchisee paying to the Franchisor, any fees and/or expenses which may be incurred by the Franchisor in dealing with the transfer and the Franchisee's application for approval together with a transfer fee of Seven Thousand Dollars (\$7,000) paid to the Franchisor with the request to transfer, whether or not such approval is given, or the transfer is completed;
- (i) the Franchisee will do or cause to be done all such things as the Franchisor may require to ensure that the Premises satisfy the then current image, standards and specifications established by the Franchisor for new Franchisees in the PITA PIT SYSTEM whether or not such image, standards or specifications reflect a material change in the PITA PIT SYSTEM in effect during the initial Term hereof and upon inspection by the Franchisor achieving an evaluation score of ninety percent (90%) or higher. Without limiting the generality of the foregoing, the Franchisee will make such capital expenditures as the Franchisor will determine in its sole discretion as being required in connection with the foregoing for the modernization, renovation and refurbishing of the Premises and all fixtures, furnishings, equipment and signs therein or thereon. The Franchisee will have the Premises cleaned by professional commercial cleaners and to arrange inspections with highly qualified inspectors of all equipment and infrastructure, including without limitation the electrical and plumbing systems, prior to the transfer, and to provide all such inspection reports to the Franchisor and the proposed transferee at least three (3) weeks prior to the transfer;
- (j) the Franchisor's consent to any transfer is not a waiver by the Franchisor of any claim against the Franchisee; and
- (k) The refusal of the Franchisor to consent to the proposed transfer based upon the non-compliance with any of the foregoing conditions will not be deemed to be an unreasonable withholding of such consent. The Franchisor's consent to a transfer will not operate to release the Franchisee from any liability under this Agreement.

Sale of Shares or Other Interest in the Franchisee

- (3) In the event the Franchisee and any is a corporation, limited liability company or partnership:
- (a) then the respective transfer, sale, assignment, pledge, mortgage; or
 - (b) hypothecation of any shares or interest, or any change in the composition of shareholders, membership interest holders or partners, whether by operation of law, or otherwise, or any amalgamation or merger which results or could result in a change of Control (as defined below) of the Franchisee, as applicable, will be deemed to be an assignment of this Agreement and will be subject to all of the provisions, terms and conditions precedent specified in this Section 15, which will apply *mutatis mutandis*. “Control” means (i) ownership of legal and equitable title to more than twenty-five percent (25%) of the outstanding voting equity interests of the Franchisee, or (ii) having the right to designate a majority of the directors, the manager or any other similar governing body or person of the Franchisee. Such change of control must be preapproved by Franchisor, and it shall be deemed a transfer subject to the above referenced transfer fee and execution of a new guarantee;
 - (c) the Franchisee will, upon the Franchisor’s request from time-to-time, deliver to the Franchisor a certificate certifying as to then current shareholders, directors, officers, members, or partners, as the case may be, of the Franchisee, and will permit the Franchisor to review its corporate, limited liability company or partnership records;
 - (d) the Franchisee will cause the share certificates representing share ownership in the case of a corporation or the documents of title representing an ownership interest in the case of a limited liability company or a partnership, to have typed or written thereon a legend stating that such shares or documents of title are subject to this Agreement among the Franchisor, the Franchisee and the Guarantor, that the said Agreement contains restrictions on the sale, assignment, transfer, mortgage, pledge, hypothecation, donation, encumbrancing or other dealings with the said shares or documents of title, and that notice of the said Agreement is thereby given.

Assignment by the Franchisor

- (4) The Franchisor, (including its successors and assigns), may sell, transfer or assign its interest in the PITA PIT SYSTEM or the Names and Marks or any parts thereof or in this Agreement without seeking the consent of the Franchisee. In the event of a sale, transfer or assignment by the Franchisor of its interest in the PITA PIT SYSTEM or the Names and Marks or any parts thereof, or in the event of any sale, transfer or assignment by the Franchisor of this Agreement or any interest therein, to the extent that the purchaser or assignee will assume the covenants and obligation of the Franchisor under this

Agreement, the Franchisor will thereupon and without further agreement, be freed and relieved of all liability with respect to such covenants and obligations.

16. DEATH OR INCAPACITATION

Death or Incapacitation

- (1) Upon the death, permanent disability or legal incapacity of the Franchisee, or a controlling shareholder, membership interest holder or partner of the Franchisee, or the Guarantor, as the case may be, if such person has at the date of such death, permanent disability or legal incapacity a spouse or any adult children surviving, the following will apply:
 - (a) if the surviving spouse and/or adult child desire and are, in the reasonable opinion of the Franchisor capable of carrying on the Restaurant, with the assistance of suitable professional management or otherwise, the said spouse and/or adult child will have the right to continue to operate the Restaurant provided that they will directly covenant and agree with the Franchisor to be bound by the terms and conditions of this Agreement (including the obligation to act as an individual guarantor), and any other agreements made between the Franchisor, and the Franchisee, and that the fees set out in Section 15(2)(h) above, are paid;
 - (b) if the surviving spouse and/or adult child do not desire or are not, in the reasonable opinion of the Franchisor, capable of carrying on the Restaurant, or cannot devote their full time and attention to the Restaurant, or if there is no spouse or adult child surviving, then the Franchisee, the controlling shareholder, membership interest holder, or partner of the Franchisee, or their respective guardians or estates, as the case may be, will have the right to sell, assign, or transfer such party's rights under this Agreement, as provided in Section 15. The right to sell, assign, or transfer is conditioned upon the Franchisee's or Franchisee's estate's continued operation of the Restaurant and ongoing compliance with the terms and conditions of this Agreement. The Franchisor's rights and remedies arising from any default of this Agreement, by the Franchisee, the Franchisee's estate, or otherwise, will remain in full force and effect.

17. TERMINATION

Events of Termination

- (1) Upon breach of the Agreement by Franchisee, the Franchisor will have the right to terminate this Agreement and the rights granted hereunder (provided however that Sections 9 and 14, will continue in full force and effect for the periods therein specified), without prejudice to the enforcement of any other legal right or remedy, immediately upon giving written notice of such termination upon the happening of any of the following events, subject to state law:

- (a) if default is made in the due and punctual payment of any amount payable under this Agreement, when and as same will become due and payable, and such default will continue for a period of ten (10) days after written notice thereof has been given to the Franchisee;
- (b) if the Franchisee or the Guarantor breaches any other of the terms or conditions of this Agreement or any other agreement or undertaking entered into between the Franchisee or the Guarantor or any of their Affiliates and the Franchisor or any of its Affiliates and such breach will continue for a period of ten (10) days after written notice thereof has been given to the Franchisee;
- (c) if the Franchisee fails to observe or perform any of the rules, bulletins, directives or other notices set forth in the Manual and any such failure to observe or perform same will continue for a period of ten (10) days after written notice thereof has been given to the Franchisee;
- (d) if the Franchisee fails to pay its share of any arbitration costs under Section 21(27) when due and such failure will continue for a period of ten (10) days after written notice thereof has been given to the Franchisee;
- (e) if the Franchisee fails to observe or perform any of the terms and conditions of any lease, sublease or other instruments under which the Franchisee has acquired the right to occupy the Premises;
- (f) if the Franchisee opens to the public before any required initial training is completed to the satisfaction of the Franchisor or without the written consent of the Franchisor, or the Franchisee fails to complete the required initial training to the satisfaction of the Franchisor;
- (g) if the Franchisee ceases to carry on business, or takes any action to liquidate its assets, or stops making payments in the usual course of business, subject to state law;
- (h) if either the Franchisee or the Guarantor makes a general assignment for the benefit of creditors;
- (i) if either the Franchisee or the Guarantor makes a bulk sale of their assets;
- (j) if either the Franchisee or the Guarantor institutes any proceeding under any statute or otherwise relating to insolvency or bankruptcy, or should any proceeding under any such statute or otherwise be instituted against the Franchisee or the Guarantor;
- (k) if a custodian, receiver, manager or any other person with like powers is appointed over the Franchisee's or the Guarantor's undertaking, business, property or assets;

- (l) if any lessor or encumbrancer or any other person, limited liability company, corporation or entity lawfully entitled, takes possession of any of the undertaking, business, property or assets of either the Franchisee or the Guarantor;
- (m) if either the Franchisee or the Guarantor commits or suffers any default under any contract of conditional sale, mortgage or other security instrument;
- (n) in the event the Franchisee or the Guarantor is a corporation or other entity such as a limited liability company, or partnership,
 - (i) if an order is made or a resolution passed for the winding up or liquidation of either the Franchisee or the Guarantor;
 - (ii) if either the Franchisee or the Guarantor passes or purports to pass, or takes or purports to take any proceedings to enable it to take proceedings for its dissolution, liquidation or amalgamation;
 - (iii) if either the Franchisee or the Guarantor loses its charter by expiration, forfeiture or otherwise; or
 - (iv) if any proceedings with respect to either the Franchisee or the Guarantor are commenced under any statute governing the affairs of bankrupts or insolvent entities.
- (o) if a distress or execution against any of the undertaking, business, property or assets of either the Franchisee or the Guarantor is not discharged, varied or stayed within the earlier of (i) twenty (20) days after the entry thereof or (ii) such time period as action must be taken in order to discharge, vary or stay the distress or execution, subject to state law;
- (p) if the Franchisee or any agent or representative of the Franchisee:
 - (i) fails to submit any report required to be furnished to the Franchisor pursuant hereto within three (3) days of the date such report is due or,
 - (ii) understates Net Sales by three percent (3%) or more on such report; or
 - (iii) materially distorts any other material information pertaining to the Restaurant, or fails to maintain its records in a manner which permits a determination of Net Sales, unless the Franchisee proves to the satisfaction of the Franchisor that it had no knowledge of such distortion; or
 - (iv) misrepresents any material facts to the Franchisor, or
 - (v) or any Guarantor or principal thereof commits a felony, a crime involving moral turpitude, or any crime or offense reasonably likely, in the sole

opinion of the Franchisor, to materially and unfavorably affect the System, the Names and Marks, and their associated goodwill and reputation; or

- (vi) loses any license necessary to operate the Restaurant.
- (q) subject to the provisions of Section 16 hereof, if the Franchisee, the controlling shareholder, membership interest holder or partner of Franchisee or Guarantor dies or otherwise becomes permanently disabled and the Franchisee's or the Guarantor's spouse or an adult child of same does not desire to continue, or is not capable of continuing, to operate the Restaurant as provided in accordance with the provisions of the said Section 16 or if there is no spouse or adult child; or
- (r) any default hereunder which is repeated more than three times within twelve (12) months, even if such defaults have been subsequently cured within any time period permitted herein for such curing.

Effect of Termination

- (2) Upon the expiration or termination of this Agreement for any reason whatsoever, the following will apply:
 - (a) the Franchisee will, immediately upon the request of the Franchisor (in order that the Franchisor may protect its proprietary Names and Marks, other proprietary rights and the rights of other franchisees), permit the Franchisor and its representatives, to enter the Premises and, at its option, to cure any default by the Franchisee, to operate the Restaurant for the Franchisor's account or to secure the Franchisee's complete and timely compliance with the other obligations set forth in this section;
 - (b) the Franchisee will pay to the Franchisor, within seven (7) days after the effective date of termination or expiration, all Continuing Fees, advertising fees and other charges then due and unpaid by the Franchisee including, but not limited to the Franchisor's costs and expense in reentering the Premises and in completing the acts specified in this section;
 - (c) the Franchisee will immediately discontinue the operation of the Restaurant, the PITA PIT SYSTEM and the use of the Names and Marks and other proprietary rights licensed under this Agreement, and similar names and marks, or any other designations or marks associating the Franchisee with the Franchisor or the PITA PIT SYSTEM. The Franchisee will cease displaying and using all signs, stationery, letterheads, packaging, forms, names, marks, manuals, bulletins, instruction sheets, printed matter, advertising and other physical objects used from time-to-time in connection with the PITA PIT SYSTEM or containing or bearing any of the Names and Marks or other names, marks or designations, and will not thereafter operate or do business under any name or in any manner in violation of Section 11(2) above or that might tend to give the general public the impression that it is associated with the Franchisor or the PITA PIT SYSTEM or that it is

operating a business similar to a PITA PIT franchised business or that it previously conducted its business under the Names and Marks;

- (d) if the Franchisee retains possession of the Premises, the Franchisee will promptly and, at its expense, make such modifications to the interior and/or exterior decor of the Premises as the Franchisor will require to remove all identification as a PITA PIT franchised business, including removal of all Names, Marks, signs and color schemes. It is agreed that the Franchisor will require that the Premises be modified in such a fashion to ensure that the Premises no longer tend to give the general public the impression in any fashion whatsoever, that it is associated with the Franchisor or the PITA PIT SYSTEM or that it is operating a business similar to a PITA PIT franchised business;
- (e) the Franchisee will promptly execute such documents or take such actions as may be necessary to abandon the Franchisee's use of any fictitious business name containing any of the Franchisor's proprietary marks adopted by the Franchisee and to remove (in respect of the next publication), at the request of the Franchisor, the Franchisee's listing as a the PITA PIT Restaurant from the yellow pages, all other telephone directories and all other trade or business directories, to close all third-party online ordering and/or loyalty account(s), to assign the Restaurant's branded Facebook account (including providing its administrative rights and password) to the Franchisor or any other party designated by the Franchisor, to take down and close all other social media sites, to change all online review sites to indicate the Restaurant is closed, and to assign to the Franchisor or any other party designated by the Franchisor all of the Franchisee's telephone numbers and listing in connection with the Restaurant;
- (f) within seven (7) days after the effective date of expiration or termination, the Franchisee will return to the Franchisor or its representatives all copies of the Manual, all other confidential material provided to the Franchisee by the Franchisor and all other material required to be returned in accordance with this Agreement or the Manual without having retained any copies of same in any manner whatsoever, including without limiting the generality of the foregoing, photocopies, scanned copies, or electronic or computer copies of any kind whatsoever; and
- (g) The Franchisee will immediately assign ownership to the Franchisor of any URL or social media site, created or owned by the Franchisee or any of its Affiliates, which are branded with, or contain, any of the Franchisor's Names and Marks.

Liquidated Damages

- (3) Upon termination of this Agreement under Section 17(1), the Franchisee agrees to pay the Franchisor as fair and reasonable liquidated damages (but not as a penalty) an amount equal to the lesser of (a) the projected Continuing Fee for the balance of the Initial Term or renewal term, as applicable, and (b) the projected Continuing Fee for the next two (2)

years. If the Continuing Fee is a percentage of Net Sales, the projected Continuing Fee will be calculated using the average monthly Net Sales the last six (6) full months business was conducted at the Premises, or if business has been conducted at the Premises for less than six (6) full months, then the average over the actual operating period. The Franchisee agrees that it would be difficult to calculate with certainty the actual amount of damages that the Franchisor will incur and that this amount is the best estimate of the Franchisor's lost revenues. If a court determines that the liquidated damages payment is unenforceable, then the Franchisor may pursue all other available remedies, including recovery of consequential damages. Payment of liquidated damages will not in any way limit any other remedy the Franchisor may have at law or in equity resulting from the Franchisee's failure to perform its obligations. This paragraph does not apply to franchised restaurants located in the state of Washington. Furthermore this paragraph is subject to any restrictive provision of the laws of the state in which the Premises is located.

Failure to Act Not to Affect Rights

- (4) The failure of the Franchisor to exercise any rights or remedies to which it is entitled upon the happening of any of the events referred to in Section 17(1) hereof, will not be deemed to be a waiver of or otherwise affect, impair or prevent the Franchisor from exercising any right or remedies to which it may be entitled, arising either from the happening of any such event, or as a result of the subsequent happening of the same or any other event or events provided for in Section 17(1) above. The acceptance by the Franchisor of any amount payable by or for the account of the Franchisee under this Agreement after the happening of any event provided for in Section 17(1) above, will not be deemed to be a waiver by them of any rights and remedies to which they may be entitled, regardless of their knowledge of the happening of such preceding event at the time of acceptance of such payment. No waiver of the happening of any event, referred to in Section 17(1) above, will be deemed to be waived by the Franchisor unless such waiver will be in writing.

18. GUARANTOR'S COVENANTS

Guarantee and Indemnity

- (1) In consideration of the Franchisor entering into this Agreement with the Franchisee and in consideration of the sum of two dollars (\$2.00) and other good and valuable consideration, (the receipt and sufficiency whereof is hereby acknowledged by the Guarantor) the Guarantor hereby unconditionally guarantees to the Franchisor that the Franchisee will pay all amounts to be paid and otherwise observe and perform all terms and conditions to be so observed and performed in this Agreement. If the Franchisee defaults in making any such obligations, the Guarantor hereby covenants and agrees to pay to the Franchisor, forthwith upon demand, without any setoff or other deduction, all amounts not so paid by the Franchisee and all damages that may arise in consequence of any such non-observance or non-performance.

- (2) Without in any way restricting or limiting the guarantee given by the Guarantor as set out above or any other rights and remedies to which the Franchisor may be entitled, the Guarantor hereby covenants and agrees to defend, indemnify and save the Franchisor harmless against any and all liabilities, losses, suits, claims, demands, costs, fines and actions of any kind or nature whatsoever to which the Franchisor will or may become liable for, or suffer, arising from the Franchisee's operation of the Restaurant or by reason of any breach, violation or non-performance by the Franchisee of any term or condition of this Agreement or any other agreement made between the Franchisee and the Franchisor.

Waiver of Right to Proceed

- (3) In the enforcement of any of its rights against the Guarantor, the Franchisor may in its sole discretion proceed as if the Guarantor was the primary obligor under this Agreement, or any other agreement made between the Franchisee and the Franchisor. The Guarantor hereby waives any right to require the Franchisor to proceed against the Franchisee or to proceed against or to exhaust any security (if any) held from the Franchisee, or to pursue any other remedy whatsoever which may be available to the Franchisor before proceeding against the Guarantor.

Any Dealings Binding on Guarantor

- (4) No dealings of whatsoever kind between the Franchisor and the Franchisee and/or any other persons as the Franchisor may see fit, whether with or without notice to the Guarantor, will exonerate, release, discharge or in any way reduce the obligations of the Guarantor in whole or in part, and in particular, and without limiting the generality of the foregoing, the Franchisor may modify or amend this Agreement, grant any indulgence, release, postponement or extension of time, waive any term or condition of this Agreement or any obligation of the Franchisee, take or release any securities or other guarantees for the performance by the Franchisee of its obligations and otherwise deal with the Franchisee and/or any other persons as the Franchisor may see fit without affecting, lessening or limiting in any way the liability of the Guarantor. The Guarantor hereby expressly waives all acts and other things upon which, but for such waiver, such guaranty would or might be conditioned, including, but not limited to, any demand, presentment or protest, any notice of non-payment or other default or of protest.

Settlement Binding on Guarantor

- (5) Any settlement made between the Franchisor and/or any other persons as the Franchisor may see fit to deal with, or any determination made pursuant to this Agreement which is expressed to be binding upon the Franchisee, will be binding upon the Guarantor.

Bankruptcy of the Franchisee

- (6) Notwithstanding any assignment for the general benefit of creditors of any bankruptcy or any other act of insolvency by the Franchisee and notwithstanding any rejection,

disaffirmation or disclaimer of this Agreement (including its agreement and covenant under Section 18, the Guarantor will continue to be fully liable hereunder.

Guarantor's Covenants Binding

- (7) Without in any way limiting the generality of any other section of this Agreement, the covenants and agreement of the Guarantor contained in this section will inure to the benefit of and be binding upon the Guarantor and the heirs, executors, administrators, successors and assigns of the Guarantor.

Guarantor to be Bound

- (8) The Guarantor acknowledges reviewing all of the provisions of this Agreement and agrees to be bound by all of the provisions hereof insofar as applicable to the Guarantor, including without limitation, the provisions of Sections 9 and 14 which, by Guarantor's execution of this Agreement, Guarantor covenants and agrees to abide by and be bound by.

19. ACKNOWLEDGEMENTS

Independent Investigation

- (1) The Franchisee and Guarantor acknowledge that they have conducted an independent investigation of the Restaurant and recognize that the business venture contemplated by this Agreement involves business risks and that its success will be largely dependent upon the ability of the Franchisee and Guarantor as independent operators. The Franchisor expressly disclaims the making of, and the Franchisee and the Guarantor expressly acknowledge that they have not received, any warranty or guarantee, expressed or implied, as to the potential volume, profits or success of the Restaurant. The Franchisee and the Guarantor acknowledge that they have received, have had an ample time to read and have read this Agreement and fully understand its provisions. The Franchisee and the Guarantor further acknowledge that they have had an adequate opportunity to be advised by legal counsel and accounting professionals of their own choosing regarding all pertinent aspects of this franchise, the purchase of the Restaurant and the franchise relationship.

Entire Agreement

- (2) This Agreement and the documents incorporated by reference (which includes the Manual) constitute the entire agreement between the parties and supersedes all oral statements, previous agreements, and understandings between the parties in any way relating to the subject matter hereof. Nothing in this or in any related agreement, however, is intended to disclaim representations the Franchisor made in the Franchise Disclosure Document that the Franchisor furnished to the Franchisee.

Franchise Disclosure Document

- (3) The Franchisee acknowledges that (a) the Franchisor's Franchise Disclosure Document and its exhibits, including this Agreement, ("FDD") were delivered to the Franchisee upon the Franchisee's reasonable request, if any, and at least fourteen (14) calendar days before the Franchisee signed this Agreement or any other agreement with, or made any payment to, the Franchisor or an Affiliate in connection with the proposed franchise sale, (b) it signed a Receipt for the FDD, and (c) if this Agreement or any other agreement contained material differences from the form attached to the FDD and these changes were required by the Franchisor, it received execution copies of all such agreements at least seven (7) calendar days before it signed them. The Franchisee represents that it carefully reviewed the FDD, including all agreements, and had enough time to consult with any professional advisers with respect to its contents. Any representations or promises outside of the FDD, this Agreement, and the documents incorporated by reference in this Agreement, are not enforceable.

No Financial Performance Representations

- (4) The Franchisee acknowledges that no employee, agent or representative of the Franchisor or its Affiliates made any oral, written or visual representation or projection to the Franchisee of actual or potential sales, costs, or net or gross profits, except for the financial performance representations provided in Item 19 of the FDD or the actual results of the location being purchased.
- (5) The provisions in Sections 19(1) through 19(4) do not apply to Washington state franchisees.

20. GENERAL PROVISIONS

Overdue Amounts

- (1) All Continuing Fee and GAF contributions, all amounts due for goods purchased by the Franchisee from time-to-time from the Franchisor or its Affiliates and any other amounts owed to the Franchisor or its Affiliates by the Franchisee pursuant to this Agreement or otherwise will bear interest after the due date at the Interest Rate, calculated and payable weekly, not in advance, both before and after default, with interest on overdue interest at the aforesaid rate. The acceptance of any interest payment will not be construed as a waiver by the Franchisor of its respective rights in respect of the default giving rise to such payment and will be without prejudice to the Franchisor's right to terminate this Agreement in respect of such default.

Modification of Agreement

- (2) No modification of the Agreement will be binding unless same is agreed to in writing by both parties except that Franchisor may in its sole, unfettered discretion, modify the Manual provided such modifications do not substantially alter Franchisee's status and rights as a Franchisee.

Indemnification of the Franchisor

- (3) The Franchisee and all Guarantors, jointly and severally, hereby agree, during and after the term of this Agreement to defend, indemnify and hold harmless the Franchisor and its members, managers, directors, shareholders, officers, employees and agents (together with its Affiliates), from any and all liabilities, losses, suits, claims, demands, costs, fines and actions of any kind or nature whatsoever to which they will or may become liable for or suffer, for any reason related to the Restaurant or Franchise, including but not limited to, any breach, violation or non-performance on the part of the Franchisee or any of its agents, servants or employees of any term or condition of this Agreement, any other agreement between the Franchisee and the Franchisor (including agreements with any of the Franchisor's Affiliates), and from all claims, damages, suits, costs or rights of any persons, firms, limited liability companies, or corporations arising from the operation by the Franchisee of the Restaurant. This provision shall not extend to the Franchisor's negligence, willful misconduct, strict liability, or fraud.

Legal Fees

- (4) In the event the Franchisor will be made a party to any litigation commenced by or against the Franchisee, other than litigation commenced by the Franchisee against the Franchisor, then the Franchisee will defend, indemnify and save them harmless Franchisor, its members, managers, agents, employees, directors, officers and its Affiliates, against any losses, damages or claims whatsoever arising therefrom and will pay all costs and expenses including reasonable legal fees, accountants and expert witness fees, costs of investigation and travel and living expenses incurred or paid by the Franchisor in connection with such litigation. Further, if it is established that the Franchisee has breached any of the terms and conditions of this Agreement, the Franchisee hereby agrees to pay all costs and expenses including legal fees that may be incurred or paid by the Franchisor in enforcing their rights and remedies under this Agreement.

No Liability

- (5) The Franchisor will not be responsible or otherwise liable for any injury, loss, or damage resulting from, occasioned to or suffered by any person or persons or to any property because of any products sold or services provided by it to the Franchisee or because of its specification or standards, any approved or designated products or services, or any approved or designated suppliers. This provision shall not extend to the Franchisor's negligence, willful misconduct, strict liability, or fraud.

Legal Relationship

- (6) The parties hereto hereby acknowledge and agree, that, except as expressly provided in this Agreement, each is an independent contractor, that no party will be considered to be the agent, representative, master or servant of any other party hereto for any purpose whatsoever, and that no party has any authority to enter into any contract, assume any

obligations or to give any warranties or representations on behalf of any other party hereto. Nothing in this Agreement will be construed to create a relationship of partners, joint ventures, fiduciaries, or any other similar relationship among the parties. Franchisee must post a sign at the Premises conspicuously identifying Franchisee as the owner of the business operating as a licensed Franchisee of the Franchisor.

Joint and Several Liability

- (7) If two or more individuals, corporations, limited liability companies, partnerships or other entities (or any combination of two or more thereof) will sign or be subject to the terms and conditions of this Agreement as the Franchisee or as a Guarantor, the liability of each of them under this Agreement will be deemed to be joint and several.

Severability

- (8) If for any reason whatsoever, any term or condition of this Agreement or the application thereof to any party or circumstances will, to any extent be invalid or unenforceable, all other terms and conditions of this Agreement and/or the application of such terms and conditions to parties or circumstances, other than those as to which it is held invalid or unenforceable, will not be affected thereby and each term and condition of this Agreement will be separately valid and enforceable to the fullest extent permitted by law.

Remedy Savings

- (9) If a remedy cannot be contractually waived or restricted under applicable law, then each party retains that remedy to the extent that it cannot be waived or restricted, despite any provision in this Agreement to the contrary.

Franchisee May Not Withhold Payments Due to Franchisor

- (10) The Franchisee agrees that he, she, or it will not, on grounds of the alleged non-performance by the Franchisor of its obligations hereunder, withhold payment of any Continuing Fee or other amounts due to the Franchisor, or its Affiliates, whether on account of goods purchased by the Franchisee or otherwise.

Notices

- (11) All notices, consents, approvals, statements, authorizations, documents, or other communications (collectively “notices”) required or permitted to be given hereunder will be in writing, and will be delivered personally, by facsimile telephone transmission, by prepaid nationally recognized overnight courier, by email, or by registered mail, postage prepaid, to the parties at their respective addresses set forth below:

To the Franchisor 105 N. 4th Street, Suite 201
 Coeur d’Alene, ID 83814
 Telephone: (208) 765-3326

Facsimile: (208) 667-7694
 Email: legal@pitapitusa.com

To the Franchisee at: PREMISES
 Facsimile: _____
 Email: _____

To the Guarantor at: BUSINESS ADDRESS
 Facsimile: _____
 Email: _____

Or at any such other address or addresses as may be given by any of them to the other in writing from time-to-time. Such notices, if mailed, will be deemed to have been given on the fifth business day following such mailing, or, if delivered by facsimile telephone transmission or email on a business day prior to 5:00 p.m. recipient’s local time, will be deemed to have been given on the day delivered, or, if delivered after that time or on a day other than a business day, will be deemed to have been given on the next business day, or, if delivered by courier, will be deemed to have been given on the day delivered, if delivered personally, will be deemed to have been given on the day delivered, if a business day, or if not a business day, on the next business day following the day delivered; provided that if such notice will have been mailed and if regular mail service will be interrupted by strike or other irregularity before the deemed receipt of such Notice, as aforesaid, then such Notice will not be effective unless delivered.

If there are multiple Franchisees or Guarantors, service or notice on one Franchisee or Guarantor will constitute valid notice to all. If the Franchisee is no longer occupying the Premises, the Franchisor may send notice to the last known address of the Franchisee or any of its owners.

Headings, Article Numbers

- (12) The headings, article numbers and table of contents appearing in this Agreement or any schedule hereto are inserted for convenience of reference only and will not in any way affect the construction or interpretation of this Agreement.

Applicable Laws and Jurisdiction

- (13) Notwithstanding the location of the Restaurant and the location of the Franchisee’s principal office, it is specifically agreed that this Agreement and all collateral agreements will be construed and governed in accordance with the substantive laws of the State of Idaho without reference to its conflicts of law, except as may otherwise be provided in this Agreement. The parties agree that any franchise law or business opportunity law of the State of Idaho, now in effect, or adopted or amended after the date of this Agreement, will apply to Franchises located outside of the State of Idaho, unless such provision is violative of the State law where the Restaurant is located and in such event then Idaho law will not apply to the provisions that are superseded by that State’s law.

- (14) For the collective benefit of all Franchises, the Franchisee, and the Franchisor, any litigation permitted under this Agreement will be conducted in the State of Idaho, County of Kootenai, and the parties hereby irrevocably attorn to the jurisdiction of the courts of the State of Idaho, County of Kootenai.

Time of the Essence

- (15) Time will be of the essence of this Agreement and of each and every part hereof.

Waiver of Obligations

- (16) The Franchisor may by written instrument hereafter unilaterally waive any obligation of or restriction upon the Franchisee under this Agreement. No acceptance by the Franchisor of any payment by the Franchisee and no failure, refusal or neglect of either of them to exercise any right under this Agreement or to insist upon full compliance by the Franchisee with its obligations hereunder, including without limitation, any mandatory specification, standard or operating procedure, will constitute a waiver of any provision of this Agreement.

Franchisee and Guarantor Defined, Use of Pronoun

- (17) The words “Franchisee” and “Guarantor” whenever used in this Agreement will be deemed and taken to mean each and every person or party mentioned as a Franchisee or Guarantor herein, be the same one or more; and if there will be more than one Franchisee or Guarantor, any notice, consent, approval, statement, authorization, document or other communication required or permitted to be given by the terms or conditions of this Agreement may be given by or to any one thereof, and will have the same force and effect as if given by or to all thereof. The use of any individual pronoun to refer to the Franchisee, the Franchisor and/or the Guarantor as an individual shall not be determinative or limiting, but inclusive of a partnership, a limited liability company, a corporation or another entity or a group of two or more individuals, limited liability companies, partnerships, corporations or other entities. The necessary grammatical changes required to make the provisions of this Agreement apply in the plural sense, where there is more than one Franchisee or Guarantor and to either individuals, partnerships, limited liability companies, corporations or other entities, will in all instances be assumed in each case. The words “hereof,” “herein,” “hereunder” and similar expressions used in any section or subsection of this Agreement relate to the whole of this Agreement (including any Schedules attached hereto) and not to that section or subsection only, unless otherwise expressly provided for or the context clearly indicates to the contrary. Any reference to “days” means calendar days, unless otherwise specified.

Default Cumulative

- (18) In the event that the Franchisee, or one of its related parties, acquires the right and franchise to operate another or other PITA PIT Restaurant(s), any default by the Franchisee or any of its related parties in the performance or observance of any of the

terms and conditions under any one agreement governing the aforesaid right and franchise will be deemed to be an event of default under all other agreements, including franchise agreements, pursuant to which the Franchisee or any of its related parties operate such PITA PIT Restaurant(s).

Set-Off by the Franchisor

- (19) Notwithstanding anything contained in this Agreement, upon the failure of the Franchisee to pay to the Franchisor as and when due, any amounts of money provided for herein, the Franchisee gives the Franchisor the right at Franchisor's election, to deduct any and all such amounts remaining unpaid from any monies or credits held by the Franchisor for the account of the Franchisee.

Further Assurances

- (20) Each of the parties hereto hereby covenants and agrees to execute and deliver such further and other agreements, assurances, undertakings, acknowledgments or documents, cause such meetings to be held, resolutions passed and by-laws enacted, exercise their vote and influence and do and perform and cause to be done and performed any further and other acts and things as may be necessary or desirable in order to give full effect to this Agreement and every part hereof.

Binding Agreement

- (21) Subject to the restrictions on assignment herein contained, this Agreement will inure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, administrators, successors and assigns.

When Agreement Binding on the Franchisor

- (22) This Agreement or any ancillary agreement is not effective until signed by an authorized signatory of the Franchisor. No field representative or salesman is authorized to execute this Agreement or any ancillary agreement on behalf of the Franchisor. The Franchisee is advised not to incur any expense or obligation with respect to the proposed Restaurant until the Franchisee has received a fully executed copy of this Agreement (and each ancillary agreement) from the Franchisor.

Rights of The Franchisor are Cumulative

- (23) The rights of the Franchisor hereunder are cumulative and no exercise or enforcement by the Franchisor of any right or remedy hereunder will preclude the exercise or enforcement by it of any other right or remedy hereunder, of which it is otherwise entitled by law to enforce.

Force Majeure

- (24) Subject to Section 8(5), in the event that any party hereto is delayed or hindered in the performance of any act required herein by reason of strike, lock-outs, labor troubles, inability to procure materials, failure of power, restrictive governmental laws or regulation, riots, insurrection, war or other reasons of a like nature not the fault of such party, then performance of such act will be excused for the period of the delay and the period for performance of any such act will be extended for a period of such delay, up to a maximum of three (3) months. The provisions of this section will not operate to excuse the Franchisee from the prompt payment of any fee or other payment due the Franchisor pursuant to the provisions of this Agreement.

Work Product

- (25) Any improvements made by the Franchisee to the PITA PIT SYSTEM are the exclusive property of the Franchisor. To the extent that any improvements are determined, under applicable law, to be property of the Franchisee, the Franchisee hereby assigns them to the Franchisor for no additional payment or consideration other than the consideration provided under this Agreement.

Taxes

- (26) The Franchisee will timely pay to the Franchisor any sales tax or other tax assessed on all payments the Franchisee makes to the Franchisor that the Franchisor must collect from the Franchisee or pay to the taxing authority. The Franchisee will pay to the Franchisor any applicable sales tax or other tax, on behalf of the local taxing authority at the same time and in the same manner as the Franchisee pays for the taxable goods or services, whether or not the requirement is specifically stated in this Agreement. Any payment made by the Franchisee will be made without any setoff or counterclaim and free and clear of and without any deduction or withholding for any tax, assessment, fee, charge, fine or penalty imposed by any government, political subdivision or other taxing authority; provided, however, that, if such deduction or withholding is required by applicable law, (i) such payment will include such additional amount as is necessary to result in the net amount of such payment after such deduction or withholding not being less than the amount of such payment without such deduction or withholding, (ii) the Franchisee will make such deduction or withholding and (iii) the Franchisee will pay the amount of such deduction or withholding as required by applicable law.

Dispute Resolution

- (27) The Franchisor and the Franchisee want to settle all issues quickly, amicably, and in the most cost effective fashion. To accomplish these goals, the Franchisor, the Franchisee and all Guarantors agree to the following provisions for resolution of any dispute or claim arising out of or relating to this Agreement (including the franchise and supply relationships created under this Agreement), any other franchise related agreement or

relationship between the Franchisor and/or its Affiliates and the Franchisee, or any other statutory claim (“Dispute”):

- (a) The Franchisor and the Franchisee agree to first notify each other in writing of any Dispute. The written notification will specify, to the fullest extent possible, the notifying party’s version of facts and all elements of the Dispute. The Franchisee and the Franchisor agree to use their best efforts to communicate with the other to attempt to resolve the Dispute. If the Franchisor and the Franchisee do not resolve the Dispute within thirty (30) days after receipt of the notice of the Dispute, the Franchisor or the Franchisee may commence arbitration as provided in this Section 20(27). Each of the Franchisor and the Franchisee will be responsible for its own costs, including lawyers’ fees, in any arbitration or court proceeding, except as otherwise provided in this Section 20(27).
- (b) The Franchisor and the Franchisee agree that except as otherwise provided in this Agreement, the Federal Arbitration Act will apply to all Disputes, including the breach of this Agreement and any alleged precontractual representations or conduct, violations of the Racketeering Influenced or Corrupt Organizations Act (RICO), applicable federal or state franchise disclosure or franchise relationship laws, unfair trade practice laws, similar laws, any other statutory claims, and that the business that is the subject of this Agreement is engaged in interstate commerce.
- (c) The Franchisor and the Franchisee will arbitrate any Dispute that they do not settle under the discussion procedure above, except as provided in this Agreement. The arbitration will be held in accordance with the Commercial Arbitration Rules of the American Arbitration Association (“AAA”) at a hearing administered by the AAA to be held at Coeur d’Alene, Idaho. The parties intend that any state laws attempting to prohibit arbitration or void out-of-state forums for arbitration be pre-empted by the Federal Arbitration Act and that arbitration will be held as provided in this Agreement. If no disclosed claim or counterclaim exceeds Seventy-Five Thousand Dollars (\$75,000) exclusive of interest and arbitration costs, E-1 through E-10 of the AAA’s Commercial Arbitration Rules and Dispute Resolution Procedures (Expedited Procedures) will be applied to the arbitration. Unless the Franchisor and Franchisee agree otherwise, all Disputes will be heard by a single arbitrator. If the parties cannot agree on a single arbitrator, one will be appointed by the AAA. At the request of the Franchisor or the Franchisee, the arbitrator will have the discretion to order examination by deposition of witnesses to the extent the arbitrator deems such additional discovery relevant and appropriate. If ordered, the deposition must be held within thirty (30) days of the order, and will be limited to a maximum of seven (7) hours duration. All objections are reserved for the arbitration hearing except for objections based on privilege and proprietary or confidential information. In the event of any conflict between the rules and procedures of the AAA and the provisions of this Section, the provisions of this Section will prevail. The arbitrator may not modify the terms of this Agreement. Any court having

jurisdiction may enter judgment on the arbitration award. Unless otherwise agreed to by the Franchisor and the Franchisee, or required by applicable law, they, the arbitrator and the administrator will keep confidential all matters relating to the arbitration and the arbitration award. Except as provided in this Agreement, the Franchisor and the Franchisee must commence and pursue arbitration to resolve Disputes before commencing legal action.

- (d) If a court of competent jurisdiction decides the requirement to arbitrate a Dispute is unenforceable because applicable law does not permit the type of claim involved to be resolved by arbitration, or because this Agreement limits the Franchisor's and the Franchisee's rights or remedies in a manner applicable law does not permit, or for any other reasons, then the entire arbitration clause is not void. It is specifically agreed herein that only the portions of the arbitration clause with respect to such claim or claims as are necessary to comply with applicable law will be invalid and considered severable, but the remainder will be enforced.
- (e) The Franchisee recognizes that if it breaches the provisions of this Agreement that prohibit it from infringing intellectual property rights in the Names and Marks, or from disclosing Confidential Information, or from competing, it may cause irreparable harm to the Franchisor, its Affiliates, other Franchisees, and the PITA PIT SYSTEM as a whole. The Franchisor or an Affiliate may initially and immediately bring an action in any court having jurisdiction in connection with any such breach, and may seek damages, injunctive relief, or both. Notwithstanding any other provision of this Agreement, the discussion and arbitration procedures above will not apply to any such breach.
- (f) The Franchisee agrees that the only person or entity from which it may seek damages or any remedy for any Dispute, including the breach of this Agreement, is the Franchisor, or its successor or assign. The Franchisee agrees that it will not name the Franchisor's members, managers, equity interest holders, directors, officers, employees, agents, representatives or Affiliates, in any arbitration or legal action. The Franchisee agrees that none of these other entities or individuals will be liable to it; only the Franchisor will. The Franchisee acknowledges that the Franchisor has relied on this representation in signing this Agreement.
- (g) (i) Notwithstanding any other provision in this Agreement, the Franchisor may send default notices to the Franchisee and terminate this Agreement without first giving notice of a Dispute or pursuing arbitration. The Franchisee may dispute the termination by filing a demand for arbitration within thirty (30) days after the effective date of the termination, without first giving notice of a Dispute. The Franchisee may only demand a declaratory judgment in the arbitration to determine if the termination was invalid and only request an award reinstating this Agreement. The arbitrator may only rule on the validity of the termination and the award may only grant or deny the request for reinstatement. The Franchisee will waive the remedy of reinstatement if it does not file for arbitration within the

time allowed. The Franchisor may file a demand for arbitration requesting validation of the termination of this Agreement and appropriate relief and may seek court confirmation of any arbitration award without first giving notice of a Dispute. (ii) Any party may initiate litigation to collect any debt owed to it by any other party, without first giving notice of a dispute or pursuing arbitration. In such an event, the applicable law and jurisdiction will be as set forth in Sections 20(13) and 20(14) of this Agreement. (iii) Any security agreement signed by a party in favor of another party will not be subject to the discussion and arbitration procedures under this Section 20 and instead will be subject to the governing law, consent to jurisdiction and other terms contained in such security agreement.

- (h) If the Franchisor or the Franchisee (i) commences action in any court, except to compel arbitration, or except as specifically permitted under this Agreement, prior to an arbitrator's final decision, or (ii) commences any arbitration or litigation in any forum except where permitted under this Section 20(27), then that party is in default of this Agreement. The defaulting party must commence arbitration (or litigation, if permitted under this Section 20(27), in a permitted forum prior to any award or final judgment. The defaulting party will be responsible for all expenses incurred by the other party, including lawyers' fees. If a party defaults under any other provision of this Section 20(27), or the Franchisee names anyone in any arbitration, or legal proceedings other than the Franchisor, the defaulting party must correct its claim. The defaulting party will be responsible for all expenses incurred by the other party, or the improperly named parties, including lawyers' fees, and will be liable for abuse of process.
- (i) Any arbitration award will have a binding effect only on the actual Dispute arbitrated and will not have any collateral effect on any other Dispute whatsoever, whether in litigation, arbitration or other dispute resolution proceeding. The Franchisee will arbitrate or litigate each Dispute with the Franchisor on an individual basis. The Franchisee will not consolidate its Dispute in any arbitration or litigation action, with a claim by any other Franchisee, individual, or entity.
- (j) If a court of competent jurisdiction decides the arbitration clause in Section 20(27)(c) is unenforceable, and after any and all final appeals the decision is upheld, the parties agree to litigate all Disputes in Coeur d'Alene, Idaho. **THE PARTIES WAIVE ANY RIGHT TO TRIAL BY JURY, EXCEPT WHERE WAIVER IS PROHIBITED BY APPLICABLE FEDERAL OR STATE LAW.**
- (k) The Franchisor may bring an action to evict the Franchisee in any court having jurisdiction. The Franchisor may bring an action to enforce the rights and remedies and other provisions in Section 17 in any court having jurisdiction.
- (l) The parties submit to the jurisdiction of any tribunal or court in accordance with Section 20(27)(c) and Section 20(27)(j), for arbitration or litigation of any Dispute, and waive any right to object to the location being inconvenient. Such

jurisdiction will be exclusive, except for the Franchisor's right or its Affiliates' rights under Section 20(27)(e) to bring an action in any court having jurisdiction, to protect intellectual property rights in the Names and Marks, copyrighted items and Confidential Information, or to enforce the covenants not to compete and the Franchisor's rights under Section 20(27)(k) to bring an eviction action or exercise its remedies under Section 17 in any court having jurisdiction.

- (m) The Franchisor or the Franchisee must start the action permitted under this Section 20(27) to resolve a Dispute, whether by giving notice of the Dispute or filing for arbitration, litigation, or any other permitted proceeding, within two (2) years from the time the events occurred which give rise to the Dispute, or the claim will be barred. The Franchisor or the Franchisee may bring an action for indemnification within two (2) years after the Franchisor or the Franchisee have notice of the claim that gives rise to the indemnification action. The parties recognize this Subparagraph may have shorter time limits than applicable law will permit.
- (n) Either party's waiver of any default under this Agreement will not constitute a waiver of any other default and will not prevent a party from requiring the other party to strictly comply with this Agreement.
- (o) The Franchisor and its Affiliates, and the Franchisee and its Affiliates, will not withhold any money due to the other party or its Affiliates, under this Agreement or any other agreement. A party or its Affiliate that withholds money in violation of this provision will reimburse the party or its Affiliate whose money is withheld for the reasonable costs to collect the withheld money, notwithstanding the provisions of Section 20(27)(a). These costs include, but are not limited to, arbitration fees, court costs, lawyers' fees, management preparation time, witness fees, and travel expenses incurred by the party or its Affiliate or their or agents or representatives.

Counterparts, Electronic Signature, Withdrawal of Offer

- (28) This Agreement may be executed in counterparts and by facsimile transmission or other electronic signature, each of which will be deemed to be an original and all of which will constitute one and the same document. The Franchisor may withdraw its offer to enter this Agreement for any or no reason until such time as it has been fully executed by the Franchisor, Franchisee, and Guarantors.

IN WITNESS WHEREOF the parties hereto have executed this Agreement as of the day and year first above written.

PITA PIT FRANCHISING, LLC

By: Its sole Member,
PITA PIT USA 4.0, INC.

By: _____
PETER RIGGS, President

(FRANCHISEE OP CO)

By: _____
Authorized Signatory

GUARANTOR

NAME

SCHEDULE A

PART I

GEOGRAPHIC AREA: Within city / county limits of _____

PREMISES:

TERRITORY: Within ½ mile of PREMISES

PART II

INITIAL FEE: \$ _____

CONTINUING FEE: 6 % of monthly Net Sales

PART III

Mark	Registration Number	Registration Date
PITA PIT	REGISTRATION NO. 4,249,198	November 27, 2012
PITA PIT and design	REGISTRATION NO. 5,052,555	October 4, 2016
FRESH THINKING • HEALTHY EATING	REGISTRATION NO. 3,428,496	May 13, 2008
QUESAPITA	REGISTRATION NO. 3,504,702	September 23, 2008
YOUR RESOLUTION SOLUTION	REGISTRATION NO. 4,202,070	September 4, 2012
FRESH GRILLED FLAVOR FILLED	REGISTRATION NO. 5,476,146	May 22, 2018

SCHEDULE B

RELEASE AND INDEMNITY

TO: Pita Pit Franchising, LLC and its Parent, Pita Pit USA 4.0, Inc., and its Affiliates (collectively, “PPF”)

IN CONSIDERATION of the payment of One Dollar (\$1.00) and such other good and valuable consideration, the sufficiency and adequacy of which is herein acknowledged, the undersigned, _____ (individually or collectively, as the case may be, the “**Releasor(s)**”) hereby release(s), forever discharge(s) and agree to indemnify PPF, its parent and Affiliates, and their respective members, managers, shareholders, directors, officers, employees, agents and representatives (collectively, the “**Releasees**”) from any actions, causes of action, debts, liabilities, claims, demands and complaints of any kind whatsoever, both in law and in equity, whether implied or express (a “**Claim**”) which the Releasor(s) now has or hereafter may have against any Releasee for or by reason of or in any way arising out of any cause, matter or thing done or omitted to be done existing at any time up to the later of the date of this release, or *[Insert reference to effective date of event giving rise to this Release, i.e. the effective renewal, transfer or sale of the Restaurant described below]*, including, without limitation, for or by reason of or in any way arising out of the franchise agreement, sublease, confidentiality agreement, *[Insert description of event giving rise to this Release, i.e. the renewal, transfer or sale of the Restaurant at [ADDRESS] _____]* and any other agreement or instrument entered into between the Releasor(s) and PPF relating to *[ADDRESS] _____*.

The Releasor(s) further agrees not to make any Claim against any person, firm, limited liability company, corporation or other entity which might claim contribution, indemnity or other relief from the Releasees or any of them with respect to any such Claim. The provisions hereof will inure to the benefit of the heirs, executors, administrators, legal representatives, successors and assigns of the Releasees and will be binding upon the heirs, executors, administrators, legal representatives, successors and assigns of the Releasor(s).

[If required, insert language necessary to make this Release effective under federal and state law.]

IN WITNESS WHEREOF, the Releasor(s), do(es) execute this release as of this

_____.

FRANCHISE GUARANTOR

OPERATING COMPANY

By: _____
(Authorized Signatory)

SCHEDULE C

SECRECY AND CONFIDENTIALITY AGREEMENT made the ____ day of _____, 2025.

BETWEEN:

PITA PIT FRANCHISING, LLC
(hereinafter called "Franchisor")

OF THE FIRST PART;

- and -

(hereinafter called the "Franchisee")

OF THE SECOND PART;

- and -

(hereinafter called the "Employee")

OF THE THIRD PART:

WHEREAS, the Franchisee has been licensed by the Franchisor to operate PITA PIT® franchised business (hereinafter called the "Restaurant");

AND WHEREAS, as a condition to the Franchisee being so licensed, the Franchisee agreed to cause its employees and others to enter into this agreement.

NOW, THEREFORE, in consideration of the Franchisee employing the Employee or continuing such employment in the operation of the Restaurant and in consideration of other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Employee covenants and agrees as follows:

1. The Employee hereby acknowledges and agrees that any information concerning any customers of the Franchisee or any trade secrets, specifications, documents and data relating to the techniques for, methods of, or practice in the operation of the Restaurant is provided to the Employee in confidence and that the same is the property of the Franchisee and/or the Franchisor and represents valuable proprietary rights of the Franchisee and/or the Franchisor. The Employee agrees that, except as may be authorized in writing by the Franchisee, he will not divulge or communicate to any person, limited liability company, corporation, partnership, trust or other entity, either during the term of the Employee's employment or thereafter, any such knowledge or information or use any of the same other than for the purpose of or in connection with his employment by the Franchisee with respect to the operation of the Restaurant.

The obligations of the Employee under this paragraph will not apply to information:

- (a) which at the time of disclosure is readily available to the public;

- (b) which after disclosure becomes readily available to the public, otherwise than by reason of a breach of this Agreement by the Employee;
 - (c) which is subsequently lawfully and in good faith obtained by the Employee from an independent third party having the right to publicly disclose the information; or
 - (d) which the Recipient is by law required to disclose or which the Employee discloses as a necessarily incidental part of performing the Employee's duties under this Agreement.
2. The Employee agrees to cooperate with any confidentiality requirements of the Franchisor or the Franchisee. The Employee will immediately notify the Franchisee of any unauthorized disclosure or use of Trade Secrets or Confidential Information of which the Employee becomes aware.
 3. Upon termination of the Employee's employment with the Franchisee for any reason whatsoever, the Employee will forthwith surrender to the Franchisee any and all materials in the possession or under the control of the Employee and relating in any manner to the Restaurant.
 4. A breach of the obligations in this Agreement will cause irreparable harm to PITA PIT. Since a remedy at law for a breach of the obligations in this section would be inadequate, the Employee hereby consents to the Franchisor or Franchisee seeking and obtaining from a court having jurisdiction an order of specific performance, an injunction, a restraining order or other equitable relief to enforce the provisions of this Agreement.
 5. Should any part of this Agreement be declared invalid by a court of law, such decision will not affect the validity of any remaining portion which remains in full force and effect as if the invalid portion was never a part of this Agreement when it was executed. If a court of law determines that the information the Franchisee or Franchisor seeks to protect is merely confidential and does not rise to the level of a trade secret and
 - (i) under State law, this Agreement is overly restrictive as to time, then the post-termination confidentiality obligations applicable to such information will only be effective for twenty-four (24) months from the date of termination or such lesser time as the court determines is reasonable; or
 - (ii) under State law, this Agreement is overly restrictive as to geography, then the post-termination confidentiality obligations applicable to such information will only be effective within five (5) miles of the Restaurant or any other PITA PIT location in the United States or such lesser geographic limitation as the court determines is reasonable.
 6. The waiver by the Franchisee or the Franchisor of strict compliance or performance of any of the terms and conditions of this agreement or any breach thereof on the part of the Employee will not be held or deemed to be a waiver of any subsequent failure to comply strictly with or perform the same or any other term or condition of this agreement or any breach hereof.
 7. This agreement may not be assigned by the Employee. This agreement will inure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, administrators, successors and permitted assigns, as the case may be.

IN WITNESS WHEREOF this agreement has been executed by the parties as of the day and year first above written.

PITA PIT FRANCHISING, LLC

By: Its Sole Member,

Pita Pit USA 4.0, Inc.

By: _____

PETER RIGGS
President

(FRANCHISEE OP CO)

By: _____

Authorized Signatory

EMPLOYEE

NAME

EXHIBIT D

STATE AMENDMENTS TO THE FRANCHISE AGREEMENT

See attached.

**AMENDMENT TO
FRANCHISE AGREEMENT AND DEVELOPMENT AGREEMENT FOR PITA PIT
FRANCHISING, LLC
FOR THE STATE OF CALIFORNIA**

The Franchise Agreement between _____ (“Franchisee” or “You”) and **Pita Pit Franchising, LLC** dated _____, 20__ and, if applicable, the Development Agreement between You and **Pita Pit Franchising, LLC** dated _____, 20__ (the Franchise Agreement and, if applicable, the Development Agreement, being hereinafter collectively referred to as the “Agreement”) may, to the extent required by applicable and enforceable state law, be superseded as follows (the “Amendment”):

CALIFORNIA LAW MODIFICATIONS

1. The California Department of Business Oversight requires that certain provisions contained in franchise documents be amended to be consistent with California law, including the California Franchise Investment Law, CAL. BUS. & PROF. CODE Section 31000 et seq., and the California Franchise Relations Act, CAL. BUS. & PROF. CODE Section 20000 et seq (collectively the “Acts”). To the extent that the Agreement contains provisions that are inconsistent with the following, such provisions are hereby amended:

- a. If the Agreement provides for termination upon bankruptcy. This provision may not be enforceable under federal bankruptcy law (11 U.S.C.A. Sec. 101 et seq.).
- b. If the Franchisee is required in the Agreement to execute a release of claims, such release shall exclude claims arising under the Acts (such as those contained in Sections 4(2)(g), 6(4) and 15(2)(c) of the Franchise Agreement).
- c. If the Agreement requires payment of liquidated damages that is inconsistent with California Civil Code Section 1671, the liquidated damage clause may be unenforceable.
- d. If the Agreement contains a covenant not to compete which extend beyond the expiration or termination of the Agreement, the covenant may be unenforceable under California law.
- e. The Agreement requires binding arbitration. The arbitration will occur in Coeur d’Alene, Idaho with each party bearing its own costs and the costs of arbitration and administration being apportioned by the arbitrator. Prospective franchisees are encouraged to consult private legal counsel to determine the applicability of California and federal laws (such as Business and Professions Code Section 20040.5, Code of Civil Procedure Section 1281, and the Federal Arbitration Act) to any provisions of the Agreement restricting venue to a forum outside the State of California.
- f. If the Agreement requires that it be governed by a state's law, other than the State of California, such requirement may be unenforceable.

2. Each provision of this Amendment shall be effective only to the extent that the jurisdictional requirements of the California law applicable to the provision are met independent of this Amendment. This Amendment shall have no force or effect if such jurisdictional requirements are not met.

3. This Amendment supersedes any inconsistent provision in the Agreement, but only to the extent necessary to make the Agreement consistent with the then valid requirements of an applicable and enforceable state law and only for so long as such state law remains in effect.

IN WITNESS WHEREOF, the Franchisee on behalf of itself and its equity owners acknowledges that it has read and understands the contents of this Amendment and that it has had the opportunity to obtain the advice of counsel. The parties have duly executed and delivered this Amendment to the Agreement on _____, 20__.

PITA PIT FRANCHISING, LLC

FRANCHISEE

By: _____
Name: _____
Title: _____

By: _____
Name: _____
Title: _____

**AMENDMENT TO
FRANCHISE AGREEMENT AND DEVELOPMENT AGREEMENT
FOR PITA PIT FRANCHISING, LLC
FOR THE STATE OF ILLINOIS**

The Pita Pit Franchise Agreement between _____ (“Franchisee” or “You”) and Pita Pit Franchising, LLC dated _____, 20__ and, if applicable, the Development Agreement between You and **Pita Pit Franchising, LLC** dated _____, 20__ (the Franchise Agreement and, if applicable, the Development Agreement, being hereinafter collectively referred to as the “Agreement”) may, to the extent required by applicable and enforceable state law, be superseded as follows (the “Amendment”):

ILLINOIS LAW MODIFICATIONS

1. Illinois law governs the Franchise Agreement and Development Agreement.

In conformance with Section 4 of the Illinois Franchise Disclosure Act, any provision in a franchise agreement that designates jurisdiction and venue in a forum outside of the State of Illinois is void. However, a franchise agreement may provide for arbitration to take place outside of Illinois.

Your rights upon Termination and Non-Renewal of an agreement are set forth in sections 19 and 20 of the Illinois Franchise Disclosure Act.

In conformance with section 41 of the Illinois Franchise Disclosure Act, any condition, stipulation or provision purporting to bind any person acquiring any franchise to waive compliance with the Illinois Franchise Disclosure Act or **any other law of Illinois** is void.

No statement, questionnaire, or acknowledgment signed or agreed to by a franchisee in connection with the commencement of the franchise relationship shall have the effect of (i) waiving any claims under any applicable state franchise law, including fraud in the inducement, or (ii) disclaiming reliance on any statement made by any franchisor, franchise seller, or other person acting on behalf of the franchisor. This provision supersedes any other term of any document executed in connection with the franchise.

IN WITNESS WHEREOF, the Franchisee on behalf of itself and its equity owners acknowledges that it has read and understands the contents of this Amendment and that it has had the opportunity to obtain the advice of counsel. The parties have duly executed and delivered this the Agreement on _____, 20__.

PITA PIT FRANCHISING, LLC

FRANCHISEE

By: _____
Name: _____
Title: _____

By: _____
Name: _____
Title: _____

**EXHIBIT D - AMENDMENT
STATE OF ILLINOIS**

**AMENDMENT TO
FRANCHISE AGREEMENT AND DEVELOPMENT AGREEMENT
FOR PITA PIT FRANCHISING, LLC
FOR THE STATE OF INDIANA**

The Pita Pit Franchise Agreement between _____ (“Franchisee” or “You”) and Pita Pit Franchising, LLC dated _____, 20__ and, if applicable, the Development Agreement between You and **Pita Pit Franchising, LLC** dated _____, 20__ (the Franchise Agreement and, if applicable, the Development Agreement, being hereinafter collectively referred to as the “Agreement”) may, to the extent required by applicable and enforceable state law, be superseded as follows (the “Amendment”):

INDIANA LAW MODIFICATIONS

1. The Indiana Securities Commissioner requires that certain provisions contained in franchise documents be amended to be consistent with Indiana law, including the Indiana Franchises Act, Ind. Code Ann. " 1 - 51 (1994) and the Indiana Deceptive Franchise Practices Act, Inc. Code Ann. ' 23-2-2.7 (1985) (individually the “Act” and collectively the “Acts”). To the extent that the Agreement contains provisions that are inconsistent with the following, such provisions are hereby amended:
 - a. The Indiana Deceptive Franchise Practices Act provides rights to You concerning non-renewal and termination of this Agreement. To the extent the Agreement contains a provision that is inconsistent with the Act, the Act will control.
 - b. If the Franchisee is required in the Agreement to execute a release of claims or to acknowledge facts that would negate or remove from judicial review any statement, misrepresentation or action that would violate the Acts, or a rule or order under the Acts, such release shall exclude claims arising under the Acts, and such acknowledgments shall be void with respect to claims under the Acts.
 - c. If the Agreement contains covenants not to compete upon expiration or termination of the Agreement that are inconsistent with the Indiana Deceptive Franchise Practices Act, the requirements of the Act will control.
 - d. The Indiana Deceptive Franchises Practices Act provides that substantial modification of the Agreement by Pita Pit Franchising, LLC requires written consent of the Franchisee. If the Agreement contains provisions that are inconsistent with this requirement, the Act will control.
 - f. If the Agreement requires litigation to be conducted in a forum other than the State of Indiana, the requirement may be unenforceable as a limitation on litigation under the Indiana Deceptive Franchise Practices Act ' 23-2-2.7(10).
 - g. If the Agreement requires that it be governed by a state's law, other than the State of Indiana, to the extent that such law conflicts with the Acts, the Acts will control.

2. Each provision of this Amendment shall be effective only to the extent that the jurisdictional requirements of the Acts, with respect to each such provision, are met independent of this Amendment. This Amendment shall have no force or effect if such jurisdictional requirements are not met.

3. This Amendment supersedes any inconsistent provision in the Agreement, but only to the extent necessary to make the Agreement consistent with the then valid requirements of an applicable and enforceable state law and only for so long as such state law remains in effect.

IN WITNESS WHEREOF, the Franchisee on behalf of itself and its equity owners acknowledges that it has read and understands the contents of this Amendment and that it has had the opportunity to obtain the advice of counsel. The parties have duly executed and delivered this Amendment to the Agreement on _____, 20__.

PITA PIT FRANCHISING, LLC

FRANCHISEE

By: _____
Name: _____
Title: _____

By: _____
Name: _____
Title: _____

**AMENDMENT TO
FRANCHISE AGREEMENT AND DEVELOPMENT AGREEMENT
FOR PITA PIT FRANCHISING, LLC
FOR THE STATE OF MARYLAND**

The Pita Pit Franchise Agreement between _____ (“Franchisee” or “You”) and Pita Pit Franchising, LLC dated _____, 20__ and, if applicable, the Development Agreement between You and **Pita Pit Franchising, LLC** dated _____, 20__ (the Franchise Agreement and, if applicable, the Development Agreement, being hereinafter collectively referred to as the “Agreement”) are amended as follows (the “Amendment”):

MARYLAND LAW MODIFICATIONS

1. The Maryland Securities Division requires that certain provisions contained in franchise documents be amended to be consistent with Maryland law, including the Maryland Franchise Registration and Disclosure Law, MD. BUS. REG. CODE ANN. §14-201 et seq. (2010 Repl. Vol. and Supp. 2011) and the rules and regulations promulgated thereunder (the “Act”). To the extent that the Agreement contains provisions that are inconsistent with Maryland law, including the Act, such provisions are hereby amended by the following:

a. Each provision in the Agreement requiring you to execute a release of claims as a condition of renewal, sale, assignment, transfer or upon termination and each release that you may be required to sign as a condition to entering into a Franchise Agreement for an additional Restaurant at a reduced Continuing Fee percentage that would negate or remove from judicial review any statement, misrepresentation or action that violates the Act will exclude claims arising under the Act.

b. No representation or acknowledgement in the Agreement will act as a release, estoppel or waiver of any liability incurred under the Act.

c. Any limitation of claims provisions in the Agreement will not act to reduce the 3 year statute of limitations afforded a franchisee for bringing a claim under the Act. Claims under the Act must be brought within 3 years after the grant of the franchise to the Franchisee.

d. If the Agreement requires litigation to be conducted in a forum other than the State of Maryland, the requirement will not be interpreted to limit any rights Franchisee may have under the Act to bring suit in the State of Maryland.

e. The Act permits a franchisee to bring a lawsuit in Maryland for claims arising under the Act.

2. Based upon the franchisor’s financial condition, the Maryland Securities Commissioner has required a financial Assurance. Therefore, all initial fees and payments owed by franchisees shall be deferred until the franchisor completes its pre-opening obligations under the franchise agreement and the Restaurant opens. In addition, all development fees and initial payments by

**EXHIBIT D - AMENDMENT
STATE OF MARYLAND**

area developers shall be deferred until the first franchise under the development agreement opens. As such, the provisions in Section 3(1) of the Franchise Agreement and Section 5.1 of the Development Agreement that provide for payment of the Initial Franchise Fee by you and the payment of the Development Fees by you before we have met all of our material pre-opening obligations to you, are hereby amended to state that the payment is deferred until you open the Restaurant or first Restaurant for Zone Franchisees. Upon meeting all of our pre-opening obligations to you, all deferred payments will become immediately due and payable by you.

3. Each provision of this Amendment shall be effective only to the extent that the jurisdictional requirements of the Act, with respect to each such provision, are met independent of this Amendment. This Amendment shall have no force or effect if such jurisdictional requirements are not met.

IN WITNESS WHEREOF, the Franchisee on behalf of itself and its equity owners acknowledges that it has read and understands the contents of this Amendment and that it has had the opportunity to obtain the advice of counsel. The parties as evidence of their intent, to be legally bound by this Amendment have duly executed and delivered this Amendment on _____, 20__.

PITA PIT FRANCHISING, LLC

FRANCHISEE

By: _____
Name: _____
Title: _____

By: _____
Name: _____
Title: _____

**AMENDMENT TO
FRANCHISE AGREEMENT AND DEVELOPMENT AGREEMENT
FOR PITA PIT FRANCHISING, LLC
FOR THE STATE OF MINNESOTA**

The Pita Pit Franchise Agreement between _____ (“Franchisee” or “You”) and Pita Pit Franchising, LLC (“Pita Pit”) dated _____, 20__ and, if applicable, the Development Agreement between You and **Pita Pit Franchising, LLC** dated _____, 20__ (the Franchise Agreement and, if applicable, the Development Agreement, being hereinafter collectively referred to as the “Agreement”) may, to the extent required by applicable and enforceable state law, be superseded as follows (the “Amendment”):

MINNESOTA LAW MODIFICATIONS

1. The Commissioner of Commerce for the State of Minnesota requires that certain provisions contained in franchise documents be amended to be consistent with Minnesota Franchise Act, Miss. Stat. Section 80.01 et seq., and of the Rules and Regulations promulgated under the Act (collectively the “Act”). To the extent that the Agreement and disclosure document contains provisions that are inconsistent with the following, such provisions are hereby amended:

- (a) The Minnesota Department of Commerce requires that Pita Pit indemnify Minnesota licensees against liability to third parties resulting from claims by third parties that the Franchisee’s use of the Marks infringes trademark rights of the third party. Under Section 11(4) of the Agreement, Pita Pit does indemnify against the consequences of Franchisee’s use of the Marks but only to a maximum amount equal to the initial franchise fee paid by Franchisee. If this indemnification provision is inconsistent with Minnesota Department of Commerce requirements, it shall be superseded by these requirements and shall have no force or effect.
- (b) The Act, Sec. 80C.14, Subd. 4. requires, except in certain specified cases, that a franchisee be given written notice of a franchisor’s intention not to renew 180 days prior to expiration of the franchise and that the franchisee be given sufficient opportunity to operate the franchise in order to enable the franchisee the opportunity to recover the fair market value of the franchise as a going concern. If the Agreement contains a provision that is consistent with the Act, the provisions of the Agreement shall be superseded by the Act’s requirements and shall have no force or effect.
- (c) The Act, Sec. 80C.14, Subd. 3. requires, except in certain specified cases that a franchisee be given 90 days notice of termination (with 60 days to cure). If the Agreement contains a provision that is inconsistent with the Act, the provisions of the Agreement shall be superseded by the Act’s requirements and shall have no force or effect.
- (d) If the Franchisee is required in the Agreement to execute a release of claims or to acknowledge facts that would negate or remove from judicial review any statement, misrepresentation or action that would violate the Act, such release

**EXHIBIT D - AMENDMENT
STATE OF MINNESOTA**

shall exclude claims arising under the Act, and such acknowledgments shall be void with respect to claims under the Act.

- (e) If the Agreement requires it be governed by a state’s law, other than the State of Minnesota or provides for arbitration or mediation, these provisions shall not in any way abrogate or reduce any rights of the Franchisee as provided for in the Act, including the right to submit matters to the jurisdiction of the courts of Minnesota.
- (f) The Act, Sec. 80C17, Subd.5., states that no civil action may be commenced for violation of the Act more than 3 years after the cause of action accrues. Section 21(26)(f) of the Agreement also contains certain time limits on commencing actions under the Agreement. To the extent that these limitations are inconsistent with those under the Act, these provisions of the Agreement are superseded by the Act’s requirements and shall have no force or effect.

2. All initial fees and payments owed by franchisees shall be deferred until the franchisor completes its pre-opening obligations under the franchise agreement the Restaurant opens. In addition, all development fees and initial payments by area developers shall be deferred until the first franchise under the development agreement opens. As such, the provisions in Section 3(1) of the Franchise Agreement and Section 5.1 of the Development Agreement that provide for payment of the Initial Franchisee Fee by you and the payment of the Development Fees by you before we have met all of our material pre-opening obligations to you, are hereby amended to state that the payment is deferred until you open the Restaurant or first Restaurant for Zone Franchisees. Upon meeting all of our pre-opening obligations to you, all deferred payments will become immediately due and payable by you.

3. Each provision of this Agreement shall be effective only to the extent that the jurisdictional requirements of the Minnesota law, applicable to the provision, are met independent of this Amendment. This Amendment shall have no force or effect if such jurisdictional requirements are not met.

4. This Amendment supersedes any inconsistent provision in the Agreement, but only to the extent necessary to make the Agreement consistent with the then valid requirements of an applicable and enforceable state law and only for so long as such state law remains in effect.

IN WITNESS WHEREOF, the Franchisee on behalf of itself and its equity owners acknowledges that it has read and understands the contents of this Amendment and that it has had the opportunity to obtain the advice of counsel. The parties have duly executed and delivered this Amendment to the Agreement on _____, 20__.

PITA PIT FRANCHISING, LLC

FRANCHISEE

By: _____
Name: _____
Title: _____

By: _____
Name: _____
Title: _____

**AMENDMENT TO
FRANCHISE AGREEMENT AND DEVELOPMENT AGREEMENT
FOR PITA PIT FRANCHISING, LLC
FOR THE STATE OF NEW YORK**

The Pita Pit Franchising, LLC Franchise Agreement between _____ (“Franchisee” or “You”) and Pita Pit Franchising, LLC dated _____, 20__ and, if applicable, the Development Agreement between You and **Pita Pit Franchising, LLC** dated _____, 20__ (the Franchise Agreement and, if applicable, the Development Agreement, being hereinafter collectively referred to as the “Agreement”) may, to the extent required by applicable and enforceable state law, be superseded as follows (the “Amendment”):

NEW YORK LAW MODIFICATIONS

1. The New York Department of Law required that certain provisions contained in franchise documents be amended to be consistent with New York law, including the General Business Law, Article 33, Sections 680 through 695 (1989) (the “Act”). To the extent that the Agreement contains provisions that are inconsistent with the following, such provisions are hereby amended:

If the Franchisee is required in the Agreement to execute a release of claims or to acknowledge facts that would negate or remove from judicial review any statement, misrepresentation or action that would violate the Act or any regulation, rule or order under the Act, such release shall exclude claims arising under the Act or any regulation, rule or order under the Act, and such acknowledgement shall be void. It is the intent of this provision that the non-waiver provisions of Sections 687.4 and 687.5 of the Act be satisfied.

2. Each provision of this Amendment shall be effective only to the extent that the jurisdictional requirements of the Act. With respect to each such provision, are met independent of this Agreement. This Agreement shall have no force or effect if such jurisdictional requirements are not met.

3. This Amendment supersedes any inconsistent provision in the Agreement, but only to the extent necessary to make the Agreement consistent with the then valid requirements of an applicable and enforceable state law and only for so long as such state law remains in effect.

IN WITNESS WHEREOF, the Franchisee on behalf of itself and its equity owners acknowledges that it has read and understands the contents of this Amendment and that it has had the opportunity to obtain the advice of counsel. The parties have duly executed and delivered this Amendment to the Agreement on _____, 20__.

PITA PIT FRANCHISING, LLC

By: _____
Name: _____
Title: _____

FRANCHISEE

By: _____
Name: _____
Title: _____

**EXHIBIT D - AMENDMENT
STATE OF NEW YORK**

**AMENDMENT TO
FRANCHISE AGREEMENT AND DEVELOPMENT AGREEMENT
FOR PITA PIT FRANCHISING, LLC
FOR THE STATE OF NORTH DAKOTA**

The Pita Pit Franchise Agreement between _____ (“Franchisee” or “You”) and Pita Pit Franchising, LLC dated _____, 20__ and, if applicable, the Development Agreement between You and **Pita Pit Franchising, LLC** dated _____, 20__ (the Franchise Agreement and, if applicable, the Development Agreement, being hereinafter collectively referred to as the “Agreement”) may, to the extent required by applicable and enforceable state law, be superseded as follows (the “Amendment”):

NORTH DAKOTA LAW MODIFICATIONS

1. The North Dakota Securities Commissioner requires that certain provisions contained in franchise documents be amended to be consistent with North Dakota law, including the North Dakota Franchise Investment Law, North Dakota Century Code Annotated Chapter 51 19, Sections 51 19 01 through 51 19 17 (1993) (the “Act”). To the extent that the Agreement contains provisions that are inconsistent with the following, such provisions are hereby amended:

- a. Covenants not to compete during the terms of and upon termination or expiration of the Agreement are enforceable only under certain conditions according to North Dakota law, if the Agreement contains a covenant not to compete which is inconsistent with North Dakota law, the covenant may be unenforceable.
- b. If the Agreement requires mediation or arbitration to be conducted in a forum other than the State of North Dakota, the requirement may be unenforceable under the Act. Arbitration involving a franchise purchased in the State of North Dakota must be held either in a location mutually agreed upon prior to the arbitration or if the parties cannot agree on a location, the location will be determined by the arbitrator.
- c. If the Agreement requires litigation to be conducted in a forum other than the State of North Dakota, the requirement is void with respect to claims under the Act.
- d. If the Agreement requires payment of liquidated damages or a termination penalty, the requirement may be unenforceable under the Act.
- e. If the Agreement requires that it be governed by a state’s law, other than the State of North Dakota, North Dakota law will control.
- f. If the Agreement requires the Franchisee to waive the Franchisee’s right to a jury trial, the requirement may be unenforceable under North Dakota law.

**EXHIBIT D - AMENDMENT
STATE OF NORTH DAKOTA**

- g. If the Agreement requires the Franchisee to waive the Franchisee’s right to make a claim for exemplary or punitive damages, the requirement may be unenforceable under North Dakota law.
- h. If the Franchisee is required in the Agreement to execute a release of claims or to acknowledge facts that would negate or remove from judicial review any statement, misrepresentation or action that would violate the Act, or a rule or order under the Act, such release shall exclude claims arising under the Act, and such acknowledgments shall be void with respect to claims under the Act.
- i. If the Agreement requires the Franchisee to consent to a limitation of claims that is shorter than the statute of limitations under North Dakota law, the statute of limitations under North Dakota law applies.

2. All initial fees and payments owed by franchisees will be deferred until we complete our pre-opening obligations under the franchise agreement and the Restaurant opens for business. In addition, if you enter a Development Agreement (“development agreement”), all development fees and initial payments by such area developers will be deferred until the first franchise under the development agreements opens.

3. Each provision of this Amendment shall be effective only to the extent that the jurisdictional requirements of North Dakota law, including the Act, applicable to the provision, are met independent of this Amendment. This Amendment shall have no force or effect if such jurisdictional requirements are not met.

4. This Amendment supersedes any inconsistent provision in the Agreement, but only to the extent necessary to make the Agreement consistent with the then valid requirements of an applicable and enforceable state law and only for so long as such state law remains in effect.

IN WITNESS WHEREOF, the Franchisee on behalf of itself and its equity owners acknowledges that it has read and understands the contents of this Amendment and that it has had the opportunity to obtain the advice of counsel. The parties have duly executed and delivered this the Agreement on _____, 20__.

PITA PIT FRANCHISING, LLC

FRANCHISEE

By: _____
 Name: _____
 Title: _____

By: _____
 Name: _____
 Title: _____

**AMENDMENT TO
FRANCHISE AGREEMENT AND DEVELOPMENT AGREEMENT
FOR PITA PIT FRANCHISING, LLC
FOR THE STATE OF RHODE ISLAND**

The Pita Pit Franchise Agreement between _____ (“Franchisee” or “You”) and Pita Pit Franchising, LLC dated _____, 20__ and, if applicable, the Multi-Unit Development Zone Agreement between You and **Pita Pit Franchising, LLC** dated _____, 20__ (the Franchise Agreement and, if applicable, the Development Agreement, being hereinafter collectively referred to as the “Agreement”) may, to the extent required by applicable and enforceable state law, be superseded as follows (the “Amendment”):

RHODE ISLAND LAW MODIFICATIONS

1. The Rhode Island Securities Division requires that certain provisions contained in franchise documents be amended to be consistent with Rhode Island law, including the Franchise Investment Act, R.I. Gen. Law. ch. 395 Sec. 19-28.1-1 - 19-28.1-34 (the “Act”). To the extent that the Agreement contains provisions that are inconsistent with the following, such provisions are hereby amended:

- a. If this Agreement requires litigation to be conducted in a forum other than the State of Rhode Island, the requirement may be void under the Act.
- b. If the Agreement requires that it be governed by a state's law, other than the State of Rhode Island, to the extent that such law conflicts with the Act it may be void under the Act.
- c. If the Franchisee is required in this Agreement to execute a release of claims or to acknowledge facts that would negate or remove from judicial review any statement, misrepresentation or action that would violate the Act, or a rule or order under the Act, such release shall exclude claims arising under the Act, and such acknowledgments shall be void with respect to claims under the Act.

2. Each provision of this Amendment shall be effective only to the extent that the jurisdictional requirements of the Act, with respect to each such provision, are met independent of this Amendment. This Amendment shall have no force or effect if such jurisdictional requirements are not met.

3. This Amendment supersedes any inconsistent provision in the Agreement, but only to the extent necessary to make the Agreement consistent with the then valid requirements of an applicable and enforceable state law and only for so long as such state law remains in effect.

IN WITNESS WHEREOF, the Franchisee on behalf of itself and its equity owners acknowledges that it has read and understands the contents of this Amendment and that it has had the opportunity to obtain the advice of counsel. The parties have duly executed and delivered this Amendment to the Agreement on _____, 20__.

PITA PIT FRANCHISING, LLC

By: _____
Name: _____
Title: _____

FRANCHISEE

By: _____
Name: _____
Title: _____

**AMENDMENT TO
FRANCHISE AGREEMENT AND DEVELOPMENT AGREEMENT,
FRANCHISOR CONFIRMATION, AND RELATED AGREEMENTS FOR PITA PIT
FRANCHISING, LLC
FOR THE STATE OF WASHINGTON**

The Pita Pit Franchise Agreement between _____ (“Franchisee” or “You”) and Pita Pit Franchising, LLC (“Pita Pit”) dated _____, 20__ and, if applicable, the Development Agreement between You and **Pita Pit Franchising, LLC**, dated _____, 20__ (the Franchise Agreement and, if applicable, the Development Agreement, being hereinafter collectively referred to as the “Agreement”) is modified as follows (the “Amendment”):

WASHINGTON LAW MODIFICATIONS

1. The Director of the Washington Department of Financial Institutions requires that certain provisions contained in franchise documents be amended to be consistent with Washington law, including the Washington Franchise Investment protection Act, WA Rev. Code §§19.100.010 to 19.100.940 (1991) (the “Act”).

a. In accordance with communication from the Washington Department of Financial Institutions, Pita Pit Franchising, LLC must place your initial deposit into an escrow account where it will remain until your location opens for business. At that point Pita Pit Franchising, LLC may withdraw your initial deposit.

b. Franchisor does not have affiliates from whom are required to purchase products from.

c. In the event of a conflict of laws, the provisions of the Washington Franchise Investment Protection Act, Chapter 19.100 RCW will prevail.

d. RCW 19.100.180 may supersede the franchise agreement in your relationship with the franchisor including the areas of termination and renewal of your franchise. There may also be court decisions which may supersede the franchise agreement in your relationship with the franchisor including the areas of termination and renewal of your franchise.

e. In any arbitration or mediation involving a franchise purchased in Washington, the arbitration or mediation site will be either in the state of Washington, or in a place mutually agreed upon at the time of the arbitration or mediation, or as determined by the arbitrator or mediator at the time of arbitration or mediation. In addition, if litigation is not precluded by the franchise agreement, a franchisee may bring an action or proceeding arising out of or in connection with the sale of franchises, or a violation of the Washington Franchise Investment Protection Act, in Washington, RCW, Ch. 19.100. A release or waiver of rights executed by a franchisee may not include rights under the Washington

**EXHIBIT D - AMENDMENT
STATE OF WASHINGTON**

Franchise Investment Protection Act or any rule or order thereunder except when executed pursuant to a negotiated settlement after the agreement is in effect and where the parties are represented by independent counsel. Provisions such as those which unreasonably restrict or limit the statute of limitations period for claims under the Act, or rights or remedies under the Act such as a right to a jury trial, may not be enforceable.

f. Transfer fees are collectable to the extent that they reflect the franchisor's reasonable estimated or actual costs in effecting a transfer.

g. Pursuant to RCW 49.62.020, a noncompetition covenant is void and unenforceable against an employee, including an employee of a franchisee, unless the employee's earnings from the party seeking enforcement, when annualized, exceed \$100,000 per year (an amount that will be adjusted annual for inflation). In addition, a noncompetition covenant is void and unenforceable against an independent contractor of a franchisee under RCW 49.62.030 unless the independent contractor's earnings from the party seeking enforcement, when annualized, exceed \$250,000 per year (an amount that will be adjusted annually for inflation). As a result, any provisions contained in the franchise agreement or elsewhere that conflict with these limitations are void and unenforceable in Washington.

h. RCW 49.62.060 prohibits a franchisor from restricting, restraining, or prohibiting a franchisee from (i) soliciting or hiring any employee of a franchisee of the same franchisor or (ii) soliciting or hiring any employee of the franchisor. As a result, any such provisions contained in the franchise agreement or elsewhere are void and unenforceable in Washington.

2. The State of Washington has imposed a financial condition under which the initial franchise fees due will be deferred until the Franchisor has fulfilled its initial pre-opening obligations under the Franchise Agreement and the franchise is open for business. Because the Franchisor has material pre-opening obligations with respect to each franchised business the Franchisee opens under the Area Development Agreement, the State of Washington will require that the franchise fees be released proportionally with respect to each franchised business.

3. The condition of the transfer as provided in Section 15(2)(c) the Franchisee Agreement will not apply to Washington state franchises.

IN WITNESS WHEREOF, the Franchisee on behalf of itself and its equity owners acknowledges that it has read and understands the contents of this Amendment and that it has had the opportunity to obtain the advice of counsel. The parties have duly executed and delivered this Amendment to the Agreement on _____, 20__.

PITA PIT FRANCHISING, LLC

FRANCHISEE

By: _____
Name: _____
Title: _____

By: _____
Name: _____
Title: _____

**EXHIBIT D - AMENDMENT
STATE OF WASHINGTON**

**AMENDMENT TO
FRANCHISE AGREEMENT AND DEVELOPMENT AGREEMENT
FOR PITA PIT FRANCHISING, LLC
FOR THE STATE OF WISCONSIN**

The Pita Pit Franchising, LLC Agreement between _____ (“Franchisee” or “You”) and Pita Pit Franchising, LLC dated _____, 20__ and, if applicable, the Development Agreement between You and **Pita Pit Franchising, LLC** dated _____, 20__ (the Franchise Agreement and, if applicable, the Development Agreement, being hereinafter collectively referred to as the “Agreement”) may, to the extent required by applicable and enforceable state law, be superseded as follows (the “Amendment”):

WISCONSIN LAW MODIFICATIONS

1. The Securities Commissioner of the State of Wisconsin requires that certain provisions contained in franchise documents be amended to be consistent with Wisconsin Fair Dealership Law, Wisconsin Statutes, Chapter 135 (the “Act”). To the extent that the Agreement contains provisions that are inconsistent with the following, such provisions are hereby amended:

- (a) The Act, among other things, grants You the right, in most circumstances, to 90 days’ prior written notice of non-renewal and 60 days within which to remedy any claimed deficiencies. If the Agreement contains a provision that is inconsistent with the Act, the provisions of the Agreement shall be superseded by the Act’s requirements and shall have no force or effect.
- (b) If the Agreement requires that it be governed by a state’s law, other than the State of Wisconsin, to the extent that any provisions of the Agreement conflicts with the Act such provision shall be superseded by the Act’s requirements.

2. Each provision of this Amendment shall be effective only to the extent that the jurisdictional requirements of the Act, applicable to the provision, are met independent of this Amendment. This Amendment shall have no force or effect if such jurisdictional requirements are not met.

3. This Amendment supersedes any inconsistent provision in the Agreement, but only to the extent necessary to make the Agreement consistent with the then valid requirements of an applicable and enforceable state law and only for so long as such state law remains in effect.

**EXHIBIT D - AMENDMENT
STATE OF WISCONSIN**

IN WITNESS WHEREOF, the Franchisee on behalf of itself and its equity owners acknowledges that it has read and understands the contents of this Amendment and that it has had the opportunity to obtain the advice of counsel. The parties have duly executed and delivered this Amendment to the Agreement on _____, 20__.

PITA PIT FRANCHISING, LLC

By: _____
Name: _____
Title: _____

FRANCHISEE

By: _____
Name: _____
Title: _____

EXHIBIT E

**PITA PIT FRANCHISING, LLC
DEVELOPMENT AGREEMENT**

See Attached

PITA PIT FRANCHISING, LLC DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT (the “Development Agreement”), effective _____, (the “Effective Date”), is among PITA PIT FRANCHISING, LLC, an Idaho limited liability company (“Company”) and _____, a/an _____ limited liability company / _____ corporation (“Development Franchisee”).

BACKGROUND:

A. Company is the owner and operator of certain proprietary and other property rights and interests in and to the “PITA PIT” name and such other trademarks, trade names, service marks, logotypes, insignias, trade dress and designs used in connection with, and has developed a unique marketing plan and system (the “Pita Pit System”) for, the development, opening and operation of distinctive retail outlets specializing in the sale of pita sandwiches and such other menu items as Company may authorize from time to time (the Company’s business of franchising restaurants under the PITA PIT SYSTEM, being the “Franchising Business”).

B. Company desires to expand and develop the Franchising Business and seeks sophisticated and efficient development franchisees which will develop numerous restaurants for the Franchising Business within designated geographic zones.

C. Development Franchisee desires to build and operate multiple PITA PIT restaurants (PITA PIT restaurants to be built and operated by Development Franchisee being individually, a “Restaurant” and collectively, the “Restaurants”), and Company desires to grant to Development Franchisee the right to build and operate the Restaurants in accordance with the terms and upon the conditions contained in this Agreement.

AGREEMENT:

The parties, intending to be legally bound, agree as follows:

ARTICLE I

GRANT OF SPECIAL RIGHTS FRANCHISE

1.1 Grant of Rights at Locations

Company grants to Development Franchisee, and Development Franchisee accepts, the right, during the duration of this Development Agreement, to develop the Restaurants within the area described in Exhibit “A” (the “Development Zone”), upon the terms and subject to the conditions of this Development Agreement.

1.2 Zone Perimeter

Development Franchisee will not develop any Restaurant within the Development Zone that encroaches upon the exclusive territory of any PITA PIT restaurant located within or

immediately outside the Development Zone, as depicted in Exhibit “A.” To the extent such locations exist they will be disclosed by Franchisor as part of Exhibit “A.”

ARTICLE II

DEVELOPMENT FRANCHISEE’S DEVELOPMENT OBLIGATION

2.1 Minimum Development Obligation

Development Franchisee will construct, equip, open, and thereafter continue to operate within the Development Zone the cumulative number of Restaurants set forth in Exhibit “B” within each of the time periods (the “Development Periods”) specified in Exhibit “B” (the “Minimum Development Obligation”).

2.2 Force Majeure

Should Development Franchisee be unable to meet the Minimum Development Obligation solely as the result of Force Majeure, including, but not limited to strikes, material shortages, fires, floods, earthquakes, and other acts of God, or by force of law [including, but not limited to any legal disability of Company to deliver a Disclosure Document (as defined in Section 12.2) pursuant to Section 6.1], which result in the inability of Development Franchisee to construct or operate the Restaurant(s) within the Development Zone, and which Development Franchisee could not by the exercise of due diligence have avoided, the Development Periods will be extended by the amount of time during which such Force Majeure exists.

2.3 Additional Franchises

The Franchisor is under no obligation to grant the Development Franchisee the right to construct, equip, open and operate more Restaurants in the Development Zone than required under the Minimum Development Obligation.

ARTICLE III

DEVELOPMENT ZONE RIGHTS

3.1 Exclusivity

During the Duration, Company will not operate or grant a franchise to any other person to operate a PITA PIT restaurant within the Development Zone, except as specifically provided under this Development Agreement or under the Franchise Agreements.

3.2 Rights Maintained by the Company

Company may, directly or indirectly:

- operate, or grant franchises to operate, PITA PIT restaurants on any terms and conditions Company deems appropriate, at any locations other than within the Development

Zone, except that the Company will not operate or grant a franchise to any other person to operate a PITA PIT restaurant where the exclusive territory of such restaurant comes within one-half mile of the Development Zone, unless expressly authorized in writing by the Development Franchisee;

- operate, or grant franchises to operate, PITA PIT restaurants on any terms and conditions Company deems appropriate, at Institutions within the Development Zone;
- sell clothing and other merchandise bearing its names and trademarks to retail locations within the Development Zone;
- be acquired (regardless of the form of transaction) by a business providing products and services similar to or competitive with those provided by the Franchising Business, or the Restaurants, even if such business operates, franchises and/or licenses competitive businesses within the Development Zone.

3.3 “Institution” Defined

“Institution” means any facility where the owner or operator wants designated food services for those people who reside, work, attend and/or visit at the facility, including, without limitation, shopping centers, office complexes, universities, colleges, hospitals and other health care facilities, airports, military installations, sports complexes and venues (such as ski lodges and/or villages, etc.), museums, factories and corporate campuses and includes any land or building that is owned or leased by the owner or operator.

3.4 Delivery Overlap

This Development Agreement does not grant Development Franchisee any exclusivity concerning the delivery of food and beverage products within the Development Zone. It is expressly understood by Development Franchisee that there may be PITA PIT restaurants within or outside of the Development Zone which are closer to specific customers within the Development Zone and that those customers may call such restaurants for deliveries and such restaurants are permitted to deliver.

ARTICLE IV

DURATION OF AGREEMENT

4.1 Duration

The term of this Development Agreement (the “Duration”) will commence on the Effective Date and, unless sooner terminated under the terms of this Development Agreement, or extended as provided in Section 2.2, will expire upon the earlier of XX months/years from the Effective Date or the date the last Restaurant required to be opened under the Minimum Development Obligation is opened to the public.

4.2 Renewal

Development Franchisee will have no right to renew this Development Agreement. Provided should Development Franchisee not be in violation of this Agreement and request a new Development Zone the parties will work together to facilitate the same.

ARTICLE V

PAYMENTS BY DEVELOPMENT FRANCHISEE AND COMPANY

5.1 Development Fee

Development Franchisee will pay to Company in cash, by certified check or by wire transfer of readily available funds concurrent with the execution of this Development Agreement a development fee based upon the total number of Restaurants to be opened and operated during the Duration under the Minimum Development Obligation (the “Development Fee”). The Development Fee is as follows:

Development Agreement Obligation	Cost Basis per Restaurant	Development Fee
[Number] Restaurants	\$ ____ per Restaurant	\$00,000

5.2 Subject to the law of the state in which the Development Zone is located, the Development Fee will be non-refundable and deemed earned at the time of payment, but Development Franchisee will not be obligated to pay an initial franchise fee for each Restaurant opened under the Minimum Development Obligation.

ARTICLE VI

EXECUTION OF INDIVIDUAL FRANCHISE AGREEMENTS

6.1 Site Specific Franchisee

The Company recognizes that Development Franchisee may form individual and separate entities to be the Franchisee of each location within the Development Zone. These separate entities shall be referred to as a “Site Specific Franchisee.” Each Site-Specific Franchisee must be owned 50% by Development Franchisee (or by Development Franchisee’s shareholders or members). These separate Site-Specific Franchisee’s may be referred to herein as Affiliates of the Development Franchisee’s. Nothing herein shall prohibit the Development Franchisee from being the Site-Specific Franchisee for each location.

6.2 Site Approval, Submission of Disclosure Document, Execution of Franchise Agreement

Development Franchisee will use its best efforts to work with the Company and a local real estate broker, to locate a site for construction of a Restaurant and negotiate a lease as provided in the Franchise Agreement. After a site is located, Development Franchisee will submit to Company such information regarding the proposed site as Company may require, in the form which Company may from time to time require, together with the terms of any proposed lease relating to such site. Company may seek such additional information as it deems necessary within 30 days of receipt of all written site information customarily required by Company. Company will approve or reject the site in writing within 30 days of Company's receipt of the last requested information. Company will not unreasonably reject a proposed site.

Promptly upon approval of any site, Development Franchisee shall identify the Site-Specific Franchisee (which may be the Development Franchisee) that will be entering into the site-specific Franchise Agreement for the location and provide to Company all requested formation and control documents related to the Site-Specific Franchisee. Company then will transmit to Site-Specific Franchisee a Franchise Disclosure Document "FDD or Disclosure Document." Immediately upon receipt of the Disclosure Document, the Site-Specific Franchisee must return to Company a signed copy of the Acknowledgment of Receipt of the Disclosure Document. After the passage of any applicable disclosure period, the Company will then draft and email the Site-Specific Franchisee the Franchise Agreement for the site and any ancillary documents required under the Franchise Agreement.

6.3 Minimum Development Obligation Each Franchise Agreement's Monthly Continuing Fee

The Franchise Agreement for each Restaurant opened under the Minimum Development Obligation will be the Company's then current version and will have a monthly Continuing Fee of six percent (6.0%) of monthly Net Sales, as that term is defined in the Franchise Agreement.

6.4 Other Special Incentives Excluded

Development Franchisee acknowledges and agrees that in exchange for the special terms it has received under this Agreement, the Franchise Agreements entered under this Development Agreement will not be eligible for any other special incentives which are currently offered by the Franchisor, such as the VetFran discount, a reduced or rebated Initial Franchise Fee, or any other special incentives offered by the Franchisor, now or in the future, in its Franchise Disclosure Document.

ARTICLE VII
ASSIGNABILITY

7.1 Assignability by Company

Company may assign this Development Agreement, or any of its rights and privileges under it without Development Franchisee's consent; provided that, in respect to any assignment resulting in the subsequent performance by the assignee of the functions of Company, the assignee expressly assumes and agrees to perform such obligations. If the assignee expressly assumes and agrees to perform such obligations, the Company will no longer be liable for such obligations as such assignment shall be deemed a novation.

7.2 Assignability by Development Franchisee

Development Franchisee may not assign this Agreement to any other development entity. Notwithstanding this in relation to each specific site within the Development Zone, Development Franchisee may assign pursuant to the terms of this Agreement the franchise rights to a Site-Specific Franchisee, as the term is used in this Agreement. It is expressly understood that the Company will perform suitable background and credit checks on all proposed Site-Specific Franchisees (and its shareholders and members). Company must approve each Site-Specific Franchisee, which approval will not be unreasonably withheld.

ARTICLE VIII
CONFIDENTIALITY AND NON-COMPETE

8.1 Confidentiality

Development Franchisee recognizes and acknowledges that Company's trade secrets, confidential and propriety information including but not limited to the terms of this Development Agreement or information generally considered confidential by Company are valuable, special and unique assets of Company. Development Franchisee will not, during or after the Duration, in whole or in part, directly or indirectly, use, or disclose such secrets or confidential or proprietary information to any person, firm, corporation, association or other entity, for any reason or purpose but for the benefit of Company or as necessary to enable Development Franchisee to obtain financing pursuant to the rights and obligations contained herein. This provision shall continue in full force and effect in perpetuity.

8.2 In Term Non-Compete

Unless prohibited by the laws in the state the Development Zone is located, during the Duration of this Development Agreement, neither Development Franchisee, nor any officer, director, shareholder, member, manager or general partner or limited partner of a corporate, limited liability company or partnership franchisee, will either directly or indirectly, own, operate, advise, be employed by, or have any interest in any quick service restaurant that

features the sale of pita sandwiches, sandwich wraps or other food products featured by “PITA PIT” restaurants whether within or outside the Development Zone, without Company’s prior written consent.

8.3 Post-Term Non-Compete

Unless prohibited by the laws in the state the Development Zone is located, during a 2 year period after the expiration or termination of this Development Agreement, for any reason, neither Development Franchisee, nor any officer, director, shareholder, member, manager or general partner or limited partner of a corporate, limited liability company or partnership franchisee, will, either directly or indirectly, own, operate, advise, be employed by, or have any interest in any quick service restaurant that features the sale of pita sandwiches or other food products featured by “PITA PIT” restaurants, within the Development Zone or within 5 miles of the Development Zone, without Company’s prior written consent. In applying for such consent, Development Franchisee will have the burden of establishing that any such activity by it will not involve the use of benefits provided under this Development Agreement or constitute unfair competition with Company or other franchisees of Company.

8.4 Modification

The parties have attempted in Sections 8.2 and 8.3 above to limit the Development Franchisee’s right to compete only to the extent necessary to protect the Company and other franchisees from unfair competition. The parties hereby expressly agree that if the scope or enforceability of Section 8.2 or 8.3 is disputed at any time by Development Franchisee, a court or arbitrator, as the case may be, may modify either or both of such provisions to the extent that it deems necessary to make such provision(s) enforceable under applicable law. In addition, the Company reserves the right to reduce the scope of either, or both, of said provisions without Development Franchisee’s consent, at any time or times, effective immediately upon notice to Development Franchisee.

ARTICLE IX

TERMINATION

9.1 Termination Pursuant to a Material Breach

This Agreement may be terminated by Company for cause provided Company will give Development Franchisee a ten (10) day notice to cure. Such termination notice will set forth the material breach so that the Development Franchisee shall have the opportunity to cure the material breach within the notice period. Material breach, as used herein, will specifically include, among other things, the following:

- Failure of Development Franchisee to meet the Minimum Development Obligation within the Development Periods.

- If Development Franchisee or an Affiliate commits an event of termination under a Franchise Agreement with the Company that is not cured within any applicable cure period, whether or not the Franchise Agreement is subsequently terminated by the Company.
- Failure of any Restaurant opened under this Agreement to meet all quality and operational standards as determined by Company, from time to time, including but not limited to any required periodic franchise evaluation performance standards.
- If Development Franchisee or an Affiliate breaches any provision of Article 8 of this Agreement.
- If Development Franchisee or an Affiliate has any involvement with a restaurant that in any way serves pita sandwiches or operates like or looks like any PITA PIT restaurant, except pursuant to, and in accordance with, a valid and effective Franchise Agreement with Company.
- If Development Franchisee uses the PITA PIT SYSTEM or any other names, marks, systems, logos, symbols or rights which are the property of Company, except pursuant to, and in accordance with, a valid and effective Franchise Agreement with Company.
- If Development Franchisee makes, or has made, any misrepresentations to Company in connection with obtaining this Development Agreement, any Pita Pit Franchise Agreement or in acquiring, developing or constructing any Restaurant.
- If Development Franchisee defaults in the performance of any other material obligation under this Agreement.
- If Development Franchisee or an Affiliate (A) becomes insolvent by reason of net worth or admits its inability to pay its debts as they mature, (B) is adjudicated a bankrupt, or (C) files or has filed against it a petition in bankruptcy, reorganization or similar proceedings.
- If a receiver, permanent or temporary, of the business, assets or property of Development Franchisee or an Affiliate, or any part thereof, is appointed by a court of competent jurisdiction.
- If Development Franchisee or an Affiliate requests the appointment of a receiver or makes a general assignment for the appointment of a receiver or makes a general assignment for the benefit of creditors.
- If Development Franchisee or an Affiliate repeatedly fails to comply with one or more requirements of this Development Agreement or any other agreement with Company or any of its Affiliates, whether or not corrected after notice.
- If Development Franchisee (or any member or shareholder therein) is convicted of any felony or any other crime involving moral turpitude.

9.2 Effect of Termination

Upon the expiration or termination of this Development Agreement, Development Franchisee will have no further right to construct, equip, own, open or operate additional PITA PIT restaurants which are not, at the time of such expiration or termination, the subject of a then existing Franchise Agreement between Development Franchisee or Affiliate, and Company which is in full force and effect.

ARTICLE X

CORPORATE, LIMITED LIABILITY COMPANY OR PARTNERSHIP FRANCHISEE

10.1 Corporate, Limited Liability Company or Partnership Franchisee

- If Development Franchisee is a corporation, limited liability company or limited partnership, set forth below is the name and address of each shareholder, member or partner in Development Franchisee:

NAME	ADDRESS	NUMBER OF SHARES OR PERCENTAGE INTEREST

- If Development Franchisee is a corporation, limited liability company or limited partnership, set forth below is the name and address of each director, manager or general partner, as applicable, of Development Franchisee:

NAME	ADDRESS

- The address where Development Franchisee’s financial Records, and corporate, limited liability company or partnership records, as applicable, are maintained is:

- If Development Franchisee is a corporation, limited liability company or partnership, set forth below are the names, and addresses and titles of Development Franchisee’s principal officers, members, managers or partners who will be devoting their full time to the Franchised Business of Development Franchisee:

NAME	ADDRESS

- If Development Franchisee is a corporation, limited liability company or partnership, set forth below is the jurisdiction under which it was incorporated or formed, together with the registered agent’s name and address:

STATE	REGISTERED AGENT’S NAME AND ADDRESS

- Development Franchisee will notify Company in writing within 10 days of any change in the information set forth in subparagraphs (a) through (e) above.
- Development Franchisee will promptly provide such additional information as Company may from time-to-time request concerning all persons who may have any direct or indirect financial interest in Development Franchisee.

ARTICLE XI

GENERAL CONDITIONS AND PROVISIONS

11.1 Relationship of Development Franchisee to Company

It is expressly agreed that the parties intend by this Development Agreement to establish between Company and Development Franchisee the relationship of franchisor and franchisee. It is further agreed that Development Franchisee has no authority to create or assume in Company's name or on behalf of Company, any obligation, express or implied, or to act or purport to act as agent or representative on behalf of Company for any purpose whatsoever. Neither Company nor Development Franchisee is the employer, employee, agent, partner or co-venturer of or with the other, each being independent. Development Franchisee agrees that it will not hold itself out as the agent, employee, partner or co-venturer of Company. All employees hired by or working for the Development Franchisee will be the employees of Development Franchisee and will not, for any purpose, be deemed employees of Company or subject to Company control. Each of the parties agrees to file its own tax, regulatory and payroll reports with respect to its respective employees and operations, saving and indemnifying the other party to this Development Agreement of and from any related liability of any nature whatsoever.

11.2 Indemnity by Development Franchisee

Development Franchisee hereby agrees to protect, defend and indemnify Company, and all of its past, present and future shareholders, and Affiliates, and each of their officers, directors, employees, attorneys and designees and hold them harmless from and against any and all costs and expenses, including attorneys' fees, accountants and expert witness fees, costs of investigation, travel and living expenses, court costs, losses, liabilities, damages, claims and demands of every kind or nature suffered by them on account of (i) any actual or alleged loss, injury or damage to any person, partnership, limited liability company, corporation, or any other private or public entity or authority or to any property arising out of, or in connection with, Development Franchisee's or one of its Affiliate's operation of the Restaurants, and (ii) any breach by Development Franchisee of its obligations under this Development Agreement.

11.3 No Consequential Damages for Legal Incapacity

Company will not be liable to Development Franchisee for any consequential damages, including but not limited to lost profits, interest expense, increased construction or occupancy costs, or other costs and expenses incurred by Development Franchisee by reason of any delay in the delivery of Company's Disclosure Document or otherwise.

11.4 No Liability

Company will not be responsible or otherwise liable for any injury, loss, or damage resulting from, occasioned to or suffered by any person or persons or to any property because of any products sold or services provided by it to Development Franchisee.

11.5 Entire Agreement

This Development Agreement and the Exhibits attached to it constitute the entire agreement between the parties and supersedes all previous agreements and understandings between the parties in any way relating to the subject matters of this Development Agreement. Nothing in this or in any related agreement, however, is intended to disclaim the representations made by Company in the Disclosure Document (as defined in Section 12.2) that Company furnished to Development Franchisee.

11.6 Modification of Development Agreement

No modification of the Development Agreement will be binding unless agreed to in writing by both parties.

11.7 Legal Fees

If it is established that Development Franchisee has breached any of the terms and conditions of this Agreement, the Development Franchisee hereby agrees to pay all costs and expenses including legal fees that may be incurred or paid by Company in enforcing its rights and remedies under this Development Agreement.

11.8 Joint and Severable

If two or more individuals, corporations, limited liability companies, partnerships or other entities (or any combination of two or more of them) signs or is subject to the terms and conditions of this Development Agreement as Development Franchisee, the liability of each of them under this Development Agreement will be deemed to be joint and several.

11.9 Severability

If for any reason whatsoever, any term or condition of this Development Agreement or its application to any party or circumstances is to any extent found to be invalid or unenforceable, all other terms and conditions of this Development Agreement and/or the application of such terms and conditions to parties or circumstances, other than those as to which it is held invalid or unenforceable, will not be affected thereby and each term and condition of this Development Agreement will be separately valid and enforceable to the fullest extent permitted by law.

11.10 Notices.

All notices, consents, approvals, statements, authorizations, documents, or other communications (collectively “notices”) required or permitted to be given hereunder will be in writing, and will be delivered personally, sent by nationally recognized overnight courier, sent by email, or mailed by certified mail return receipt requested, postage prepaid, to the said parties at their respective addresses set forth hereunder, namely:

To the Company 105 North 4th Street, Suite 201
Coeur d'Alene, ID 83814
Telephone: (208) 765-3326
Facsimile: (208) 763-0442
Email: legal@pitapitusa.com

To Development Franchisee at: _____

Telephone:

Facsimile:

Email:

Or at any such other address or addresses as may be given by any of them to the other in writing from time to time. Such notices, if mailed, will be deemed to have been received on the fifth business day following such mailing, or, if delivered personally, will be deemed to have been received on the day delivered, if a business day, or if not a business day, on the next business day following the day delivered, or, if sent by courier, will be deemed to have been received on the day delivered as indicated by the courier company, or, if sent by email, will be deemed to have been received on the day of electronic delivery; provided that if such notice has been mailed and if mail service is interrupted by strike or other irregularity before the deemed receipt of such Notice, as aforesaid, then such Notice will not be effective unless delivered.

11.11 Headings, Article Numbers

The headings, article numbers, and table of contents appearing in this Development Agreement, or any schedule hereto, are inserted for convenience of reference only and will not in any way affect the construction or interpretation of this Agreement.

11.12 Applicable Laws

Notwithstanding the location of the Restaurants and the location of Development Franchisee's principal office, it is specifically agreed that this Agreement and all collateral agreements will be construed and governed in accordance with the substantive laws of the State of Idaho without reference to its conflicts of law, except as may otherwise be provided in this Development Agreement. The parties agree that any franchise law or business opportunity law of the State of Idaho, now in effect, or adopted or amended after the date of this Agreement, will not apply to franchises located outside of the State of Idaho.

11.13 Time of the Essence

Time will be of the essence concerning every obligation, covenant, and commitment of the Development Franchisee under this Development Agreement and of each and every part of it.

11.14 Waiver of Obligations

Company may by written instrument unilaterally waive any obligation of or restriction upon Development Franchisee under this Development Agreement. No acceptance by Company of any payment by Development Franchisee and no failure, refusal or neglect of either of them to exercise any right under this Agreement or to insist upon full compliance by Development Franchisee with Development Franchisee's obligations hereunder, including without limitation, any mandatory specification, standard or operating procedure, will constitute a waiver of any provision of this Agreement.

11.15 Further Assurances

Each of the parties hereto hereby covenants and agrees to execute and deliver such further and other agreements, assurances, undertakings, acknowledgments or documents, cause such meetings to be held, resolutions passed and by-laws enacted, exercise their vote and influence and do and perform and cause to be done and performed any further and other acts and things as may be necessary or desirable in order to give full effect to this Development Agreement and every part of it.

11.16 Binding Agreement

Subject to the restrictions on assignment in this Development Agreement, it will inure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, administrators, successors and assigns.

11.17 Rights of Company are Cumulative

The rights of Company under this Development Agreement are cumulative and no exercise of enforcement by Company of any right or remedy under this Agreement will preclude the exercise or enforcement by it of any other right or remedy under this Agreement, of which they are otherwise entitled by law to enforce.

11.18 Dispute Resolution

Company and Development Franchisee want to settle all issues quickly, amicably, and in the most cost-effective fashion. To accomplish these goals, Company and Development Franchisee agree to the following provisions for resolution of any dispute or claim, including any statutory claim, arising out of or relating to this Development Agreement (a "Dispute"):

- Company and Development Franchisee agree to first notify each other in writing of any Dispute. The written notification will specify, to the fullest extent possible, the notifying party's version of facts and all elements of the Dispute. Development Franchisee agrees to use its best efforts to communicate with Company to attempt to resolve the Dispute. If Company and Development Franchisee do not resolve the Dispute within 30 days after receipt of the notice of the Dispute, Company and Development Franchisee may commence arbitration as provided herein. Both Company and Development Franchisee will be

responsible for its own costs, including attorney's fees, in any arbitration or court proceeding, except as otherwise provided in this Development Agreement.

- Company and Development Franchisee will arbitrate any Dispute that they do not settle under the discussion procedure above, except as provided in this Agreement. The arbitration will be held in accordance with the Commercial Arbitration Rules of the American Arbitration Association (the "AAA") at a hearing administered by the AAA to be held at Coeur d'Alene, Idaho. It is agreed that this venue is the most convenient and reasonable location for these purposes and that it best meets the needs of all the parties. Any court having jurisdiction may enter judgment on the arbitration award. Unless otherwise agreed to by Company and Development Franchisee, or required by applicable law, they, the arbitrator and the administrator will keep confidential all matters relating to the arbitration or the arbitration award. Except as provided in this Agreement, Company and Development Franchisee must commence and pursue arbitration to resolve Disputes before commencing legal action.

- Development Franchisee recognizes that if it breaches the provisions of this Agreement that prohibit it from using or disclosing confidential information or from competing, it may cause irreparable harm to Company, its Affiliates, other franchisees, and the PITA PIT SYSTEM as a whole. Company or an Affiliate may bring an action in any court having jurisdiction in connection with any such breach, and may seek damages, injunctive relief, or both. Notwithstanding any other provision of this Agreement, the discussion and arbitration procedures above will not apply to any such breach.

- Development Franchisee agrees that the only person or entity from which it may seek damages or any remedy for any Dispute, including the breach of this Agreement, is Company, or its successors or assigns. Development Franchisee agrees that it will not name the Company's equity interest holders, directors, officers, employees, agents, or Affiliates, in any arbitration or legal action. Development Franchisee agrees that none of these other entities or individuals will be liable to it; only Company will. Development Franchisee acknowledges that Company has relied on this representation in signing this Agreement.

- If a court of competent jurisdiction decides the arbitration clause provided herein is unenforceable, and after any and all final appeals the decision is upheld, the parties agree to litigate the Dispute in District Court of the First Judicial District, State of Idaho, County of Kootenai, which is located in Coeur d'Alene, Idaho. The parties agree that this is the most convenient venue for these purposes. Development Franchisee further acknowledges and agrees that this location for venue is reasonable and the most beneficial to the needs of and best meets the interests of all parties. **THE PARTIES WAIVE ANY RIGHT TO TRIAL BY JURY, EXCEPT WHERE WAIVER IS PROHIBITED BY APPLICABLE FEDERAL OR STATE LAW.**

11.19 Counterparts and Electronic Signature

This Agreement may be executed in counterparts and by facsimile transmission or other electronic signature; each of which will be deemed an original and all of which together will constitute one and the same instrument.

11.20 Capacity

Development Franchisee represents and warrants that Development Franchisee has full and legal capacity to enter into this Agreement and into the Franchise Agreements and that Development Franchisee will not violate any provision or restriction in any contractual relationship Development Franchisee has with any third party.

11.21 Survival

Notwithstanding the expiration or termination of this Agreement for any reason whatsoever, all covenants and agreements to be performed or observed by Development Franchisee under this Agreement survive the expiration or termination of this Agreement.

ARTICLE XII

ACKNOWLEDGEMENTS

12.1 Independent Investigation

Development Franchisee acknowledges that it has conducted an independent investigation of the Franchising Business and the PITA PIT SYSTEM and recognizes that the business contemplated by this Agreement involves risks and that its success will be largely dependent upon the ability of Development Franchisee and its principals as independent businesspeople. Company expressly disclaims the making of any warranty or guarantee, expressed or implied, as to the potential volume, profits or success of the Restaurants or Development Franchisee's business. Development Franchisee acknowledges that it has received, has had an ample time to read and has read this Agreement and fully understands its provisions. Development Franchisee further acknowledges that it has had an adequate opportunity to be advised by legal counsel and accounting professionals of its own choosing regarding all pertinent aspects of the Franchising Business, the PITA PIT SYSTEM, this Agreement, the current form of Franchise Agreement and the nature of the franchise relationship.

12.2 Franchise Disclosure Document

Development Franchisee acknowledges that Company's Franchise Disclosure Document and its exhibits, including this Agreement (the "Disclosure Document") were received, at or prior to the first personal meeting with the Company and at least 14 days before it signed this Agreement, and it signed a Receipt for the Disclosure Document. Development Franchisee represents that it carefully reviewed the Disclosure Document and had enough time to consult with any professional advisers with respect to its contents.

IN WITNESS WHEREOF, the parties to this Development Agreement have caused it to be executed as of the first date set forth above.

ACCEPTED on this ___ day of _____, 20XX

COMPANY:

PITA PIT FRANCHISING, LLC

By: It's Sole Member:

PITA PIT USA 4.0, INC.

By: _____
PETER RIGGS, President & CEO

Development Franchisee:

OPERATING CO. NAME

By: _____

Its _____

EXHIBIT A
DEVELOPMENT ZONE

The Development Zone boundary shall consist of the area referenced on the map attached as it exists on the Effective Date of this Development Agreement.

[Attach map]

EXHIBIT B

MINIMUM DEVELOPMENT OBLIGATIONS

TIME PERIOD	REQUIRED NEW RESTAURANTS TO BE OPENED (in the time period)	TOTAL RESTAURANTS REMAINING TO BE OPENED
Year 1		
Year 2		
Year 3		
Year 4		
Year 5		

Failure to open the above required new restaurants committed to within the TIME PERIOD shall constitute a material breach of this Agreement.

EXHIBIT F-1

DEPOSIT AGREEMENT – FRANCHISE AGREEMENT

[Pita Pit Franchising, LLC Letterhead]

[Month] [Day], [Year]

[Potential Franchisee]

[Address]

[City], [State]

[Zip Code]

Re: Deposit Agreement for Potential Franchise in/near [Location of Franchise]

Dear _____ :

This letter sets forth our understanding of the proposed purchase by you or an entity to be designated by you of a PITA PIT® franchise located at [Location of Franchise].

You have been provided a copy of our Franchise Disclosure Document (“FDD”) and have been given at least 14 calendar days to review it. If this letter contains material differences from the form of Deposit Agreement attached as Exhibit F-1 to our FDD, required by us, you also have been given an execution copy of this letter at least 7 calendar days before signing it.

We are an Idaho limited liability company and own the PITA PIT trademarks and grant PITA PIT franchises in the United States.

We are accepting a deposit of US \$[Insert Amount] from you pending the execution of a Franchise Agreement setting out the terms that will govern our relationship (the “Deposit”). The terms and form of the Franchise Agreement will substantially be as set out in Exhibit C of the FDD and will contain, among other things:

You have paid us, and we have received \$[Insert Amount] from you on _____, 202_, pending the execution of a Franchise Agreement(s) setting out the terms that will govern our relationship (the “Deposit”). This amount represents our Initial Deposit of \$[____,000] per location. Should you move forward and become a franchisee this is the full amount owed for your franchise fees. The full terms and conditions of your franchise will be set forth in the Franchise Agreement that you will receive once you have selected your location which will be in substantial conformity with the specimen Franchise Agreement set out in Exhibit C of the FDD. It will contain the following general terms:

- a) the obligation to pay an Initial Franchise Fee of US \$[Insert Amount] and a Continuing Fee equal to 6%, along with other applicable fees;
- b) a term of 10 years, beginning on a date to be agreed upon;

- c) a description of a protected territory consisting of a radius of [X] mile(s) from the location of the franchise, subject to some exceptions relating to population density or market considerations, and institutional PITA PIT franchises, which will be added to the Franchise Agreement after it is signed and after you lease space for the location; and
- d) a number of specific provisions relating to the restaurant concept and the customary general advertising fee.

Acceptance of the Deposit does not obligate us to make final approval of you as a franchisee and does not obligate you to enter a Franchise Agreement. If we do not make final approval of you as a franchisee or if you notify us in writing that you withdraw your request to enter into a Franchise Agreement, the Deposit will be refunded less a \$5,000 fee for reviewing and processing your request. We may also deduct from the Deposit our expenses in excess of \$5,000. Our expenses may include expenses reasonably incurred by us or our affiliate for meeting with you, for a review of your prospective market and potential sites, for plans and specifications, drafting documents, and for reviewing and negotiating a lease, including reasonable legal fees and expenses related to travel, meals, lodging and demographic and search profiles. The Deposit is not refundable under any other circumstances. If the Franchise Agreement and all other relevant documents are signed by you, the deposit will be applied as payment toward the initial Franchise Fee required in the Franchise Agreement and no deduction will be made for our reasonable expenses, in other words, your Deposit will be used as a credit against your initial Franchise Fee.

Upon our final approval of you as a franchisee, you will be asked to execute the Franchise Agreement and relevant ancillary documents and return them to us. At that time you will also pay the balance of the Franchise Fee, if any, and any other fees applicable. Before opening, we may require you to successfully complete the PITA PIT New Franchisee Training Program to our satisfaction. We will provide you with all relevant legal and business documentation within a reasonable period prior to opening your franchise.

Our final approval of you as a franchisee in this instance does not obligate us to sell you additional restaurants. We may determine, for example, that you do not have the management or financial capability to acquire or operate an additional location.

If a location has not been identified, you will work with us and a local real estate broker to find a suitable location. If you locate a site which you intend to pursue as a potential PITA PIT restaurant location, you must first obtain our prior written approval of the site to ensure it is appropriate for a PITA PIT restaurant. We do not warrant the success of a particular location.

We remind you that the Franchise Agreement states that you will construct the franchised restaurant in strict compliance with our requirements and that you will be responsible for the costs of all engineering drawings required at the site.

Before you sign the Franchise Agreement, we may give you information and material relating to the PITA PIT franchise system including documentation, trade secrets, and operational information. You confirm your agreement to keep all such information completely confidential.

EXHIBIT F-1 - DEPOSIT AGREEMENT

You agree not to disclose such information to any other person without our express written consent. In no event will you be permitted to use such information for your own benefit either directly or indirectly. This confirms your agreement and acknowledgement that any breach of confidentiality by you shall entitle us to seek and obtain an immediate injunction against such action. In addition, we shall be entitled to pursue all other legal remedies such as damages incurred by virtue of your breach of this confidentiality obligation.

You agree to promptly provide us with any personal or business information and documents that we may reasonably request. By signing this letter, you consent to our obtaining from any credit reporting agency, financial institution or other party with whom you have had financial dealings, any information about you that may be required in relation to the franchise that you have applied for.

We strongly recommend that you seek independent legal advice and that your lawyer advise you of your rights and obligations upon signing this letter.

Before signing the Franchise Agreement, we urge you to prepare your own cost studies and market analyses, at your expense.

This letter is not a commitment to enter into the Franchise Agreement with you. We have relied upon the oral and written representations and warranties, which you have provided to us, including those regarding your financial position, knowledge, and experience. If our credit checks or other investigation convince us that you are not a suitable candidate to obtain a PITA PIT franchise, we will not enter into a Franchise Agreement, and you will not obtain PITA PIT franchise. In such an event, we will refund you your deposit, after deducting our \$5,000 fee and reasonable business expenses as described above.

Please acknowledge that the foregoing accurately reflects our mutual understanding of the preconditions to meet before you may become a franchisee of PITA PIT.

This Agreement may be executed in counterparts and by email or other electronic signature, each of which will be deemed to be an original and all of which will constitute one and the same document.

Yours very truly,

PITA PIT FRANCHISING, LLC
By: Pita Pit USA 4.0, Inc., its sole Member

By: Peter Riggs, President & CEO

Date

Name of Potential Franchisee

EXHIBIT F-2

**AMENDMENT TO PITA PIT FRANCHISING, LLC DEPOSIT AGREEMENT FOR
FRANCHISE AGREEMENT
FOR THE STATE OF MARYLAND**

The Deposit Agreement between _____ (“Franchisee” or “You”) and Pita Pit Franchising, LLC. dated _____, 20__ (the “Deposit Agreement”) is amended as follows (the “Amendment”):

The Maryland Securities Division requires that your payment of all franchise fees and deposits be deferred until we have met all of our material pre-opening obligations to you. To the extent that the Deposit Agreement provides for any payments by you to us or our affiliates before we have met all of our material pre-opening obligations to you, all of these payments are deferred. More specifically, the name “Deposit Agreement” is changed simply to “Agreement” and the following provisions are deleted:

- (a) the 1st sentence of the 4th paragraph;
- (b) the 5th paragraph;
- (c) the 2nd sentence of the 6th paragraph; and
- (d) the last sentence of the 14th paragraph.

Upon meeting all of our pre-opening obligations to you, all deferred payments will become immediately due and payable by you.

IN WITNESS WHEREOF, the Franchisee on behalf of itself and its equity owners acknowledges that it has read and understands the contents of this Amendment, that it has had the opportunity to obtain the advice of counsel, and that it intends to comply with this Amendment and be bound by it. The parties have duly executed and delivered this Amendment to the Agreement on _____, 20__.

PITA PIT FRANCHISING, LLC

By: _____

Its:

I have read and understand this amendment
this ___ day of _____, 20__.

[INSERT FRANCHISEE’S NAME]

**EXHIBIT F-2 – ADDENDUM TO DEPOSIT AGREEMENT
STATE OF MARYLAND**

EXHIBIT G

**DIRECT PAYMENT
ACH Authorization Form**

I hereby authorize Pita Pit Franchising, LLC (“the Company”) to initiate debit and/or credit entries from my account at the financial institution named below for payment of the following as per the Franchise Agreement, to the Company.

- ✓ Monthly Continuing Fee and General Advertising Fund Fees
- ✓ PIT Card Fees and Transactions
- ✓ Dinova Loyalty Rebate Fee – 12% of entire bill for Dinova (qualifying purchases) including taxes and tips

This authorization will remain valid for the entire 18 months of the Dinova program or until I, the Company, or my financial institution revokes it. I (we) acknowledge that the origination of ACH transactions to my (our) account must comply with the provisions of U.S. law. This authorization is to remain in full force and effect until the Company has received written notification from me (or either of us) of its termination. Notification to the Company must be made at any time prior to 5:00 pm PST three business days before the payment is scheduled to be deducted from my account.

I understand that the Direct Payment program is an alternative method of payment only and does not otherwise affect my rights or the rights of the Company or my financial institution with respect to each other. I further understand that the Company and my financial institution reserve the right to terminate the Direct Payment plan and/or my participation in it. Should you refuse to allow the ACH transfer to go through for any reason, Franchisor will charge an additional fee to cover bank and internal costs and may declare your Franchise Agreement in default and terminate the same.

Pita Pit Store # _____

Pita Pit Store Address: _____

ABA Routing # _____ Account # _____

Financial Institution Name: _____

Financial Institution Address: _____

Financial Institution Phone: _____

Authorized/Account Holder Signature

Date

Note: Signature must be an authorized signer on the above account.

For the Company to verify the bank account and routing numbers, it is recommended that account holders attach a VOIDED CHECK or DEPOSIT SLIP for each account holder account to be debited. The Company and account holders should retain completed copies of this form for their records.

If you have any questions, please contact Carey McDonald, Financial Controller at Pita Pit USA 4.0, Inc. Head Office – phone 208-765-3326, fax 208-763-0442 or crmcdonald@pitapitusa.com.

EXHIBIT H

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EXHIBIT I

FRANCHISEES AS OF December 31, 2024

An (*) in the “Operating Name” column above, denotes Franchisees that have opened each indicated Restaurant pursuant to a Multi-Unit Development Zone Agreement.

State	City	Address	Zip	Phone	Owner/Operator	Operating Name
AK	Anchorage	600 E. 36th Avenue, Unit 200	99503	(907) 563-7482	William St. Pierre, Jr.	Les Deux Saints, LLC
AK	Anchorage	11108 Old Seward Highway	99515	(907) 344-7482	William St. Pierre, Jr.	Les Deux Saints, LLC*
AK	Anchorage	1130 N. Muldoon Road, Suite 100	99504	(907) 338-7482	William St. Pierre, Jr.	Les Deux Saints, LLC*
AK	Soldotna	133 Smith Way, Unit A	99669	(907) 260-7482	Aaron Swanson	Forever Pita LLC
CA	Chico	240 Broadway St.	95928	(530) 899-2847	Thomas Hightower, Christopher Lowery	6 Bels, LLC
CA	Mammoth Lakes	Suite 149, 6201 Minaret Rd.	93546	(760) 924-7482	Priscila Guerrero, Gregorio Bribiesca	Thunder Team LLC
CA	Sacramento	105-1420 65th St.	95819	(916) 737-7482	Debbie Gonzalez, Jesse Gonzalez	Folsom Pita, LLC
CA	San Diego	5375 Napa Street, Suite B-9	92110	(619) 359-4458	Joseph Warhurst, Blake Weber	Webhurst, LLC
FL	Jacksonville	The Osprey Clubhouse 1 University of North Florida Drive	32224	(914) 882-7689	Teresa Feldman	Compass Group USA, Inc.
GA	Evans	4336 Washington Road	30809	(706) 364-0142	Maurice M. Friday, Tyeisha L. Friday	GB Edibles LLC
GA	Kennesaw	4100 Jiles Road, Suite 104	30144	(770) 694-1759	Pankti Patel, Utsav Patel	Sindhwaimea LLC
IA	Cedar Falls	1700 West 1 st Street, Suite C	50613	(319) 266-5554	Walter Petersen, Philip Shirk	Psquared Holdings, LLC

State	City	Address	Zip	Phone	Owner/Operator	Operating Name
IA	Dubuque	2515 NW Arterial, Suite 7	52002	(563) 583-7482	AJ Unsen, Paul Unsen	DBQ Pita, LLC
IA	Mason City	616 S. Monroe	50401	(641) 424-3370	Paul Unsen, Arnold Unsen	MC Pita, LLC
IA	Ottumwa	1147 N. Jefferson	52501	(641) 682-4377	Andrew Woodard	Elliott Oil Company
IA	Urbandale	4212 Merle Hay Road, Suite 200	50322	(515) 331-2412	Michael Rink	Rinknation, Inc.*
ID	Boise	1007 Broadway Ave	83706	(208) 955-7482	Greg Reitman, Edee Reitman	Garco, Inc.
ID	Meridian	103 – 3030 E. Overland Rd.	83642	(208) 888-3525	Greg Reitman, Edee Reitman	Garco, Inc.
LA	Baton Rouge	3260 Highland Road, Unit 4	70802	(225) 343-1200	Juan Cardona, Reyna Avia	Camelot Food & Beverage, LLC
MI	Birch Run	9180 Birch Run Road	48415	(989) 349-5050	Ryan Ehardt, Yue Qi	Elite Condor, LLC
MN	Mankato	530 South Front St.	56001	(507) 345-4444	Juliet Henderson	Hope Foods LLC
MS	Starkville	104 West Main Street	39759	(662) 324-7482	Donald Tongate, Roy Deguzman	Rainbow Holdings LLC
MO	Jefferson City	2727 West Edgewood, Suite 102	65101	(73) 659-2727	Jeremy Chad Bryson	Bryson Ventures LLC
MT	Billings	2228 Grand Ave.	59102	(406) 652-9261	Kristi Grob	BMT Pita, Inc.
MT	Bozeman	246 E. Main St.	59715	(406) 586-7482	Ken Behler, Don Rogers	BR, Inc.
MT	Dillon	613 S. Atlantic Street	59725	(406) 683-3494	Finney Bryant, Sophie Bryant, Mana Bryant, Molly Bryant	Bryant Ohana LLC
MT	Great Falls	2325 10th Avenue South	59405	(406) 761-7482	Christine Rattlingtail, Joseph Lilienthal	Pit Boss LLC
MT	Butte	1 N. Montana Street	59701	(406) 299-3658	Buddy A. Fisher, Carrie Rupert-Fisher	B.C. Pita, LLC
ND	Bismarck	2930 N. 14th Street, Unit 100	58503	(701) 751-4202	Jesse Vetter	Platinum Pitas LLC

EXHIBIT I - LIST OF FRANCHISEES

State	City	Address	Zip	Phone	Owner/Operator	Operating Name
NY	Rochester	1100 Jefferson Rd.	14623	(585) 475-1040	Susan Jasie, Andrew Jasie	Pitamissue LLC
OH	Akron	1205 E. Market Street	44305	(330) 289-7434	Corey Verchio, Eddie Torres	Freedom CVET, LLC
OR	Grants Pass	330 NE Beacon Dr., Unit A	97526	(541) 955-4525	Jessica Humiston, Raymond Pierce	Healthy Pockets LLC
OR	Grants Pass	1632 Williams Highway	97527	(541) 476-7545	Jessica Humiston, Raymond Pierce	Healthy Pockets LLC
OR	Medford	1740 Delta Waters Road, Unit 104	97504	(541) 770-7482	Matthew Tartaglio, Van Ly, Blanca Tartaglio	Evoke Flavor, LLC.
OR	Roseburg	1122 NW Garden Valley Blvd., Bldg. C202	97471	(541) 672-4810	Matt Tartaglio, Van Ly, Timothy Manual	Evoke Flavor Roseburg LLC
OR	Salem	524 State Street	97330	(503) 588-7482	Matt Tartaglio, Van Ly, Timothy Manual	Evoke Flavor Salem LLC
SC	Hartsville	154 East Carolina Avenue	29550	(843) 332-4820	Ramprasad Venkannagari, Ripa Venkannagari	Jay 2015 LLC*
SD	Sioux Falls	927 South Minnesota Ave	57104	(605) 336-7482	Paul W. Duerre	QSR Pita USA, Inc.
SD	Sioux Falls	2312 W. 69th St., #100	57101	(605) 275-5779	Paul W. Duerre	QSR Pita USA, Inc.
UT	Ogden	309 W. 12th Street	84404	(801) 393-2460	Santiago Cabrera, Leticia Martinez	Zihua LLC
UT	Provo	B-1240 North University Ave.	84604	(801) 356-7482	Spencer Rogers	R9 Holdings, LLC
VA	Roanoke	301 S. Jefferson Street	24011	(540) 344-7482	Brandy M. Rapp, George L. Lemon, II	Lemon-Rapp Company, Inc.
WA	Bellingham	201 East Holly St.	98225	(360) 778-3657	Navtej Singh	Connect Business Corp.
WA	Ephrata	26 Basin Street NW	98823	(509) 398-2369	Pamala J. Leseman	PJL Company, LLC
WA	Ellensburg	111 W 3rd Ave	98926	(509) 925-7482	Jonathan Nilsen	JD Nilsen LLC
WA	Gig Harbor	4784 Borgen Boulevard, Suite D	98332	(253) 358-3195	Nizar Hanchi	Mediterranean Taste LLC

EXHIBIT I - LIST OF FRANCHISEES

State	City	Address	Zip	Phone	Owner/Operator	Operating Name
WA	Kent	20038 68 th Avenue S., Suite 110	98032	(206) 200-1041	Taylor Storms, Mark Storms	Northwest Flavor LLC
WA	Moses Lake	324 W. Broadway	98837	(509) 765-2223	Pamala Leseman	PJL Company, LLC
WA	Quincy	402 Central Ave. South	98848	(509) 797-7612	Monica Grannan	Quincy Pita LLC
WA	Spokane	818 Sharpe Street	99202	(509) 483-1629	Erik Morris	Erik Morris, Inc.
WA	Spokane	2916 S. Regal Street, Suite E	99223	(509) 474-9440	Erik Morris, Jonathon D. Winn	Pita Prestige Worldwide, LLC
WA	Vancouver	11211 NE Fourth Plain Boulevard, Suite 101	98662	(360) 604-6000	Viet Troung, Nhi Vo Huynhyen	The Truong Pita LLC
WI	Hudson	2350 Badger Drive	54016	(715) 808-0907	Jeramy A. Page, Jennifer L. Page	Page's Pitas, LLC
WI	Milwaukee	231 East Wisconsin Avenue	53202	(414) 930-0910	Andrew Culp	Red Raider Pita LLC*
WV	Huntington	1216 4th Avenue	25701	(304) 781-7482	Jeffrey McKay, Patrick Hensley, Gary Hensley	P&J Pitas, LLC
WV	Hurricane	49 Davis Ct, Ste A	25526	(304) 972-2551	Jeffrey McKay, Wes Tardy, Kaytlin Hutchison	KAM Pitas, LLC

MULTI UNIT DEVELOPMENT ZONE AGREEMENT FRANCHISEES AS OF December 31, 2024

State	City	Address	Zip	Phone	Owner/Operator	Operating Name
AK	Anchorage	4207 Cope Street, Apartment A	99503	(907) 338-7482	William St. Pierre Jr.	Les Deux Saints, LLC

FRANCHISE AGREEMENTS EXECUTED BUT NOT OPENED AS OF DECEMBER 31, 2024

<u>Franchisee(s)</u>	<u>Company Name</u>	<u>City/State</u>	<u>Email Address</u>
NONE			

Franchisees who had an outlet terminated, cancelled, not renewed, transferred or who otherwise Voluntarily or Involuntarily cease to do business under the Franchise Agreement for 2023, or who have not communicated with us within 10 weeks of the Issuance Date of this Disclosure Document:

Franchisees who Left the System

Location	Name	Contact Information	Reason
AL	Varunkumar Patel Akash Patel	1203 W. College Street Enterprise, AL 36330 (334) 494-1982 varunkumarpatel@gmail.com	Ceased Operations (Enterprise, AL)
AK	Carrie Martyn Zaccai Rosati	317 2 nd Street, Apt 1 Fairbanks, AK 99701 carriemartyn@gmail.com (907) 888-8225	Termination (Fairbanks, AK)
AZ	Lance Simpler Brandy Simpler	39506 N. 3 rd Avenue Phoenix, AZ 95086 kbmac@q.com (480) 593-5874	Ceased Operations – Flagstaff, AZ
FL	Erin Donati	2797 First Street, Unit 1302 Fort Myers, FL 33916 donatierin@gmail.com (254) 423-8139	Ceased Operations (Fort Myers, FL)
GA	Norman Scholz	453 Southview Drive Athens, GA 30605 normanwscholz@gmail.com (770) 356-3758	Ceased Operations (Athens, GA)

GA	Manhal Jijika Sam Oshana	819 Brighton Court Evans, GA 30809 manhaljijika@yahoo.com (586) 354-5908	Transfer – Evans GA
GA	Chintan Javia Rajdip Vachhani	1550 Terrell Mill Rd. SE, Ste #10M Marietta, GA 30067 chintan.javia@yahoo.com (732) 543-6305	Transfer – Kennesaw, GA
HI	Justin Petersen Dwayne Engelbrecht Walter Campbell	7000 Hawaii Kai Drive, Apt #2910 Honolulu, HI 96825 drpetersen@gmail.com (808) 436-7317	Ceased Operations – Honolulu, HI
MI	Nibras Abboud Wael Abboud Maria Abboud	2125 Noble Road Oxford, MI 38470 madbull1964@yahoo.com (Wael) (248) 296-4321	Terminated – Macomb, MI
MN	Ryan Schmitz Rachel Ernsting	530 S. Front Street, 210 Mankato, MN 56001 rachel.ernsting@gmail.com (507) 345-4444 (Rachel)	Transfer – Mankato, MN
MO	Russell Bruce	3233 E. Sunshine, Suite 112 Springfield, MO 65804 Russell.bruce@att.net (417) 209-0011	Ceased Operations – Springfield, MO
NY	Zachary J. Zuckerman	4989 Shaw Terrace Syracuse, NY 13215 zachary#empirepitas.com (315) 399-4989	Terminated – Syracuse, NY
NC	Todd Wolfram	22218 Market Street Cornelius, NC 28031 lknpita@yahoo.com (704) 654-7552	Ceased Operations – Cornelius, NC

EXHIBIT I - LIST OF FRANCHISEES

OH	Daniel Harmeyer Wendy Harmeyer Elijah Harmeyer	5806 Ferdinand Drive West Chester, OH 45069 wendy.harmeyer@gmail.com danielharmeyer@yahoo.com (937) 901-4174 (Wendy)	Ceased Operations – Dayton, OH
OR	Claude DaCorsi Hannah DaCorsi	15070 SE Francesca Lane Happy Valley, OR 97086 claudio@schmizzaph.com hannah@schmizzaph.com	Ceased Operations – Portland, OR
PA	John Paoella	2807 Auburn Street Erie, PA 16508 johnpaoella0203@gmail.com (814) 440-3503	Ceased Operations – Erie, PA
UT	Amy Pettigrew Jacob Pettigrew	468 N. 700 West Provo, UT 84601 amester.def@gmail.com jake.pettigrew@gmail.com (801) 330-4196	Transfer – Provo, UT
WA	Shudhasheel Majumdar Naga Venkata Lakshmi Majumdar	1138 123 rd Avenue Court E Edgewood, WA 98032 sheel.majumdar@outlook.com (425) 241-4405	Transfer – Kent, WA
WA	Jerome Rodney Savy C. Yem	513 125 th Street Court E Tacoma, WA 98445 jrodney9@gmail.com (507) 621-2420	Ceased Operations – Tacoma, WA

EXHIBIT I - LIST OF FRANCHISEES

WA	Kevin Ohmer Thi Kim Oanh Nguyen	3011 NE 157 th Court Vancouver, WA 98682 k14ohmer@gmail.com (480) 294-8256	Transfer – Vancouver, WA
WV	Nathan Myers Stetson Myers Donna Myers Raymond Myers	huntingtonpitcrew@gmail.com (304) 638-5588 (Stetson)	Transfer – Huntington, WV
WV	Michael Insco	6708 Wildcat Road Barboursville, WV 25504 minsco@aol.com (304) 412-1985	Transfer – Hurricane, WV

An (*) in the “Name” column denotes Franchisees that had opened that restaurant pursuant to a Multi-Unit Development Zone Agreement.

Franchisees who Remained in the System

Location	Name	Contact Information	Reason
AL	Compass Group USA, Inc.	75 College Avenue Montevallo, AL 35115 (205) 688-0329 (Jason Quarles) jason.quarles@compass-usa.com	Ceased Operations (Montevallo, AL) Continue to operate a location in Jacksonville, FL
CA	Jesse Gonzales, Sr. Debbie Gonzales	(916) 844-8717 jessegonzalez2000@gmail.com debbiegonzalez2005@yahoo.com	Non-Renewal (Roseville, CA) Continue to operate a location in Sacramento, CA
IA	Michael Rink	917 Melrose Drive Cedar Falls, IA 50613 rinknation@hotmail.com (319) 404-1308	Transfer - Cedar Falls, IA Continue to operate a location in Urbandale, IA
OH	Corey Verchio Eddie Torres	1335 W. Main Street Kent, OH 44240 corey@kentcustomshirts.com etorres@vmware.com (330) 697-5895 (Corey) (330) 289-7434 (Eddie)	Ceased Operations (Kent OH) Continue to operate a location in Akron, OH
SD	Paul Duerre	4848 N. Goldwater Blvd. Scottsdale, AZ 85251 duerre paul@gmail.com (612) 708-9483	Ceased Operations (Sioux Falls, SD) Continue to operate 2 locations in Sioux Falls, SD

If you buy this franchise, your contact information may be disclosed to other buyers when you leave the franchise system.

EXHIBIT J
FINANCIAL STATEMENTS

See attached 2022, 2023, and 2024 Financials and the Consent of Independent Auditors.

Exhibit J

List of Goods and Service Provided for in Initial Franchise Fee

The Initial Franchise Fee is fully earned by us at the time we execute the Franchise Agreement.

It covers the following:

- You purchase of the opportunity to establish a Pita Pit Restaurant. The opportunity is fully realized when your Restaurant opens for business.
- The administrative costs associated with selling you the Restaurant, such as the wages we pay to our development team.
- The cost of helping you select the location for your Restaurant, including our travel costs to your market to look at and evaluate potential locations.
- Legal costs associated with providing you a Franchise Disclosure Document and preparing your Franchise Agreement.
- The cost of providing you with the training you complete prior to opening your Restaurant.

Consent of Independent Auditors

Anastasi, Moore & Martin, PLLC consents to the use in the Franchise Disclosure document issued by Pita Pit Franchising, LLC. ("Franchisor") on May 7, 2025, as it may be amended, of our report date April 24, 2025, relating to the financial statements of the Franchisor for the year ended December 31, 2024.

Anastasi Moore & Martin PLLC

Anastasi, Moore & Martin, PLLC
April 24, 2025



**PITA PIT USA 4.0 INC.
UNAUDITED FINANCIAL
STATEMENTS
12/31/24**

PITA PIT USA 4.0, INC AND SUBSIDIARIES
CONSOLIDATED BALANCE SHEET

	Period January 1, 2024 - March 31, 2024	Period January 1, 2024- June 30, 2024	Period January 1, 2024- September 30, 2024	Period January 1, 2024- December 31, 2024
ASSETS				
<i>CURRENT ASSETS</i>				
Cash	457,707	401,066	273,221	366,468
Accounts receivable less allowance	1,030,929	1,015,825	1,082,170	814,165
Inventory	31,851	43,968	25,833	22,084
Prepaid expenses	29,164	30,577	33,318	38,767
Deferred income taxes				
<i>CURRENT ASSETS</i>	<u>1,549,652</u>	<u>1,491,436</u>	<u>1,414,541</u>	<u>1,241,484</u>
<i>PROPERTY AND EQUIPMENT</i>				
Machinery and equipment	48,613	54,224	54,224	53,066
Furniture and fixtures	55,470	55,470	55,470	34,897
Leasehold improvements	187,772	187,772	187,772	127,727
Vehicles	8,900	8,900	8,900	0
Software				
	<u>300,755</u>	<u>306,366</u>	<u>306,366</u>	<u>215,690</u>
Less: accumulated depreciation	<u>(41,584)</u>	<u>(52,068)</u>	<u>(62,552)</u>	<u>(36,149)</u>
	259,171	254,298	243,814	179,542
<i>OTHER ASSETS</i>				
Trade Name	70,257	70,257	70,257	70,257
Franchise Rights	264,978	264,978	264,978	264,978
	<u>335,235</u>	<u>335,235</u>	<u>335,235</u>	<u>335,235</u>
Less: accumulated amortization	<u>(37,187)</u>	<u>(45,768)</u>	<u>(54,350)</u>	<u>(66,745)</u>
	298,049	289,467	280,886	268,490
	<u>\$ 2,106,871</u>	<u>\$ 2,035,202</u>	<u>\$ 1,939,241</u>	<u>\$ 1,689,516</u>
LIABILITIES AND STOCKHOLDERS' EQUITY				
<i>CURRENT LIABILITIES</i>				
Current portion of long-term debt	58,228	39,817	21,221	8,721
Accounts payable	347,429	350,177	273,249	257,716
Accrued expenses	295,109	288,550	277,813	256,606
Franchise deposits				
Deferred advertising				
Deferred income taxes				
<i>CURRENT LIABILITIES</i>	<u>700,766</u>	<u>678,544</u>	<u>572,283</u>	<u>523,044</u>
<i>LONG-TERM DEBT, net of current portion</i>	375,794	374,259	372,663	371,057
<i>DEFERRED INCOME TAXES, less current portion</i>				
<i>TOTAL LIABILITIES</i>	<u>1,076,560</u>	<u>1,052,803</u>	<u>944,946</u>	<u>894,101</u>
<i>STOCKHOLDERS' EQUITY</i>				
Balances Forward From PPUSA	580,985	580,985	580,985	577,085
Trade Name Equity	70,257	70,257	70,257	70,257
Franchise Right Equity	264,978	264,978	264,978	264,978
Dividends paid				
Stock subscriptions receivable				
Treasury stock				
Retained earnings (deficit)	<u>114,091</u>	<u>66,179</u>	<u>78,075</u>	<u>(116,905)</u>
	<u>1,030,311</u>	<u>982,399</u>	<u>994,295</u>	<u>795,415</u>
	<u>\$ 2,106,871</u>	<u>\$ 2,035,202</u>	<u>\$ 1,939,241</u>	<u>\$ 1,689,516</u>

PITA PIT USA 4.0, INC AND SUBSIDIARIES
CONSOLIDATED STATEMENT OF INCOME AND RETAINED EARNINGS

	Period January 1, 2024 - March 31, 2024	Period January 1, 2024- June 30, 2024	Period January 1, 2024- September 30, 2024	Period January 1, 2024- December 31, 2024
<i>REVENUES</i>				
Sales	596,207	1,403,067	2,303,029	2,704,768
Royalties	311,004	649,426	969,104	1,218,761
GAF Income	66,903	138,930	208,458	263,259
Franchise/Transfer Fees		10,500	18,500	49,500
Rebates	103,059	219,615	344,721	397,017
Other			4,267	16,169
	<u>1,077,172</u>	<u>2,421,538</u>	<u>3,848,079</u>	<u>4,649,474</u>
<i>COST OF GOODS SOLD:</i>				
<i>COST OF GOODS SOLD</i>	<u>230,039</u>	<u>512,693</u>	<u>834,469</u>	<u>975,467</u>
<i>GROSS PROFIT</i>	847,134	1,908,845	3,013,609	3,674,007
<i>OPERATING EXPENSES</i>				
Advertising and promotion	15,178	31,768	47,795	63,313
Amortization	8,582	17,163	25,745	38,140
Auto expense	4,343	8,226	8,226	10,226
Bad debt expense (recovery)		527	611	33,604
Bank charges	13,440	33,244	53,382	64,978
Consulting Fees	29,069	53,069	92,244	125,075
Delivery Expense	13,967	29,467	49,245	65,196
Depreciation	10,484	20,968	31,452	36,057
Development	45	55	103	3,264
Donations	5,025	5,025	5,550	7,773
Dues & subscriptions	17,258	29,589	49,223	60,803
Employee benefits	7,707	15,768	22,824	28,441
Equipment rental				
Exchange loss/(gain)	1,030	4,354	8,139	19,919
Freight and shipping	77	118	156	1,002
Franchise/Trade Show				
Insurance	51,207	104,113	157,793	207,326
Legal and professional fees	(42)	57,228	89,403	143,343
Licenses and permits	1,683	2,491	2,976	4,663
Marketing	35,828	71,831	106,776	149,425
Meals and entertainment				
Miscellaneous	327	3,242	3,245	3,094
Office/Operating expense	16,317	40,456	55,436	75,566
Printing and reproduction	388	1,918	2,385	2,908
Rent	79,737	158,533	231,841	286,167
Repairs and maintenance	9,247	14,811	24,783	31,251
Salaries and wages	485,878	1,008,102	1,532,504	1,951,077
Signage		378	378	378
Supplies - general	10,948	22,726	32,453	39,753
Taxes - payroll	45,009	90,044	134,423	161,542
Taxes - property		5,142	7,728	13,461
Taxes - sales and other	1,149	2,298	3,178	47,554
Telephone	7,010	13,554	20,324	30,177
Training	6,216	10,082	14,789	22,571
Transportation	76,382	147,182	236,397	267,333
Travel	13,632	41,374	54,198	63,191
Uniforms	616	1,684	3,130	3,175
Utilities	19,544	38,620	58,836	71,523
Website and technology	8,709	13,535	17,199	21,525
	<u>995,992</u>	<u>2,098,685</u>	<u>3,184,868</u>	<u>4,154,794</u>
<i>INCOME (LOSS) FROM OPERATIONS</i>	(148,858)	(189,840)	(171,259)	(480,787)

PITA PIT USA 4.0, INC AND SUBSIDIARIES
CONSOLIDATED STATEMENT OF INCOME AND RETAINED EARNINGS (Continued)

NON-OPERATING INCOME (EXPENSES)

Gain on sale of assets				(50,768)
Other income				151,431
Interest income				21,726
Interest expense	(7,625)	(14,555)	(21,240)	(52,293)
	<u>(7,625)</u>	<u>(14,555)</u>	<u>(21,240)</u>	<u>70,096</u>
<i>INCOME (LOSS) BEFORE INCOME TAXES</i>	(156,483)	(204,396)	(192,499)	(410,691)

PROVISION FOR INCOME TAXES (BENEFIT)

Current	-	-	-	-
Deferred	-	-	-	-
	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>

<i>NET INCOME (LOSS)</i>	<u>\$ (156,483)</u>	<u>\$ (204,396)</u>	<u>\$ (192,499)</u>	<u>\$ (410,691)</u>
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<i>BEGINNING RETAINED EARNINGS</i>	270,574	270,574	270,574	293,785
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<i>NET INCOME (LOSS)</i>	(156,483)	(204,396)	(192,499)	(410,691)
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<i>ENDING RETAINED EARNINGS (DEFICIT)</i>	<u>\$ 114,091</u>	<u>\$ 66,179</u>	<u>\$ 78,075</u>	<u>\$ (116,905)</u>
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Pita Pit Franchising, LLC

Consolidated Financial Statements and Independent Auditors' Report

December 31, 2023



Pita Pit Franchising, LLC

December 31, 2023

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INDEPENDENT AUDITORS' REPORT

Board of Directors
Pita Pit Franchising, LLC
Coeur d' Alene, Idaho

Opinion

We have audited the accompanying consolidated financial statements of Pita Pit Franchising, LLC (the Company), which comprise the consolidated balance sheet as of December 31, 2023, and the related consolidated statements of operations, member's equity, and cash flows for the period March 7, 2023 to December 31, 2023, and the related notes to the consolidated financial statements.

In our opinion, the consolidated financial statements referred to above present fairly, in all material respects, the financial position of the Company as of December 31, 2023, and the results of its operations and its cash flows for the period March 7, 2023 to December 31, 2023, in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Company and to meet our other ethical responsibilities in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management for the Consolidated Financial Statements

Management is responsible for the preparation and fair presentation of the consolidated financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the consolidated financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Company's ability to continue as a going concern within one year after the date that the consolidated financial statements are available to be issued.

Auditor's Responsibilities for the Audit of the Consolidated Financial Statements

Our objectives are to obtain reasonable assurance about whether the consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in aggregate, they would influence the judgment made by a reasonable user based on the consolidated financial statements.

In performing an audit in accordance with generally accepted auditing standards, we —

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the consolidated financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the consolidated financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Company's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.



Spokane, Washington
May 28, 2024

Pita Pit Franchising, LLC

Consolidated Balance Sheet

December 31, 2023

Assets

CURRENT ASSETS:

Cash	\$	112,524
Accounts receivable, less allowance for doubtful accounts of \$20,000		265,523
Other receivable		332,889
Prepaid expenses		26,138
Advances due from affiliates		16,970
Total current assets		<u>754,044</u>

INTANGIBLE ASSETS, NET:

Franchise rights		246,912
Trade name		59,718
Total intangible assets		<u>306,630</u>
	\$	<u>1,060,674</u>

Liabilities and Member's Equity

CURRENT LIABILITIES:

Accounts payable	\$	144,777
Deferred advertising		32,471
Advances due to affiliate		15,192
Advances due to parent company (Pita Pit USA 4.0, Inc.)		31,760
Total current liabilities		<u>224,200</u>

MEMBER'S EQUITY

	<u>836,474</u>
	<u>\$ 1,060,674</u>

See accompanying notes to consolidated financial statements.

Pita Pit Franchising, LLC
Consolidated Statement of Operations
 Period March 7, 2023 to December 31, 2023

REVENUES:	
Royalties	\$ 1,274,303
Rebates	<u>479,170</u>
	1,753,473
OPERATING EXPENSES:	
Management fee	1,211,746
Consulting, legal, and accounting fees	166,286
Insurance	80,427
Office and general	58,285
Travel	50,805
Advertising	32,696
Dues and subscriptions	31,311
Amortization	28,605
Bad debts	20,326
Meals and entertainment	16,545
Telephone	15,995
Website and technology	12,324
Training	7,455
Registration fees	2,800
Research and development	2,156
Repairs and maintenance	1,956
State taxes	1,778
Freight and shipping	1,488
Miscellaneous	800
Bank charges	739
Donations	520
Utilities	175
Franchise and trade show expense (refund), net	<u>(18,950)</u>
	<u>1,726,268</u>
NET INCOME	<u><u>\$ 27,205</u></u>

See accompanying notes to consolidated financial statements.

Pita Pit Franchising, LLC
Consolidated Statement of Member’s Equity
 Period March 7, 2023 to December 31, 2023

BALANCE, MARCH 7, 2023		\$ -
ADD (DEDUCT):		
Member contributions – cash		43,217
Member contributions – noncash assets		878,041
Member liabilities assumed		(111,989)
Net income		27,205
		<hr/>
BALANCE, DECEMBER 31, 2023		\$ 836,474
		<hr/> <hr/>

See accompanying notes to consolidated financial statements.

Pita Pit Franchising, LLC
Consolidated Statement of Cash Flows
 Period March 7, 2023 to December 31, 2023

Increase (Decrease) in Cash	
CASH FLOWS FROM OPERATING ACTIVITIES:	
Net income	\$ 27,205
Adjustments to reconcile net income to net cash provided by operating activities:	
Amortization	28,605
Provision for allowance for doubtful accounts	(20,000)
(Increase) decrease in assets:	
Accounts receivable	(72,516)
Prepaid expenses	10,772
Increase in liabilities:	
Accounts payable	32,788
Deferred advertising	32,471
Net cash provided by operating activities	<u>39,325</u>
CASH FLOWS FROM INVESTING ACTIVITIES:	
Advances to affiliates	<u>(16,970)</u>
Net cash used in investing activities	<u>(16,970)</u>
CASH FLOWS FROM FINANCING ACTIVITIES:	
Assets acquired from Pita Pit USA 4.0, Inc., including cash received	43,217
Net advances from parent company (Pita Pit USA 4.0, Inc.) and affiliates	<u>46,952</u>
Net cash provided by financing activities	<u>90,169</u>
NET INCREASE IN CASH	112,524
CASH, BEGINNING OF PERIOD	<u>-</u>
CASH, END OF PERIOD	<u>\$ 112,524</u>

Supplemental Disclosures of Cash and Noncash Transactions:

The below cash and noncash assets were acquired and liabilities were assumed at the formation of the Company which resulted in beginning member's equity of \$809,269:

Cash	\$ 43,217
Accounts receivable	505,896
Prepaid expenses	36,910
Intangible assets	335,235

See accompanying notes to consolidated financial statements.

Pita Pit Franchising, LLC

Notes to Consolidated Financial Statements



Pita Pit Franchising, LLC

Notes to Consolidated Financial Statements

Note 1 — Organization and Summary of Significant Accounting Policies

Organization:

Pita Pit Franchising, LLC and Pita Pit Advertising, LLC were formed on March 7, 2023, upon the filing of the Companies' Certificate of Organization with the Idaho Secretary of State, in accordance with the Idaho Uniform Limited Liability Company Act. The Companies are wholly owned by Pita Pit USA 4.0, Inc. Pita Pit Franchising, LLC (the Company), is a franchisor of Pita Pit restaurants located throughout the United States. Substantially all of its revenues are generated from the business activities of its franchise locations.

Summary of Significant Accounting Policies:

- a. **Principles of consolidation** – The accompanying consolidated financial statements include the accounts of Pita Pit Franchising, LLC and Pita Pit Advertising, LLC. All significant intercompany accounts and transactions are eliminated in consolidation.
- b. **Cash** – Cash includes cash on hand and cash in banks. The Company deposits its cash with high quality financial institutions. At times, such deposits may be in excess of the insurance limits provided by the Federal Deposit Insurance Corporation.
- c. **Accounts receivable** – Receivables from advances to franchisees, various franchise fees, sales, and royalties are carried at original invoice amount less an estimate made for doubtful accounts. Management determines the allowance for doubtful accounts by regularly evaluating individual customer receivables and considering a customer's financial condition, credit history, current economic conditions, and historical experience applied to an aging of accounts receivable. Receivables are written off when deemed uncollectible. A receivable is considered past due if the receivable balance is outstanding beyond the customer's terms with no attempt of repayment. Recoveries of receivables previously written off are recorded when received.
- d. **Revenue recognition** – The Company recognizes revenue in accordance with the Financial Accounting Standards Board (FASB) *Accounting Standards Codification* (ASC) Topic 606, *Revenue from Contracts with Customers*, (*Accounting Standards Update* (ASU) 2014-09). The Company recognizes revenue when it satisfies performance obligations by transferring control over a product or service to a customer. The following describes the different types and sources of revenue generated by the Company:
 - i. **Franchise fees** – Revenue from sales of individual franchises is recognized when substantially all significant services to be provided by the Company have been performed, including site selection, franchise design, training, and providing operating manuals. These services are substantially complete, and the initial fee revenue is recognized on the date the franchise opens for business to the general public. Franchise locations can be transferred to a new owner for a reduced franchise fee. Franchise transfer fees are recognized upon transfer of ownership.

Pita Pit Franchising, LLC

Notes to Consolidated Financial Statements

Note 1 — Organization and Summary of Significant Accounting Policies (Continued)

Summary of Significant Accounting Policies (Continued):

d. **Revenue recognition (continued)** –

ii. **Franchise deposits** – Franchise deposits represent the initial nonrecurring franchise fee paid by the franchisee to establish the franchised business. The deposits are recorded as deferred revenue until the services are substantially complete and the franchise is open to the public.

iii. **Royalties** – Revenue from royalties consists of fees paid by the franchisees for the use of the naming rights associated with the franchise. Royalties are calculated based on a percentage of sales or fixed fee arrangements and are recognized in the period they are earned. Franchise royalties are billed on a monthly basis.

e. **Franchise termination** – In the event of the termination of a franchise, the Company has the right to purchase, from the franchisee, substantially all of the assets of the franchise for an amount determined by the application of the valuation method included in the franchise agreement. These assets can then be resold, and any gain or loss is recognized in the period in which the sales transaction occurs.

f. **Franchise rights** – Upon formation, the Company valued franchise relationships (franchise rights) which were contributed to the Company by its parent, Pita Pit USA 4.0, Inc., using the multi-period excess earnings method. The Company determined that the fair value of the franchise rights was \$264,978 with a useful life of 11 years. Franchise rights are being amortized on a straight-line basis over the useful life. Amortization expense was \$18,066 for the period March 7, 2023 to December 31, 2023.

g. **Trade name** – Upon formation, the Company valued the trade name “Pita Pit USA” which was contributed to the Company by its parent, Pita Pit USA 4.0, Inc., using the relief from royalty method. Cash flow from application of a hypothetical royalty to revenue generated by the trade name represents the cost savings to the Company from owning and not licensing the asset. Thus, the Company is relieved from paying this hypothetical royalty. The Company determined that the fair value of the trade name was \$70,257 with a useful life of 5 years. The following factors were considered in determining the useful life of the trade name: management’s estimate of economic obsolescence with and without advertising and the exit horizon. The trade name is being amortized on a straight-line basis over the useful life. Amortization expense was \$10,539 for the period March 7, 2023 to December 31, 2023.

h. **Advertising** – Advertising costs are expensed as incurred. Advertising expenses for the period March 7, 2023 to December 31, 2023, were \$102,536. These costs are not related to the General Advertising Fund.

Pita Pit Franchising, LLC

Notes to Consolidated Financial Statements

Note 1 — Organization and Summary of Significant Accounting Policies (Continued)

Summary of Significant Accounting Policies (Continued):

- i. **General Advertising Fund** – As part of the franchise agreement, all stores are required to remit or deposit a percentage of their sales into the General Advertising Fund (the Fund). The Fund shall be used and expended for media costs, market research, creative and production costs, and all other advertising and promotional programs. The monies received by the Fund that have not been expended are recorded as a deferred liability.
- j. **Use of estimates** – The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosures of contingent assets and liabilities at the date of the consolidated financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.
- k. **Income taxes** – The Company is not a taxpaying entity for federal and state income tax purposes, and thus no income tax expense has been recorded in these financial statements. Income from the Company is taxed to the member in its respective tax return. The Company accounts for tax positions in accordance with FASB ASC 740-10-25 and 740-10-30. Management has reviewed the Company’s tax positions and determined there were no uncertain tax positions as of December 31, 2023. The Company recognizes income tax related interest expense and penalties in operating expenses, as applicable. During the period ended December 31, 2023, the Company recognized no income tax related interest or penalties.
- l. **Subsequent events** – Management has evaluated subsequent events through May 28, 2024, which represents the date the consolidated financial statements were available to be issued. Management does not believe there are any subsequent events which would have provided additional evidence about the conditions that existed at December 31, 2023. Accordingly, none have been disclosed in the consolidated financial statements.

Note 2 — Intangible Assets

Intangible assets consisted of the following at December 31, 2023:

	Franchise Rights	Trade Name
Value at formation	\$ 264,978	\$ 70,257
Less: Accumulated amortization	(18,066)	(10,539)
	<u>\$ 246,912</u>	<u>\$ 59,718</u>

Pita Pit Franchising, LLC

Notes to Consolidated Financial Statements

Note 3 — Franchise Outlets

The following is a summary of changes in the number of franchises:

In operation, beginning of period	101
Locations closed	(25)
Locations opened	<u>-</u>
In operation, end of period	<u><u>76</u></u>

Note 4 — Commitments and Contingencies

The Company may be subject to legal proceedings and claims which arise in the ordinary course of business. In the opinion of management, the ultimate outcome of the claims and litigation, if any, will not have a material adverse effect on the Company's financial position or results of operations.

Note 5 — Management Fee

The Company utilizes the services of Pita Pit USA 4.0, Inc., the member of the Company, for assistance and guidance in corporate strategy, financial performance, and other activities which include various allocated personnel and related costs, rent, and insurance. Pita Pit USA 4.0, Inc., assessed the Company a service fee of \$1,211,746 for the period March 7, 2023 to December 31, 2023, which has been recorded as an expense on the Company's consolidated financial statements.

EXHIBIT K

FRANCHISE DISCLOSURE CONFIRMATION



Re: *PITA PIT® Franchise* at _____

WE HEREBY CONFIRM THE FOLLOWING:

1. We were provided with a Pita Pit Franchising, LLC Franchise Disclosure Document (the “FDD”) upon our reasonable request, if any, and at least 14 calendar days before we signed any binding agreement with, or made any payment to, Pita Pit Franchising, LLC or an affiliate in connection with the proposed franchise sale.
2. If Pita Pit Franchising, LLC’s Deposit Agreement contained material differences, required by Pita Pit Franchising, LLC from the form provided in the FDD, we were provided with an execution copy of the Pita Pit Franchising, LLC Deposit Agreement at least 7 calendar days before we signed it.
3. If Pita Pit Franchising, LLC’s Franchise Agreement (the “Franchise Agreement”) or any other documents to be signed by us contained material differences, required by Pita Pit Franchising, LLC from the forms provided in the FDD, we were provided with an execution copy of the Franchise Agreement and the other documents to be signed by us at least 7 calendar days before we signed them.
4. New York law requires that prospective franchisees be provided with the FDD at the earlier of the first personal meeting or 10 business days before the execution of the franchise or other agreement or the payment of any consideration that relates to the franchise relationship. If this law is applicable, we acknowledge that this was done.
5. Michigan law requires that prospective franchisees be provided with the FDD at least 10 business days before the execution of any binding franchise or other agreement or the payment of any consideration, whichever occurs first. If this law is applicable, we acknowledge that this was done.
6. We thoroughly reviewed the FDD, the Franchise Agreement and all other documents to be signed by us and consulted with our attorney, accountant, or other professional advisor, or were provided with every opportunity to do so, prior to signing any agreement with Pita Pit Franchising, LLC.
7. We understand the terms of the Franchise Agreement and all other documents to be signed by us.
8. We understand that the success of our business depends largely on our skills and abilities and the amount of time we dedicate to it.

9. We understand that the success of our business also depends on certain outside factors such as weather, labor rates and supply, lease terms, the cost of inventory and supplies, inflation, competition from other businesses, and other economic and business factors and that Pita Pit Franchising, LLC cannot guarantee the success of our business.

10. Our decision to purchase a PITA PIT franchise was reached after our independent investigation of the opportunity and was not based on any representation by a member, manager, director, officer, employee or agent of Pita Pit Franchising, LLC as to gross revenue, volume, costs, potential earnings or profits which we might be expected to realize, except as specified in Item 19 of the FDD.

11. Our decision to purchase a PITA PIT franchise was not based on any representation by a director, officer, employee or agent of Pita Pit Franchising, LLC that is inconsistent with the information contained in the FDD and the terms of the Franchise Agreement and any other documents to be signed by us.

12. We understand that in all dealings with us, Pita Pit Franchising, LLC's members, managers, directors, officers, employees, agents, and representatives have only acted in a representative capacity and not in an individual capacity and under the terms of the Franchise Agreement we may only bring claims against Pita Pit Franchising, LLC.

13. We acknowledge that the words "PITA PIT" are protected intellectual property and cannot form part of our business name and, if applicable, we will (a) as soon as is practicable change the name of our operating company to a name without the words "Pita" and "Pit" being used together, and (b) furnish Pita Pit, Franchising, LLC with evidence that the name has been changed. We will also refrain from using the words "Pita" and "Pit" together in any domain name or email address without Pita Pit Franchising, LLC's prior written consent.

14. We understand that the Franchise Agreement contains the entire agreement between us and Pita Pit Franchising, LLC concerning our franchise and that any prior oral or written statement or agreement is not binding.

15. If any of the above statements is untrue, please indicate in the space provided below which statement and the reasons why it is untrue (attach additional pages if necessary).

Signed by the parties below on _____ **[To be signed immediately before signing the Franchise Agreement]**

[FRANCHISEE COMPANY]

Per: Authorized Signatory or Agent

[INDIVIDUAL]

EFFECTIVE DATES

The following states require that the disclosure document be registered or filed with the state, or be exempt from registration: California, Hawaii, Illinois, Indiana, Maryland, Michigan, Minnesota, New York, North Dakota, Rhode Island, South Dakota, Virginia, Washington, and Wisconsin.

This Franchise disclosure document is registered, on file or exempt from registration in the following states having franchise registration and disclosure laws, with the following effective dates:

California	No Registration
Hawaii	No Registration
Illinois	No Registration
Indiana	No Registration
Maryland	No Registration
Michigan	November 22, 2024
Minnesota	No Registration
New York	No Registration
North Dakota	No Registration
Rhode Island	No Registration
South Dakota	No Registration
Virginia	No Registration
Washington	December 10, 2024
Wisconsin	December 17, 2024

Other states may require registration, filing, or exemption of a franchise under other laws, such as those that regulate the offer and sale of business opportunities or seller-assisted marketing plans.

ITEM 23
RECEIPT

This disclosure document summarizes certain provisions of the Franchise Agreement and other information in plain language. Read this disclosure document and all agreements carefully.

If Pita Pit Franchise, LLC offers you a franchise, it must provide this disclosure document to you 14 calendar-days before you sign a binding agreement with, or make a payment to, the Franchisor or an affiliate in connection with the proposed franchise sale.

[New York requires that we give you this disclosure document at the earlier of the first personal meeting or 14 business days before the execution of the franchise or other agreement or the payment of any consideration that relates to the franchise relationship.]

[Michigan requires that we give you this disclosure document at least 10 business days before the execution of any binding franchise or other agreement or the payment of any consideration, whichever occurs first.]

If Pita Pit Franchise, LLC does not deliver this disclosure document on time or if it contains a false or misleading statement, or a material omission, a violation of federal law and state law may have occurred and should be reported to the Federal Trade Commission, Washington, DC, 20580 and the state agency listed on Exhibit B.

The franchise seller for this offering is Pita Pit Franchising, LLC, 105 N. 4th Street, Suite 201, Coeur d'Alene, Idaho 83814.

Issuance date: May 7, 2025

FDD Version No.: FDD v.99 FA v.66

I have received a disclosure document dated: May 7, 2025, that included the following Exhibits:

- | | | | |
|---|--|-----|---|
| A | State Addenda To The Disclosure Document | E | Development Agreement |
| B | Agents for Service of Process and State Administrators | F-1 | Deposit Agreement |
| C | Franchise Agreement | F-2 | Maryland Amendment to Deposit Agreement |
| | Schedule "A" - Premises, Marks, Territory | G | Direct Payment ACH Authorization |
| | Schedule "B" - Release | H | Table of Contents of System Manual |
| | Schedule "C" - Secrecy & Confidentiality Agreement | I | List of Franchisees |
| D | State Amendments to the Franchise Agreement | J | Financial Statements |
| | | K | Franchise Disclosure Confirmation |

Date: _____
(Do not leave blank)

Signature of Prospective Franchisee

You may return the signed receipt to us by signing and dating it and then either (i) faxing a copy to Pita Pit Franchising, LLC at (208) 763-0442, or (ii) emailing a copy to Pita Pit Franchising, LLC at legal@pitapitusa.com.

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	Schedule "B" - Release	H	Table of Contents of System Manual
	Schedule "C" - Secrecy & Confidentiality Agreement	I	List of Franchisees
D	State Amendments to the Franchise Agreement	J	Financial Statements
		K	Franchise Disclosure Confirmation

Date: _____
(Do not leave blank)

Signature of Prospective Franchisee

Please sign this copy of the receipt and keep it for your records.