



FRANCHISE DISCLOSURE DOCUMENT

Toodley Town Franchisor, LLC

ISSUANCE DATE: November 20, 2025

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Toodley Town Franchisor, LLC
A Nevada Limited Liability Company
7586 W Mesa Verde Lane
Las Vegas, Nevada 89113
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Toodley Town Franchisor, LLC (“we”, “us” or the “Franchisor”) offers franchisees (“you” or the “Franchisee”) the opportunity to run imaginative play centers under the trade name, logos and business system. (each a “Franchised Business”). Toodley Town features a unique child-sized town with custom playhouses in the form of shops, restaurants, a post office, a school, and a house which immerses children in pretend play. The Franchised Business provides open play sessions, parties and special events, as well as a soda shop featuring handcrafted sodas, coffees, and cocoas.

The total investment necessary to begin operation of a Toodley Town franchise for one territory ranges from \$282,000 to \$442,000. This includes between \$175,000 to \$225,000 that must be paid to us or our affiliates.

This Disclosure Document summarizes certain provisions of your franchise agreement and other information in plain English. 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, however, that no governmental agency has verified the information contained in this Disclosure Document.**

You may wish to receive this Disclosure Document in another format that is more convenient for you. To discuss this availability of disclosures in different formats, please contact Becky Warburton at 7586 W Mesa Verde Lane , Las Vegas, Nevada 89113; (702) 327-4254, toodleytownfranchisor@gmail.com.

The terms of your franchise agreement will govern your franchise relationship. Do not rely on this Disclosure Document alone to understand your franchise agreement. Read all of your franchise agreement carefully. Show your franchise agreement and this Disclosure Document to an advisor, like a lawyer or 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*,” which can help you understand how to use this Disclosure Document, is available from the Federal Trade Commission. You can contact the FTC at 1-877-FTC-HELP or by writing to the FTC at 600 Pennsylvania Avenue N.W., Washington, D.C. 20580. You can also visit the FTC’s home page at www.ftc.gov for additional information. Call your state agency or visit your public library for other sources of information on franchising. There may also be laws on franchising in your state. Ask your state agencies about them.

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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 Exhibit C.
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?	Exhibit A includes the franchisor’s financial statements. Please 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 Toodley Town 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 Toodley Town franchisee?	Exhibit C lists the 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 May Need To Know About Franchising *Generally*

Continuing responsibility to pay fees. You may have to pay royalties and 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 a 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 may not permit you to renew. Even if it does, you may have to sign 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 or area development agreement. If so, you should check the State Specific Addenda. See the Table of Contents for the location of the State Specific Addenda.

Special Risks to Consider about *This Franchise*

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

Out-of-State Dispute Resolution. The franchise agreement requires you to resolve disputes with the franchisor by mediation, arbitration and/or litigation only in Nevada. Out-of-state mediation, arbitration, or litigation may force you to accept a less favorable settlement for disputes. It may also cost more to mediate, arbitrate, or litigate with the franchisor in Nevada than in your own state.

Personal Guaranty. Franchisee and all owners must sign a personal guarantee.

Certain states may require other risks to be highlighted. Check the “State Specific Addenda” pages for your state in Exhibit I.

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EXHIBITS:

- A. FINANCIAL STATEMENTS
- B. LIST OF STATE ADMINISTRATORS AND AGENTS FOR SERVICE OF PROCESS
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- L. STATE EFFECTIVE DATES
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STATE OF MICHIGAN
ADDENDUM TO FRANCHISE DISCLOSURE DOCUMENT

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 [the Michigan Franchise Investment Law]. 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 subsection only applies 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, tradename, logotype, advertising, or other commercial symbol in the same area 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 [Michigan]. 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 [Michigan].
- (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 sub-franchisor.
 - 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.

Any questions regarding this notice should be directed to the Michigan Department of Attorney General, Consumer Protection Division, Antitrust and Franchise Unit, 670 Law Building, Lansing, Michigan 48913, (517) 373-7117.

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

Toodley Town Franchisor, LLC, is a Nevada limited liability company. To simplify the language in this Disclosure Document, Toodley Town Franchisor, LLC, will be referred to as “we” or “us.” “You” means the individual, individuals, corporation, partnership, or limited liability company buying the franchise. If you are a business entity, each of the following individuals must sign our Guaranty: (i) each of your shareholders if you are a corporation; (ii) each of your partners if you are a general partnership; or (iii) each of your members and managers if you are a limited liability company. All of the provisions of our Franchise Agreement (a copy of which is attached as Exhibit E to this Disclosure Document) will apply to you and to each individual who signs the Guaranty.

The Franchisor

We are a Nevada limited liability company formed in December 2023 with a principal address of 7586 W Mesa Verde Lane, Las Vegas, Nevada 89113. We do business under our corporate name and under the trade name “Toodley Town.”.

We offer and sell franchises under our corporate name and the name “Toodley Town.” We have not previously offered franchises for sale but will do so upon issuance of this Disclosure Document. We have never offered franchises in any other line of business.

Our agents for service of process are identified in Exhibit B to this Disclosure Document.

Parents, Predecessors, and Affiliates

We have no parent or predecessor.

Kids Town, LLC dba “Toodley Town”, a Nevada limited liability company formed on November 1, 2021, with a principal address of 5875 S Rainbow Blvd, Las Vegas, NV 891184. We refer to this affiliate-owned business as a “Company-Owned Outlet. The Company Owned Outlet has operated a childrens’ play center in and around Las Vegas, Nevada similar to the Franchised Businesses we offer in this Disclosure Document, since 2021. The Company Owned Outlet will serve as the model store for training and related purposes. The Company Owned Outlet has never offered franchises in any line of business.

The Business We Offer

We grant franchises for the right to operate a children’s play center business under the Toodley Town name and mark (“Proprietary Marks”) and according to the standards, processes, procedures, and specifications we have established (“System”). The System is described in our confidential and proprietary Operations Manual (“Manual”). The System includes policies, procedures, and specifications governing the use of Proprietary Marks; decor and color schemes; furniture, fixtures, equipment, and display designs; know-how, training techniques, trade secrets; products and services; sales techniques; merchandising, marketing, advertising, and inventory management systems; quality control procedures; and other procedures for operation and management of Franchised Business. We may periodically make changes to the System, including facility location requirements and design, signage, equipment, trade dress, and fixture requirements.

The Proprietary Marks include various trade names, trademarks, service marks, logos, and other indications of origin including the trademark “Toodley Town” and any Proprietary Marks we have designated or may in the future designate for use in connection with the System.

You must operate your Franchised Business in accordance with our standard business operating practices and sign our standard franchise agreement (“Franchise Agreement”), which is attached to this Disclosure Document as Exhibit E. In the Franchise Agreement we grant you the right, and you undertake the obligation, to develop and operate one Franchised Business at a mutually agreed upon site (the “Approved Location”) with an area (the “Site Selection Area”) that we will specify in the Franchise Agreement. You will have no obligation, nor any right, to open any additional locations other than the Site or to use the Marks or the System in any wholesale, e-commerce, or other channel of distribution.

You must designate an Owner with at least a 20% ownership interest in your Entity as the “Operating Principal”. The Operating Principal must have authority over all business decisions related to your Franchised Business and must have the power to bind you in all dealings with us. In addition, you must appoint a trained manager (the “Key Manager”) to manage the day-to-day business of your Franchised Business, who may also be the Operating Principal.

Market and Competition

The market for the products and services provided by Toodley Town is mature and highly competitive. The target audience for the Franchised Business is a wide range of people, usually parents or families with small children. You will compete directly with other local franchises and other businesses that sell and offer play centers, as well as national and regional chains. This business is year-round and not seasonal.

We cannot guarantee that your Franchised Business will be successful. There are many risk factors that include, but are not limited to: changing market conditions, government regulations, demand, competition, supply cost, equipment, labor, health and continuity of management, quality and availability of labor, availability of financing, recession or depression (locally or nationally), wars, strikes, national emergencies, natural disasters, and liability and casualty losses. Your own efforts and skills as a business owner are necessary, but not a guarantee for the success of your Franchised Business. We do not warrant, represent, or guarantee that any Franchised Business will be successful or that you will achieve any specific sales, profits, or breakeven level.

Applicable Industry-Specific Laws and Regulations

In most states, there is currently no specific license needed to perform our services. If the state where your Franchised Business is located requires such a license, you must obtain one. The nature and amount of regulation could change rapidly relating to this business. You should consult a lawyer with experience dealing with children play center businesses to be sure you are familiar with the current statutes and regulations that might apply within your territory.

There are statutes and regulations that are common to all businesses, including those governing health and labor issues, zoning, and safety. You must investigate, keep informed of, and comply with these laws.

We do not assume any responsibility for advising you on these matters. You should consult with your attorney about laws and regulations that may affect the Franchised Business and investigate the application of those laws further.

**ITEM 2
BUSINESS EXPERIENCE**

Rebecca (“Becky”) Warburton – Owner/Manager

Rebecca Warburton has served as a Co-Owner and Manager of Toodley Town since our formation in December 2023. She has also acted as the Co-Owner and Manager of our affiliate, Kids Town, LLC dba “Toodley Town”, since its formation in November 2021 to present. Prior to forming Kids Town, Becky was an independent legal assistant in Las Vegas, Nevada from January 2009 to April 2022.

Kristin (“Kris”) Warburton – Owner/Manager

Kristin Warburton has served as a Co-Owner and Manager of Toodley Town since our formation in December 2023. He has also acted as the Co-Owner and Manager of our affiliate, Kids Town, LLC dba “Toodley Town” since its formation in November 2021 to present. Prior to forming Kids Town, Kris has been field representative and technical trainer of Verisk Analytics in Las Vegas, Nevada from 2009 to present.

**ITEM 3
LITIGATION**

There is no litigation that 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**

Franchise Fee

You must pay us a \$50,000 initial franchise fee when you sign the Franchise Agreement for your Franchised Business (“Initial Franchise Fee”). The Initial Franchise Fee is uniform to all franchisees and deemed fully earned and nonrefundable upon payment.

Toodley Town Set Up Package

You must pay us or our affiliates a fee between \$125,000 and \$175,000 for the cost of and installation of the Toodley Town buildings. (the “Toodley Town Set Up Package”). The Toodley Town Set Up Package does not include shipping, freight, handling, and delivery charges associated with the transportation of the Toodley Town buildings to the Approved Location which will be your sole responsibility. Neither we nor any of our affiliates will be liable for any delays or price increases, and we reserve the right, at our sole discretion, to extend the delivery and installation dates as needed. The Toodley Town Set Up Package is deemed fully earned and nonrefundable upon payment.

Refunds, Different Fees and Financing

The Initial Franchise Fee and Toodley Town Set Up Package are fully earned by us when paid and are not refundable under any circumstances. We may reduce, finance, defer or waive the Initial Franchise Fee if and when we determine, it is warranted by a unique or compelling situation. We generally do not provide financing for the Initial Franchise Fee. We may do so if and when we determine it is warranted by a unique or compelling situation.

**ITEM 6
OTHER FEES**

Fee Type	Amount	Due Date	Remarks
Royalty Fee	8% of Gross Revenue	Monthly	Gross Revenue is defined in Note 2 to this table. We reserve the right to change the timing and frequency of collection of the Royalty Fee with thirty days' notice to you.
Brand Fund Contribution	1% of Gross Revenue; Up to 3% of Gross Revenue	Monthly	We may increase the amount of the Brand Fund Contribution to a maximum of three (3) percent of Gross Revenue on thirty days' written notice. We further reserve the right to change the timing and frequency of collection of the Brand Fund Contribution with thirty days' notice to you.
Local Advertising Requirement	\$500 per month	As incurred.	You must spend this amount per month on advertising targeting the area in which you operate your Franchised Business. We have the right to direct the kinds of advertising you engage in and to require you to pay this amount to us or a designated vendor for advertising services on your behalf.
Technology Fee	\$250 per month	Monthly	The Technology Fee is charged in connection with certain digital products and services we provide to you for use in the operation of your Franchised Business. We may modify the amount of the fee and the products/services covered by the fee on written notice to you. There is no contractual limit on our right to increase the amount of the Technology Fee except that fee increases will only be imposed in connection

			with changes in the services provided under the Technology Fee or increases in the cost of providing those services.
Training Fee	\$0 for up to 2 people to attend our Initial Training Program \$500 per additional person to attend the Initial Training Program.	On demand	There is no fee for our Initial Training Program, but you must pay the costs and expenses of our or your travel and lodging in connection with any training program you attend, or we provide at your Franchised Business.
Ongoing Training Fee	\$500 per day per employee, plus any costs of travel for additional or replacement training.	On demand	If you request or we determine you require additional or remedial training to conform operation of your Franchised Business to our System, you will pay this fee for each day on a per trainer basis.
Transfer Fee	\$10,000. \$2,500 non-refundable deposit.	Before such transfer becomes effective	See Note 3 below
Renewal Fee	Whichever is greater: (i) \$10,000, or (ii) 25% of the then current Initial Franchise Fee, per Designated Territory	On execution of renewal Franchise Agreement	If you exercise a right to renew your Franchise Agreement, you will be required to execute our then-current form of Franchise Agreement. You must pay this amount when you execute the Franchise Agreement for your renewal term.
Audit Fee	Our costs	On demand	If any audit of your Franchised Business determines you have underreported Gross Revenue by two percent or more, or if we perform an audit due to your failure to make any report required under your Franchise Agreement, you must reimburse us the costs of performing the audit in addition to paying the amount of any unpaid Royalty Fee and Brand Fund Contribution.

Interest	5% per annum or the maximum rate permitted under applicable law, if less.	With overdue amount	Amounts unpaid when due under the Franchise Agreement will accrue interest from the date payment was due until payment is rendered in full.
Indemnification	Amount of claims	On demand	Payable only if we incur any cost covered by your obligation to indemnify us under the Franchise Agreement.
Alternative Supplier Evaluation Fee	Our costs	On demand	If you ask us to evaluate any unapproved product or supplier for use in your Franchised Business, you must pay us our costs of performing such evaluation regardless of outcome.
Annual Convention Fee	\$1,500/attendee	On demand	If we organize a convention for franchisees and your Operating Principal is required to attend. Furthermore, you must pay our then-current Convention Fee for each attendee, even if you choose not to attend. You will be responsible for all expenses incurred by you, related to your attendance.
Relocation Fee	\$5,000	With relocation request	If you ask to relocate your Franchised Business during the term of your Franchise Agreement, you must pay us this amount when you submit your request to change locations.
Management Fee	5% of Gross Revenue for the period we manage the Franchised Business	With Royalty	If you ask and we agree, or we exercise any right under the Franchise Agreement to manage your Franchised Business on your behalf, we will be entitled to collect this amount in addition to your Royalty Fee.

Reimbursement	Our costs	On demand	If we incur any cost in satisfying any of your obligations under the Franchise Agreement or of your Franchised Business under any circumstances, you must reimburse us the amount of our costs including our administrative costs.
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Notes to Table 6:

1. *Generally.* Unless otherwise stated, all fees paid to us are uniformly imposed and non-refundable. We reserve the right to collect any and all fees due to us through ACH. You may only have one bank account for the Franchised Business and in addition to the ability to ACH funds owed to us from that account, we must be permitted “view-only” access.

2. *Definition of Gross Revenue.* “Gross Revenue” is defined in the Franchise Agreement to include all income of any type or nature and from any source that you derive or receive directly or indirectly from, through, by, or on account of the operation of the Franchised Business, at any time after the signing of your Franchise Agreement, in whatever form and from whatever source, including, but not limited to, cash, services, in kind, from barter or exchange, gift cards (when purchased not when redeemed), on credit, or otherwise, as well as business interruption insurance proceeds, all without deduction for expenses, including marketing expenses and taxes. However, the definition of Gross Revenue does not include sales tax that is collected from customers and actually transmitted to the appropriate taxing authorities, or customer refunds or adjustments. Gross Revenues are calculated on a cash basis when a sale is made, not on an accrual basis.

3. You must pay us a transfer fee equal to \$10,000 per Designated Territory that is being transferred to transferee. Included in this \$10,000 fee is a \$2,500 per Designated Territory non-refundable deposit. If a third-party broker locates the transferee, you will also be solely responsible for any broker fees associated with the transfer. There are other conditions for transfer and all conditions must be met before the transfer is approved by us. See Item 17 in this Disclosure Document for additional information regarding transfer.

[Remainder of this page intentionally left blank. Item 7 begins on the next page.]

ITEM 7
ESTIMATED INITIAL INVESTMENT

A. ESTIMATED INITIAL INVESTMENT – STANDARD TERRITORY

Type of Expenditure	Low Estimate	High Estimate	Method of Payment	When Due	To Whom Payment is to be made
Initial Franchise Fee ¹	\$50,000	\$50,000	Collected funds – lump sum	Upon execution of Franchise Agreement	Franchisor
Rent and Deposit (3 months) ²	\$30,000	\$60,000	As incurred	As incurred	Landlord
Leasehold Improvements ³	\$15,000	\$40,000	As incurred	As incurred	Various providers
Toodley Town Package ⁴	\$125,000	\$175,000	As arranged	Prior to opening your Franchised Business	Franchisor
Furniture and Equipment ⁵	\$21,000	\$30,000	As arranged	Prior to opening your Franchised Business	Construction Services Vendors
Signage ⁶	\$5,000	\$8,000	As arranged	Prior to opening your Franchised Business	Suppliers
Technology/POS System/Computer System ⁷	\$1,500	\$2,500	As arranged	Prior to opening your Franchised Business	Suppliers
Office Supplies ⁸	\$1,000	\$1,500	As arranged	Prior to opening your Franchised Business	Suppliers
Licenses and Permits ⁹	\$500	\$3,000	As required by federal, state, and local governments	As required by federal, state, and local governments	Federal, state, and local government agencies
Professional Fees ¹⁰	\$3,000	\$10,000	As arranged	As incurred	Professional Advisors
Utility Deposits ¹¹	\$0	\$2,000	As incurred	As incurred	Various providers
Insurance ¹²	\$4,000	\$5,000	As arranged	Prior to opening your Franchised Business	Insurance company
Grand Opening Marketing ¹³	\$1,000	\$5,000	As arranged	As incurred	Various suppliers and/or franchisor
Additional Funds (3 months) ¹⁴	\$25,000	\$50,000	As arranged	Weekly payroll, other expenses, and purchases	Approved suppliers, employees, etc.
TOTAL¹⁵	\$282,000	\$442,000			

Notes to Table 7(A) above:

1. Initial Franchise Fee. Calculation of the Initial Franchise Fee is discussed in detail in Item 5. The Initial Franchise Fee shown is for a standard Designated Territory.

2. Real Estate/Rent and Deposit. A Franchised Business is estimated to require about 4,500 to 5,500 square feet of space. Rent depends on geographic location, size, local rental rates, businesses in the area, site profile, and other factors and could be considerably higher in large metropolitan areas than in more suburban or small-town areas. Toodley Town can be located in strip shopping centers, shopping malls, free-standing units, and other venues in downtown commercial areas and in residential areas. We anticipate that you will rent the Franchised Business' premises. It is possible, however, that you will choose to buy, rather than rent, real estate on which a building suitable for the Franchised Business already is constructed or could be constructed. Real estate costs depend on location, size, visibility, economic conditions, accessibility, competitive market conditions, and the type of ownership interest you are buying.

3. Leasehold Improvements. Leasehold improvement costs, including floor covering, wall treatment, counters, ceilings, painting, window coverings, electrical, carpentry, partition walls, air conditioning, plumbing, and installation of hand sinks, mop sinks, water fountains, and similar work. Architect's and contractor's fees depend on various factors, including: (i) the site's condition, location, and size; (ii) the demand for the site among prospective lessees; (iii) the site's previous use; the build-out required to conform the site for your Franchised Business; and (iv) any construction or other allowances the landlord grants. The lower figures provided here under "Leasehold Improvements" assume that you remodel an existing building that has previously been utilized as a Franchised Business. Construction of a new building on a pad site or otherwise likely would require a greater initial investment, the amount of which would depend on market conditions.

Your actual costs will depend on, among other factors, the Franchised Business location, the size of the Franchised Business, the condition of the premises being remodeled, national and local economic factors, the local costs of material and labor, and the amount of tenant improvement allowances that you are able to obtain, if any. In certain major metropolitan markets such as Boston, Chicago, New York, Los Angeles, San Francisco, Seattle, and Washington, D.C., costs may be higher due to local market rates for materials and labor.

4. Toodley Town Package. This estimate includes the cost for the Toodley Town Package. See Item

5. Furniture and Equipment. These amounts include purchases of furniture, millwork, and equipment for the Franchised Business.

6. Signage. This estimate includes the cost for one inside sign and one outside sign.

7. Technology/POS System/Computer System. This estimate includes the costs related to the purchase of specified computer hardware and software that we require. If we require, you must provide us with electronic access to certain daily information. We reserve the right to add, remove, increase, decrease, or modify these requirements at any time.

8. Office Supplies. See Item 11 for information regarding required computer equipment and software. We initially require you to have at least one dedicated telephone line, internet access, and a computer capable of running required software. We do not currently specify the kinds of mobile devices, tablets, hardware, or internet supplier you use but we may do so in the future. You must have Microsoft Word, an approved email and text messaging function, and our chosen accounting and invoicing program. Your devices must be in good repair, with sufficient memory to carry out ordinary business functions, as provided in the Manual.

9. Licenses and Permits. This estimates the costs of business licenses for you to begin operations of the Business. This estimate is based on our experiences with business licenses in Las Vegas, Nevada, and may vary depending on your state and local requirements.

10. Professional Fees. This estimates the costs of professional advisors (like an attorney and an accountant) for the initial review and advice consistent with the start-up of a franchised business.

11. Utility Deposit. This estimate includes the costs of deposits for utility services at the Franchised Business, which must be paid directly to utility providers or the landlord. The low-end estimate of \$0 takes into account instances where the cost of utilities is included in the rent amount for the store location and utilities deposits are waived based on your credit history.

12. Insurance. You must purchase and maintain insurance in the types and amounts described in the Franchise Agreement or Manual. This estimate covers three months' premiums for workers' compensation and commercial liability insurance. Your cost of insurance may vary depending on the insurer, the location of your Business, your claims history, and other factors. You must provide certificates of insurance evidencing coverage to us on an ongoing basis.

13. Grand Opening Marketing (3 months). There are no required grand opening advertising expenditures. We recommend that you spend between \$1,000 and \$5,000 on grand opening advertising though you are not required to do so.

14. Additional Funds (3 months). This category estimates your pre-operational expenses that are not listed in other categories, as well as additional funds necessary for the first three (3) months of your operations including expenses for this such as employee salaries and wages, utilities, payroll taxes (including payroll to cover the grand opening promotional period and the pre-opening training period for your staff), Royalty Fees, legal and accounting fees, additional advertising, health and workers' compensation insurance, bank charges, miscellaneous supplies and equipment, staff recruiting expenses, state tax and license fees, deposits, prepaid expenses, and other miscellaneous items. These figures are estimates and we cannot guarantee that you will not have additional expenses starting the business. Your costs depend on factors such as: adherence to our methods and procedures; your management skill, experience, and business acumen; local economic conditions; the local market for our concept; the prevailing wage rate; competition; and the sales level reached during this initial period.

15. Total. Except as expressly indicated otherwise, these estimates cover your initial cash investment up to the opening of your Franchised Business. They do not provide for your cash needs to cover any financing incurred by you or your other expenses. You should not plan to draw income from the operation during the start-up and development stages of your Franchised Business, the actual duration of which will vary materially from franchisee to franchisee and cannot be predicted by us for your Franchised Business (and which may extend for longer than the three month "initial phase" described in Note 16). You must have additional sums available or other assets you may liquidate or against which you may borrow to cover other expenses and operating losses you may sustain during your start-up, development stage, and beyond. The amount of reserves necessary will vary greatly from franchisee to franchisee and will depend on many factors. Because the actual amount of reserves will vary from operation to operation and cannot be meaningfully estimated by us, we urge you to retain the services of an experienced accountant or financial advisor to develop a business plan and financial projections for your Business.

The ranges and categories listed in the table above are based on our own experience and the experience of our franchisees in operating a Franchised Business. Your expenses may be significantly different depending on the suppliers you use and local costs. Do not rely on this estimate of expenses to predict your future performance because your expenses may differ from the ranges above and you will have additional expenses to third-party suppliers and to us which we have not listed. See Item 8 for additional information concerning your purchases from third-party suppliers.

You will incur labor costs in employing your employees, but those costs are dependent on numerous factors that we cannot predict or estimate, such as the labor rates, labor tax rates, and workers' compensation rates within your Designated Territory, as well as the availability of workers, number of employees you decide to use per crew, number of crews you run, skill and experience levels of your employees, number of hours worked per employee, volume of business, etc. You should investigate the costs of labor in your Designated Territory before making any decision to operate a Franchised Business, as this will be a significant portion of your ongoing expenses.

Refundability/Financing. None of the estimated expenditures listed in the table are refundable, except (i) utility deposits are usually refundable, and (ii) lease security deposits may be refundable. We do not offer, directly or indirectly, financing for any of the above expenditures. See Item 10. The availability and terms of financing will depend on many factors, including the availability of financing generally, your creditworthiness, other security that you may have, and policies of lending institutions concerning the type of business being operated by you.

ITEM 8 RESTRICTIONS ON SOURCES OF PRODUCTS AND SERVICES

Authorized Products and Services.

We have the right to require that furniture, fixtures, signs and equipment (the "Operating Assets") and products, supplies, and services that you purchase for resale or purchase or lease for use in your Franchised Business: (i) meet specifications that we establish from time to time; (ii) be a specific brand, kind, or model; (iii) be purchased or leased only from suppliers or service providers that we have expressly approved; and/or (iv) be purchased or leased only from a single source that we designate (which may include us or our affiliates or a buying cooperative organized by us or our affiliates).

You must offer customers only the products and services we approve in writing. In addition, you must offer the specific products and services that we require in the Manuals or otherwise in writing. We may change these specifications periodically, and we may designate specific products or services as optional or mandatory. You must offer all products or services that we designate as mandatory. You may sell products and services only in the varieties, forms, and packages that we have approved in accordance with our System Standards. You must maintain a sufficient supply of required products to meet the inventory standards we prescribe in the Manuals (or to meet reasonably anticipated customer demand, if we have not prescribed specific standards).

We may require you to purchase merchant processing services from us, our affiliates, or an approved vendor we select. You must (i) require your customers to pay for all services and other fees through the Management and Technology System; or (ii) enter all other payments received from customers into the Computer System upon receipt. When you begin collecting revenue in your Franchised Business, the payment processor may process all credit card payments related to your Franchised Business, and remit payment to you of all monies owed, after withholding any Technology Fees, Royalty Fees, or Brand Fund Contributions payable to us and any payment processing fees payable to such processor.

You must offer products and services in accordance with the System. You must offer at the Franchised Business any products or services that we deem to be mandatory. Any products, services, methods, or procedures that you or your employees develop must be consistent with the System Standards that we specify from time to time. If we disapprove of any product or service that you offer, you must immediately discontinue offering the product or service in accordance with our instructions.

Items You Must Purchase from Us or Affiliates

You must pay us or our affiliates for the Toodley Town Set Up Package. We reserve the right to designate ourselves or our affiliates as approved suppliers at any time.

Items You Must Purchase from Designated or Approved Third Parties

We do not currently require you to purchase any items or services from Designated or Approved Third Parties for your Franchised Business. We reserve the right to designate Third Party Suppliers at any time.

Items That Must Meet Our Specifications

For some products and services, we have not designated a specific source or vendor that you must use, but you must follow our specifications and/or obtain our approval of the vendor. As of the date of this disclosure document, they include:

Insurance. You must maintain the types and minimum amounts of insurance coverage and bonds we specify for the Franchised Businesses. The table below sets out our required and recommended insurance coverage as of the date of this disclosure document:

Type	Minimum Coverage
Comprehensive General Liability	\$1 million per incident / \$2 million aggregate
Commercial Umbrella Policy	\$1 million excess over all underlying liability coverages per occurrence and \$1 million in the aggregate
Business Interruption	12 months loss of income, including coverage for our Royalty Fees with no co-insurance clause
Product Liability	\$1 million policy limit
Workers' Compensation	As required by law in your area
Crime Insurance for Employee Dishonesty	\$50,000 combined single limit
Employer Liability	\$100,000 per incident
Auto Insurance	Coverage to comply with law

Your insurance policies must be written by a carrier with an industry rating acceptable to us, must name us, Toodley Town Franchisor, LLC, and our parents, subsidiaries, and affiliates, and their respective officers, directors, members, shareholders, and employees as additional insureds, and must not have deductibles, exclusions or co-insurance that are unacceptable to us. All public liability and property damage policies must be primary and non-contributory and must contain a waiver by the insurance company of subrogation rights against us and our affiliates, successors, and assigns.

Prior to opening your Franchised Business, you must provide us with certificates of insurance demonstrating that you have met the requirements. At least thirty (30) days before expiration of a policy, you must furnish evidence of renewal or replacement insurance. If you do not obtain the required coverage, we have the right (but not obligation) to obtain insurance on your behalf. If we do so, you must reimburse us for the cost of insurance, plus a reasonable fee for our services. We can increase the coverage requirements or require different or additional kinds of insurance.

Approval Process

If you would like to offer products or use any supplies, Operating Assets, or services that we have not approved or to purchase or lease from a supplier or service provider that we have not approved, you must submit a written request for approval and provide us with any information that we request. We have the right to inspect the proposed supplier's facilities and test samples of the proposed products and to evaluate the proposed service provider and the proposed service offerings. Proposed suppliers may be required to come to our offices in order for us to make an evaluation. You agree to pay us an amount not to exceed the reasonable cost of the inspection and our actual cost of testing the proposed product or evaluating the proposed service or service provider, including personnel and travel costs, whether or not the item, service, supplier, or service provider is approved. We have the right to grant, deny, or revoke approval of products, services, suppliers, or service providers based solely on our judgment. We will notify you in writing of our decision as soon as practicable following our evaluation. If you do not receive our approval within 90 days after submitting all of the information that we request, our failure to respond will be deemed a disapproval of the request. You acknowledge that the products and services that we approve for you offering in your Franchised Business may differ from those that we permit or require to be offered in other Franchised Businesses.

We reserve the right to re-inspect the facilities and products of any approved supplier and to reevaluate the services provided by any service provider and to revoke approval of the item, service, supplier, or service provider if any fail to meet any of our then-current criteria. If we revoke approval of a previously approved product that you have been selling to customers or service that you have been offering to customers, you must immediately discontinue offering the service and may continue to sell the product only from your existing inventory for up to 30 days following our disapproval. We have the right to shorten this period if, in our opinion, the continued sale of the product would prove detrimental to our reputation. After the 30-day period, or such shorter period that we may designate, you must dispose of your remaining formerly approved inventory as we direct.

Issuance of Specifications and Standards

To the extent that we establish specifications, require approval of suppliers or service providers, or designate specific suppliers or service providers for particular items or services, we will publish our requirements in the Manuals. We may, at any time, in our discretion, change, delete, or add to any of our specifications or quality standards. Such modifications, however, will generally be uniform for all franchisees. We will notify you of any changes to our Manuals, specifications, or standards in writing, which we may transmit to you electronically.

Proportion of Purchases Subject to Specifications

We estimate that the cost to purchase and lease all equipment, inventory and other items and services that we require you to obtain from us or our affiliates, from designated suppliers, or in accordance with our specifications ranges from 80% to 90% of the total cost to purchase and lease equipment, inventory, and other items necessary to establish a Franchised Business and 80% to 90% of the total cost to purchase and lease equipment, inventory, and other items to operate a Franchised Business.

Revenue from Purchases

We or our affiliates reserve the right to receive revenues or profits or other material consideration from the purchases you make from us, our affiliates, or from other approved suppliers. We or our affiliates may retain any rebates or other payments we receive from suppliers.

As of the issuance date of this Disclosure Document, we have not established arrangements with any suppliers which require the supplier to make rebate payments to us, but we reserve the right to do so in the future. As we will begin offering franchises upon the issuance of this Disclosure Document, we have not received any rebates from the required purchase of products and services by our franchisees.

Cooperatives and Purchase Arrangements

We are not involved in any purchasing or distribution cooperatives. We may, but are not obligated to, negotiate purchase arrangements with suppliers for the benefit of franchisees. Currently we have not negotiated purchase arrangements with our approved suppliers for some of your retail inventory, credit card processing, and marketing.

Material Benefits

We do not provide any material benefits to franchisees (for example, renewal or granting additional franchises) based upon their purchase of particular products or services or use of particular suppliers.

[Remainder of this page intentionally left blank. Item 9 begins on the next page.]

**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 of this disclosure document.

Obligation		Section in Franchise Agreement	Item in Disclosure Document
a.	Site selection and acquisition/lease	FA Article VI	Items 6 and 11
b.	Pre-opening purchases/leases	FA §5.9	Items 7 and 8
c.	Site development and other pre-opening requirements	FA Article VI	Items 6, 7 and 11
d.	Initial and ongoing training	FA §6.3	Items 6, 7 and 11
e.	Opening	FA §7.1	Item 11
f.	Fees	FA Article V	Items 5, 6 and 7
g.	Compliance with standards and policies/Operations Manual	FA 6.4	Items 8 and 11
h.	Trademarks and proprietary information	FA Article IV & XII	Items 13 and 14
i.	Restrictions on products/services offered	FA §7.1, 8.1, 8.4	Items 8 and 16
j.	Warranty and client service requirements	FA Article VIII	Item 11
k.	Territorial development	FA §1.3	Item 12
l.	On-going product/service purchases	FA Article VIII	Item 8
m.	Maintenance, appearance, and remodeling requirements	FA §7.1	Items 6 and 11
n.	Insurance	FA §10.4	Items 6, 7 and 8
o.	Advertising	FA Article IX	Items 6, 7 and 11
p.	Indemnification	FA §11.2	Item 6
q.	Owner's participation/management/staffing	FA §8.6	Items 11 and 15
r.	Records/reports	FA §10.1	Item 6
s.	Inspections/audits	FA 10.2	Items 6 and 11
t.	Transfer	FA Article XIV	Item 17
u.	Renewal	FA §3.2	Item 17
v.	Post-termination obligations	FA Article XI & XV	Item 17
w.	Non-competition covenants	FA Article XIII	Item 17
x.	Dispute resolution	FA Article XVI	Item 17

**ITEM 10
FINANCING**

We and our affiliates do not offer direct or indirect financing arrangements for any purpose in establishing or operating your Business. We and our affiliates do not guarantee your promissory note, lease, or any other obligation you may make to others.

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 Obligations

For all Franchise Agreements, before you open your Franchised Business, we are obligated under the Franchise Agreement to:

1. We will provide you (or, if you are an entity, your Operating Principal), as well as your Key Manager (if appointed) with the respective initial training that such individuals are required to attend and complete prior to opening your Franchised Business. We will provide this Initial Training Program virtually as we designate, and this Initial Training Program (as well as other training provided by us in connection with your Franchised Business) is described more fully below in this Item under the heading "Training." (Franchise Agreement, Section 6.3).
2. If the Approved Location for your Franchised Business has not been identified at the time the Franchise Agreement is signed, we will work with you to designate a geographical area within which you must secure an Approved Location for your Franchised Business ("Site Selection Area"). (Franchise Agreement, Section 1.3). We will also comply with our obligations with respect to site selection assistance and site approval as set forth more fully below in this Item under the heading "Site Selection and Opening."
3. Prior to you attending your required initial training, we will loan you one copy of the Manual, which contains mandatory and suggested specifications, standards and procedures. The Manual is confidential and remains our property. We may modify the Manual. (Franchise Agreement, Section 6.4). The Table of Contents of the Manual is attached to this Disclosure Document as Exhibit D. The Manual currently consists of 320 pages.
4. Within 30 calendar days of execution of your Franchise Agreement, we will provide you (through the Manual or otherwise) with specifications for the layout and design of the Franchised Business (Franchise Agreement, Sections 6.2, 7.1 and 7.3).
5. Within 30 calendar days of execution of your Franchise Agreement, we will provide you (through the Manual or otherwise) with a list of the equipment and gear, standard fixtures, furnishings, supplies, and signs to be used in the Franchised Business, as well as certain other required items and a list of approved suppliers (Franchise Agreement, Section 6.6).
6. We will provide you with the "Toodley Town Set Up Package" (as described in more detail in Item 5 of this Disclosure Document), including the cost installation.
7. We will license to you the right to use our trademarks (Franchise Agreement, Section 4.2)
8. We will consult and advise you on the advertising, marketing, and promotion associated with the grand opening of your Franchised Business, as described more fully below in Item 11 (Franchise Agreement, sections 6.9 and 9.2).

Site Selection and Opening

You must acquire an acceptable site within four (4) months of signing your Franchise Agreement and open your Franchised Business within eleven (11) months from the effective date of the Franchise Agreement. If you fail to open within eleven (11) months, we may grant you a three (3) month extension so long as you are actively pursuing an acceptable location, and we may require you to execute a general release as a condition for granting this extension. If your Franchised Business is not open within one year from the effective date of the Franchise Agreement, and we determine that you are not actively pursuing a location for your Franchised Business, we may terminate the Franchise Agreement. (Franchise Agreement, Sections 1.2 & 2.2).

We anticipate that franchisees will typically open for business within seven (7) to nine (9) months of signing the Franchise Agreement. The actual length of time it will take you to open your Toodley Town business will depend on certain critical factors such as: (i) your ability to obtain a mutually acceptable site and the lease for the site; (ii) your ability to obtain acceptable financing; (iii) your ability to timely obtain required permits and licenses; (iv) the scheduling of the training program; (v) the timely completion of leasehold improvements; and (vi) the amount of time necessary to train personnel and to obtain necessary inventory, equipment and supplies.

Before opening, you must obtain our written approval for the Approved Location and lease. There is no contractual limit on the time it takes us to accept or reject your proposed location. Generally, we do not take more than thirty (30) days from the time we receive the information requested by us to accept or reject your proposed location. (Franchise Agreement, Section 1.2)

You may not open for business until: (i) you pay the initial franchise fee and other amounts due to us or our affiliates, parent or predecessor; (ii) we notify you in writing that your Franchised Business meets our standards and specifications; (iii) you (or your Operating Principal) and your Key Manager have successfully completed initial training to our satisfaction and have obtained the required certifications; and (iv) you have provided us with certificates of insurance for all required insurance policies; (v) you have received our written approval.

Continuing Obligations

During the operation of your Franchised Business, we are obligated under the Franchise Agreement to:

1. We will specify or approve certain equipment and suppliers to be used in the franchised business (Franchise Agreement, Sections 6.6 and 7.1).
2. We will provide additional training to you and any of your personnel at your request, subject to the availability of suitable trainers and payment of required fees as applicable (Franchise Agreement, Section 6.3).
3. If you do not obtain and maintain appropriate insurance coverage, we may procure the coverage on your behalf. We will pass the cost onto you. (Franchise Agreement, Section 10.4.C.)
4. We may institute various programs for auditing customer satisfaction and/or other quality control measures (Franchise Agreement, Section 8.2).
5. We will maintain and administer the Brand Fund as described more fully under the “Advertising Programs” heading below (Franchise Agreement, Section 9.1).

Advertising Programs

Brand Fund

We have established a brand development fund for the common benefit of System franchisees (the “Brand Fund”). Currently, you must contribute 1% of your monthly Gross Revenue to the Brand Fund (the “Brand Fund Contribution”). We reserve the right to increase your Brand Fund Contribution to up to 3% of Gross Revenue upon 30 days’ notice to you. We have the right to use Brand Fund Contributions, in our sole discretion, to develop, produce, and distribute national, regional and/or local advertising and to create advertising and public relations materials which promote, in our sole judgment, the products offered by System franchisees. We may use the Brand Fund to satisfy any and all costs of maintaining, administering, directing, preparing, and producing advertising, including: (a) the cost of preparing and producing television, radio, magazine, Internet, and newspaper advertising campaigns; (b) the cost of direct mail and outdoor billboard advertising; (c) the cost of public relations activities and advertising agencies; (d) the cost of developing and maintaining an Internet website, which may be used to collect customer orders, conduct surveys; and (e) personnel and other departmental costs for advertising that we internally administer or prepare. (Franchise Agreement, Sections 5.5 and 9.1).

The Brand Fund will be administered by us once established as we deem appropriate. With that said, we may also establish a Brand Fund Committee (the “BFC”) to help advise on matters related to the Brand Fund. In the event we establish the BFC, the Brand Fund will still be administered by us with the BFC serving in an advisory capacity only. The Brand Fund will be maintained and operated by us to meet the costs of conducting regional and national advertising and promotional efforts, other brand development activities, as well as related technology used to implement the foregoing (i.e., digital marketing platform, System web portal) that we determine beneficial to the System. The BFC, if established, will serve in an advisory capacity only. We will direct all public relations, advertising, and promotions with sole discretion over the message, creative concepts, materials, and media used in the programs and the placement and allocation thereof. We have the power to form, change, or dissolve the Brand Fund and/or BFC. We will pay for these activities from the Brand Fund. The Brand Fund contributions may be used for traditional and digital advertising activities, such as website development, social media, public relations, advertising campaigns (television, radio, print or other media), or other promotions which will raise awareness of the Toodley Town brand. (Franchise Agreement, Sections 6.8 and 9.1).

We are not obligated to ensure that Brand Fund activities or dollars are spent equally, on a pro rata basis, either on your Franchised Business, or all Toodley Town Franchised businesses in an area. A brief statement regarding the availability of Toodley Town franchises may be included in advertising and other items produced using the Brand Fund, but we will not otherwise use the Brand Fund to pay for franchise sales or solicitations.

Reasonable disbursements from the Brand Fund will be made solely for the payment of expenses incurred in connection with the general promotion of the Marks and the System, including the cost of formulating, developing and implementing advertising and promotional campaigns; and the reasonable costs of administering the Brand Fund, including accounting expenses and the actual costs of salaries and fringe benefits paid to our employees engaged in administration of the Brand Fund. The Brand Fund is not a trust or escrow account, and we have no fiduciary obligations regarding the Brand Fund. We are not required to audit our Brand Fund expenditures, but we reserve the right to do so and cover the costs associated with the audit from the Brand Fund. Otherwise, we will prepare and make available to our franchisees, upon request, a basic accounting of the Brand Fund for a given fiscal year after 120 days have passed since that year's end. Any company-owned or affiliate-owned Toodley Town Franchised businesses we may open will contribute to the Brand Fund at the rate provided in our Franchise Disclosure Document. Should the advertising contribution for the System decrease at any time,

we have the right to reduce our contribution from company-owned or affiliate-owned Toodley Town Franchised Businesses to the rate specified for franchised locations.

We are not required to spend all Brand Fund contributions in the fiscal year they are received.

You agree to participate in all Brand Fund programs. The Brand Fund may furnish you with marketing, advertising and promotional materials; however, we may require that you pay the cost of producing, shipping and handling such materials.

The Brand Fund was not in existence during the last fiscal year and as such no contributions or expenditures were made to disclose during this time period.

Local Advertising Expenditure

You are responsible for local marketing activities to attract members to your Franchised Business. We require you to submit samples of all advertising and promotional materials (and any use of the Marks and/or other forms of commercial identification) for any media, including the Internet, World Wide Web or otherwise. You must first obtain our advanced written approval before employing any form of co-branding, or advertising with other brands, products or services. (Franchise Agreement, Section 9.2)

You must strictly follow the social media guidelines, code of conduct, and etiquette as set forth in the Manual regarding social media activities. Any use of Social Media by you pertaining to the Franchised Business must be in good taste and not linked to controversial, unethical, immoral, illegal or inappropriate content. You will promptly modify or remove any online communication pertaining to the Franchised Business that does not comply with the Franchise Agreement or the Manual. (Franchise Agreement, Section 9.3).

As part of your material obligations under your Franchise Agreement, you must expend \$500 per month on marketing and advertising materials that we approve in connection with the promotion of your Franchised Business within your Designated Territory (your “Local Advertising Requirement”). Upon our request, you must provide us with an accounting of your monthly expenditures associated with your Local Advertising Requirement, along with invoices and other relevant documentation to support those expenditures. Please be advised that the Local Advertising Requirement is only the minimum amount you must expend each month, and we encourage you to expend additional amounts on the local promotion of your Franchised Business. We are not required to spend any amount on advertising within your Designated Territory.

Grand Opening Advertising

We recommend that you spend between \$1,000 to \$5,000 in connection with the opening of the Franchised Business. You may expend all or some portion of these funds on products/services received from an Approved Supplier we designated or approve, and all materials used in connection with your grand opening campaign must be approved by us if not previously designated for use. We expect that you will typically expend these amounts in the 30-60 days prior to opening and in the 30-day period following opening. (Franchise Agreement, Section 9.2)

Advertising Cooperatives

As of the issuance date of this Disclosure Document, we have not yet established a local or regional advertising cooperative, and we have not created any advertising council composed of franchisees. We may, in the future, decide to form one or more associations and/or sub-associations of Franchised Business's to conduct various marketing-related activities on a cooperative basis (a "Co-Op"). If one or more Co-Ops (local, regional and/or national) are formed covering your area, then you must join and actively participate. All Franchised Business's in the designated area may be required to contribute such amounts as are determined from time to time by such Co-Op. Each participating Franchised Business will have one vote in making decisions of the Co-op, but in order to vote the Franchised Business must be in good standing, and all decisions will be subject to our approval. We have the right to establish reasonable procedures for calling and conducting meetings, notices to the participants, and other procedural matters, and will make any governing documents, if any exist, available to you upon request. (Franchise Agreement, Section 9.4).

If we establish an advertising cooperative within a geographically defined local or regional marketing area in which your Franchised Business is located, you must participate and abide by any rules and procedures the cooperative adopts and we approve. You will contribute to your respective cooperative an amount determined by the cooperative, but not to exceed two percent of your monthly Gross Revenues. Amounts contributed to a cooperative will be credited against monies you are otherwise required to spend on local advertising. We have the right to draft your bank account for the advertising cooperative contribution and to pass those funds on to your respective cooperative. Our affiliates owned businesses will have no obligation to participate in any such advertising cooperatives. (§5.3 of the Franchise Agreement).

The cooperative members will be responsible for the administration of their respective advertising cooperative, as will be stated in by-laws that we approve. The by-laws and governing agreements will be made available for review by the cooperative's franchisee members. We may require a cooperative to prepare annual or periodic financial statements for our review. Each cooperative will maintain its own funds; however, we have the right to review the cooperative's finances, if we so choose. Your Franchised Business may not benefit directly or proportionately to its contribution to the Cooperative.

We reserve the right to approve all of a cooperative's marketing programs and advertising materials. On thirty days written notice to affected franchisees, we may terminate or suspend a cooperative's program or operations. We may form, change, dissolve, or merge any advertising cooperative.

Franchise Advisory Council

We reserve the right to establish a franchise advisory council for the purpose of promoting constructive and open communication between Toodley Town franchisees generally and us regarding the soundness of and means for improving the System, new initiatives, and other matters bearing on the Brand. The council will act only in an advisory capacity and will have no operational or decision-making authority. If established we will designate the frequency in which meetings will be held either in person or by teleconference at our headquarters in Las Vegas, Nevada. We retain the right to modify the composition, constitution and purpose of the council in all respects and for all purposes or to otherwise terminate its existence at any time in our discretion.

Gift Cards and Loyalty and Membership Programs

You must, at your expense, participate in, and comply with the requirements of, any gift certificate, gift card, stored value card, customer loyalty or customer retention program (e.g., customer e-mail program), and membership program that we or our affiliates implement and must sign the forms and take any other action that we or our affiliates require in order for you to participate in such programs. You must honor coupons, stored value cards, gift certificates, gift cards, or memberships sold or distributed by other Franchised Business's and include the related proceeds in Gross Revenue strictly in accordance with the Standards. You will not issue or offer any gift certificate, gift card, stored value card, customer loyalty or retention program or membership program without our prior written approval. You will utilize a vendor approved by us or our affiliates for gift card processing and membership program administration.

Management and Technology System

You must obtain, maintain, and use the hardware, software, other equipment, and network connections that we specify periodically in the Manuals necessary to operate our customer relationship management system and other technology systems that we designate (collectively, the "Management and Technology System"). You must use the Management and Technology System to (i) enter and track purchase orders and receipts, attendance, and customer information, (ii) update inventory, (iii) enter and manage your customers' contact information, (iv) generate sales reports and analysis relating to your Franchised Business, and (iv) provide other services relating to the operation of the Business. If we require you to use any proprietary software or to purchase any software from a designated vendor, you must execute and pay any fees associated with any software license agreements or any related software maintenance agreements that we or the licensor of the software require. You must replace, upgrade, or update at your expense the Management and Technology System as we may require periodically without limitation. We will establish reasonable deadlines for implementation of any changes to our Management and Technology System requirements.

The Management and Technology System currently includes a computer, a printer, and other equipment which is necessary to operate your Franchised Business. Specifications for the brand, operating capabilities, and functionality of these hardware components will be set forth in the Manuals and are subject to change. At a minimum, the components of the Management and Technology System must be connected to the internet via a high-speed internet connection and must be able to run our designated software programs and general business software such as email, word processing, and similar programs.

The Management and Technology System will use third-party software from our approved vendors for point-of-sale functions, email marketing, and all customer management functions. For any proprietary software or third-party software that we require you to use, you must execute and be responsible for the fees associated with any software license agreements or any related software maintenance agreements that we or the licensor of the software require.

We anticipate that the Management and Technology System will cost between \$1,500 and \$2,500. We, or our approved suppliers, will act as vendors or suppliers of some or all of the components of the Management and Technology System.

The Management and Technology System will be dedicated for business uses relating to the operation of the Business; (i) to use the Management and Technology System in accordance with our policies and operational procedures; (ii) to transmit financial and operating data to us as required by the Manuals; (iii) to do all things necessary to give us unrestricted access to the Management and Technology System at all times (including users IDs and passwords, if necessary) so that we may independently download and transfer data via a modem or other connection that we specify; (iv) to maintain the Management and Technology System in good working order at your own expense; (v) to ensure that your employees are adequately trained in the use of the Management and Technology System and our related policies and procedures; and (vi) not to load or permit any unauthorized programs or games on any hardware included in the Management and Technology System.

You also must comply with all laws and payment card provider standards relating to the security of the Management and Technology System, including, without limitation, the Payment Card Industry Data Security Standards. You are responsible for any and all consequences that may arise if the system is not properly operated, maintained and upgraded or if the Management and Technology System (or any of its components) fails to operate on a continuous basis or as we or you expect.

You, at all times, must give us unrestricted and independent electronic access (including users' IDs and passwords, if necessary) to the Management and Technology System for the purpose of obtaining the information relating to the Business. You must permit us to download and transfer data via a high-speed internet connection or such other connection that we specify on a real-time basis. There are no contractual limitations on our right to access data stored in the Management and Technology System.

You must dedicate your computer system for use as the Management and Technology System only and use the Management and Technology System in accordance with our policies and operational procedures. Your employees must complete any and all training programs we reasonably require for the proper operation and use of the Management and Technology System. You may not use any other cash registers or computer systems in your Franchised Business.

Training

We will provide, and you must complete, an initial training program designed to train you, your Operating Principal, and/or your Key Manager in the establishment and operation of a Franchised Business according to the System (the "Initial Training Program"). The Initial Training Program will be held virtually, through video meetings and modules. Training for up to two people is included in the Initial Franchise Fee. Each of your additional or replacement managers must attend the initial training program at our then-current cost for additional initial training and complete the program to our satisfaction before assuming management responsibility. All required training must be completed at least thirty days before the opening of your Franchised Business. You are responsible for all training-related expenses including transportation to and from the training site as well as room and board.

Initial training is overseen by Becky Warburton and designated representatives of the Toodley Town team, utilizing the Manual, slide shows and presentations, and other materials. The topics covered in our initial training program are set forth in the table below.

Initial Training Schedule

Subject	Virtual/Classroom Training	On-The-Job Training	Location
Background and Business Process Overview -Mission Statement -Organizational Structure -Play Sessions -Parties -Soda Shop	1	0	Our headquarters, online, your location, or any other location we designate
Technology and Systems -Online Booking System -Point of Sale System -Google Suite -Waiver System	1	0	Our headquarters, online, your location, or any other location we designate
Sales and Marketing -Social Media -Email -Special Events -Homeschool Programs	2	0	Our headquarters, online, your location, or any other location we designate
Operations and Management -Director Responsibilities -Team Member Responsibilities -SOP's -Party Planning -Quality and Care of the Town -Supplies Inventory & Maintenance	21	0	Our headquarters, online, your location, or any other location we designate
Execution and Implementation -Set Up Folders & Files for Individual Store Use -Hiring/Training New Team	5	0	Our headquarters, online, your location, or any other location we designate
TOTALS:	30 Hours	0 Hours	

There currently are no fixed (such as monthly or bi-monthly) training schedules. We will hold our Initial Training Program on an “as needed” basis, depending on the number of franchisees and their managers needing training.

We reserve the right to hold periodic refresher training programs, which we expect to hold at least annually, and we may designate attendance at refresher training is mandatory for you and any of your personnel. We reserve the right to require you to pay our then-current cost for the training in addition to all expenses your trainees incur while attending refresher training, including travel, lodging, meals, and wages.

We reserve the right to hold a meeting or convention of our franchisees, which will not be held more frequently than annually. We may make attendance at a franchisee meeting by you and/or certain of your personnel mandatory. We do not expect that a franchisee meeting will last longer than four days in any calendar year. We may conduct franchisee meetings to discuss new procedures or protocols, marketing strategies, new products or services, and/or to provide training. We may designate the location of the meeting (including a block of hotel rooms set aside for our franchisees). We reserve the right to charge a fee for the franchisee meeting, and you must pay all expenses incurred by you, your manager, and any of your other attendees at the franchisee meeting, including travel, lodging, meals, applicable wages, and meeting materials.

ITEM 12 TERRITORY

The Franchise Agreement grants you the right to operate one Franchised Business at the specific Approved Location identified in the Franchise Agreement or subsequently identified and mutually acceptable to both you and us. You must select a site acceptable to us within the non-exclusive Site Selection Area that we specify. The Approved Location will be added to the Franchise Agreement once we accept it, and you secure it. Your Site Selection Area is not exclusive and is only intended to give you a general indication of the area within which you must locate the Approved Location for your Franchised Business.

If the lease term is shorter than the term of the Franchise Agreement and the lease cannot be renewed or extended, or you cannot continue for any other reason to occupy the premises of the Franchised Business, you must relocate your Franchised Business to a mutually acceptable site in order to complete the balance of the term of the Franchise Agreement. You must give us notice of your intent to relocate, must pay the relocation fee, must procure a site acceptable to us within sixty days of closing the prior location, and must open the new Franchised Business location for business within 180 days of closing the previous one. We may or may not agree to such relocation based on various criteria including, but not limited to area demographics, estimated market demand, and proximity to other System franchisees. If you fail to comply with the relocation requirements, we may terminate the Franchise Agreement.

Once you have secured the Approved Location for your Franchised Business, we will provide you with an area in which you will have protected rights (the “Designated Territory”) subject to the terms, conditions, and limitations set forth in this Item and the Franchise Agreement. If you are in compliance with the Franchise Agreement, we will not own, operate, franchise, or license any other Toodley Town businesses within the Designated Territory during the term of the Franchise Agreement. Although no other Toodley Town business will be physically located within your Designated Territory, your Designated Territory may overlap with those of other franchisees or affiliates-owned locations.

The continuation of your right to operate in the Designated Territory is not dependent on achieving a certain sales volume, market penetration, or other contingency.

You have no right to distribute any services or products offered in the Franchised Business through any alternate channels of distribution, including but not limited to, through or on the Internet, the World Wide Web, or any other similar proprietary or common carrier electronic delivery System (collectively, the “Electronic Media”); or through telemarketing, catalogs, or other mail order devices.

We and our affiliates reserve all other rights with respect to your Designated Territory, which include but are not limited to:

(i) in connection with a merger or acquisition, the right to own, operate, franchise, or license businesses operating under names other than those identified by the Proprietary Marks, regardless of whether or not these other concepts offer products and services similar to or competitive with those offered by your Franchised Business and regardless of location, and the right to convert those locations to businesses;

(ii) the right to be acquired by (or merge or become affiliates with) any other business operating under names other than the Proprietary Marks, including a competing business, with locations anywhere, which may result in the required conversion of franchised businesses;

(iii) the right to distribute products and services in alternative channels of distribution whether now existing or developed in the future, identified by the Proprietary Marks or other marks we and our affiliates own or license, through any distribution method we or our affiliates may establish, and may franchise or license others to do so, both within and outside the Designated Territory, regardless of whether the offering of products or services in the other channels of distribution compete with your Franchised Business (which alternative channels of distribution include but are not limited to: sales of services and products at or through mail order, catalog, tele-marketing, direct mail marketing, or via the internet, and any similar outlets or distribution methods) and

(iv) the right to establish and operate, and allow others to establish and operate, businesses operating under different trade names, trademarks or service marks that may offer products and services which are identical or similar to products and services offered by your Franchised Business, inside or outside the Designated Territory.

We and our affiliates are under no obligation to pay you any compensation for selling similar products or services through other channels of distribution under the same and/or different proprietary marks within the Designated Territory.

We and our affiliates retain the right to use and to license others to use the System for the operation and licensing of other System franchisees at any locations outside of the Designated Territory. You will select a location for the Franchised Business, which we accept, from the area identified on Attachment A to the Franchise Agreement. When the Approved Location is identified, we will designate your Designated Territory, which will be described by zip codes or geographical boundaries (such as streets, towns or counties) and identified on Attachment A to the Franchise Agreement.

Your Designated Territory will be approximately a five mile radius around your Franchised Business. Typically, your Designated Territory is described in terms of a specific geographic radius surrounding your approved location. Protected Territories vary in size depending on population density and other demographic factors, including: the population base; growth trends of population; apparent degree of affluence of population; the density of residential and business entities; location of competing businesses and major and restricting topographical features which clearly define contiguous areas, such as rivers, mountains, major freeways, and underdeveloped land areas. Such factors may necessitate the Designated Territory being greater than or less than the radius mentioned above. The sources we use to determine the population within your Designated Territory will be publicly available population information (such as data published by the U.S. Census Bureau or other governmental agencies and commercial sources).

You are unrestricted as to the geographic area from which you may obtain business as a System franchisee. However, except as we otherwise approve, you may not take part in any sales from a location other than the premises of your Franchised Business or conduct advertising directed primarily toward the Designated Territory of any other Toodley Town franchisee. You are strictly prohibited from selling any product at wholesale.

We do not offer franchisees any option, right of first refusal, or any similar right to acquire additional franchises within the Designated Territory or contiguous territories.

Among other things, we reserve the right to:

(a) establish or license franchises and company-owned Franchised Business or other businesses offering similar or identical products, services, classes, and programs and using the System or elements of the System (i) under the Marks anywhere outside of the Designated Territory or (ii) under names, symbols, or marks other than the Marks anywhere, including inside and outside of the Designated Territory;

(b) sell or offer, or license others to sell or offer, any products, services, or classes using the Marks or other marks through any alternative distribution channels, including, without limitation, through e-commerce, in retail stores, via recorded media, via online videos, or via broadcast media, anywhere, including inside and outside of the Designated Territory;

(c) advertise, or authorize others to advertise anywhere, using the Marks; and

(d) acquire, be acquired by, or merge with other companies with existing facilities or businesses anywhere (including inside or outside of the Designated Territory) and, even if such businesses are located in the Designated Territory, (i) convert the other businesses to the Toodley Town name, (ii) permit the other businesses to continue to operate under another name, or (iii) permit the businesses to operate under another name and convert existing Toodley Town businesses to such other name.

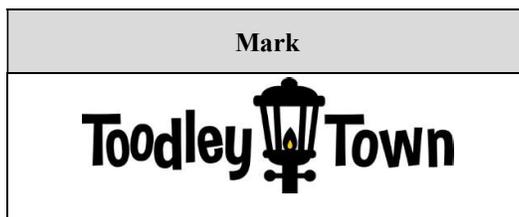
ITEM 13 TRADEMARKS

We grant you the right to operate a business specializing in the operation of a Franchised Business featuring a unique child-sized town with custom playhouses in the form of shops, restaurants, a post office, a school, and a house which immerse children in pretend play. The Franchised Business provides open play sessions, parties and special events, as well as a soda shop featuring handcrafted sodas, coffees, and cocoas. The principal trademark which we will license to you is the word trademark “Toodley Town”.

The following is a description of trademarks that we license to the Franchised Business for which we have registration on the Principal Register of the United States Patent and Trademark Office (“USPTO”), and we have filed all required affidavits with respect to each of these trademarks:

Mark	Registration Number	Registration Date
TOODLEY TOWN	8053182	December 2, 2025

We also license the following mark in connection with the Franchised Business:



At this time, we do not have a registration for the mark above. Therefore, this mark does not have many of the legal benefits and rights as a federally registered trademark. If your right to use this mark is challenged, you may have to change to an alternative mark which will increase your expenses. We are not aware of any superior prior rights or infringing uses of this trademark that could materially affect a franchisee's use of the principal trademark.

There are currently no effective determinations of the United States Patent and Trademark Office, the Trademark Trial and Appeal Board, the trademark administrator of any state or any court; no pending interference, opposition or cancellation proceedings; nor any pending material litigation involving the Proprietary Marks.

You must promptly notify us of any suspected unauthorized use of the Proprietary Marks, any challenge to the validity of the Proprietary Marks, or any challenge to our ownership of, our right to use and to license others to use, or your right to use, the Proprietary Marks. We have the sole right to direct and control any administrative proceeding or litigation involving the Proprietary Marks, including the right to settle the proceedings or litigation. We have the exclusive right, but not the obligation, to affirmatively prosecute actions against third parties for infringement or threatened infringement of the Proprietary Marks.

We have the right, though not the obligation, to defend you against any third-party claim, suit, or demand arising solely out of your use of the Proprietary Marks in a manner expressly authorized by us. If we, in our sole discretion, determine that you have used the Proprietary Marks in accordance with the Franchise Agreement and the Operating Manual, we will pay the cost of defending the action, including the cost of any judgment or settlement. If we, in our sole discretion, determine that you have not used the Proprietary Marks in accordance with the Franchise Agreement and the Operating Manual, you will be required to pay for the defense or to reimburse us for costs we incurred in providing the defense, including the cost of any judgment or settlement. In the event of any litigation relating to your use of the Proprietary Marks, you are required to sign all documents and assist us, as we deem necessary, to carry out the defense or prosecution including, without limitation, becoming a nominal party to any legal action. Except to the extent that such litigation is the result of your use of the Proprietary Marks in a manner not in accordance with the terms of the Franchise Agreement, we will reimburse you for your out-of-pocket costs in performing such acts.

Toodley Town Franchisor, LLC is the lawful and sole owner of the domain name(s) www.toodleytownusa.com. You cannot register any of the Proprietary Marks owned by us or any abbreviation, acronym or variation of the Proprietary Marks, or any other name that could be deemed confusingly similar, as Internet domain names. We retain the sole right to advertise the System on the Internet and to create, operate, maintain and modify, or discontinue using of a website using the Proprietary Marks. You may access our website. Except as we may authorize in writing in advance, however, you cannot: (i) link or frame our website; (ii) conduct any business or offer to sell or advertise any products or services on the worldwide web; or (iii) create or register any Internet domain name in connection with your franchise.

You may use only the Proprietary Marks which we designate and may use them only in the manner we authorize and permit. Any goodwill associated with Proprietary Marks, including any goodwill which might be deemed to have arisen through your activities, inures directly and exclusively to our benefit. You may use the Proprietary Marks only for the operation of the Franchised Business and only at the Approved Location or in advertising for the Franchised Business. You will use all Proprietary Marks without prefix or suffix and in conjunction with the symbols "SM," "TM," "S" or "R," as applicable. You may not use the Proprietary Marks in connection with the offer or sale of any services or products which we have not authorized for use in connection with the System. You may not use the Proprietary Marks as part of your corporate or other legal name. We must approve your corporate name and all fictitious names under which you propose to do business in writing before use. You must use your corporate or limited liability company name either alone or followed by the initials "D/B/A" and the business name "Toodley Town." You must promptly register at the office of the county in which your Franchised Business is located, or such other

public office as provided for by the laws of the state in which your Franchised Business is located, as doing business under such assumed business name.

All of your advertising must prominently display the Proprietary Marks and must comply with our standards for using the Proprietary Marks. All such advertising is subject to our prior written approval, which we will not unreasonably withhold. We reserve the right to approve all signs, stationery, business cards, forms, and other materials and supplies bearing the Proprietary Marks. You may use the Proprietary Marks including, without limitation, trade dress, color combinations, designs, symbols, and slogans, only in the manner and to the extent specifically permitted by the Franchise Agreement or by our prior written consent. You must submit to us, and we must approve all advertising, publicity, signs, decorations, furnishings, equipment or other materials employing the Proprietary Marks, or related marks, before first publication or use. You must identify yourself as the owner of the Franchised Business (in the manner we prescribe) in conjunction with any use of the Proprietary Marks including, without limitation, on invoices, order forms, receipts, and business stationery, as well as at such conspicuous locations as we may designate in writing at the Approved Location.

We reserve the right to substitute different proprietary marks for use in identifying the System and the businesses operating thereunder. You must discontinue using all Proprietary Marks which we have notified you, in writing, have been modified or discontinued within 10 days of receiving written notice and must promptly begin using such additional, modified or substituted Proprietary Marks at your expense.

ITEM 14 PATENTS, COPYRIGHTS AND PROPRIETARY INFORMATION

We do not own any registered patents which are material to the franchise. We do claim copyright protection for many aspects of the System, including, without limitation, the Operations Manual and other manuals, advertising and promotional materials, training materials and programs, videos, proprietary computer software and applications, architectural plans and designs, websites and web pages, and all other written material we develop to assist you in development and operation, although these materials have not been registered with the United States Registrar of Copyrights.

There are no currently effective determinations of the United States Copyright Office, the USPTO or any court, nor any pending litigation or other proceedings, regarding any copyrighted materials. We do not know of any superior prior rights or infringing uses that could materially affect your use of our copyrighted materials. We are not required by any agreement to protect or defend copyrights or to defend you against claims arising from your use of patented or copyrighted items or to participate in your defense or indemnify you.

The Operations Manual is our sole, exclusive and confidential property which we reveal to you in confidence and may only be used by you as provided in the Franchise Agreement. We may revise the contents of the Operations Manual, and you must comply with each new or changed standard, at your own expense. You must make sure that the Operations Manual is kept current at all times. If there is any dispute as to the contents of the Operations Manual, the terms of the master copy maintained by us at our corporate office will be controlling. The Operations Manual will remain our sole property and must be kept in a secure place at the Franchised Business.

Any and all information, knowledge, know-how, techniques and data which we designate as confidential will be deemed confidential for purposes of your Franchise Agreement. Examples of confidential information include, without limitation: (1) site selection, construction plans, and design specifications; (2) methods, formats, specifications, standards, systems, procedures, sales and marketing techniques; (3) knowledge of specifications for and suppliers of, and methods of ordering, certain products, materials, equipment and supplies; (4) knowledge of the operating results and financial performance of other franchises; (5) the Operations Manual; (6) training materials and programs; (7) fee information and customer data; (8) specifics regarding any computer software, applications and similar technology that is proprietary to us or the System; and (9) all password-protected portions of our website, intranets and extranets and the information they contain (including the email addresses of our franchisees).

All data that you collect from clients of the Franchised Business or through marketing is deemed to be owned exclusively by us and/or our affiliates. You must install and maintain security measures and devices necessary to protect client data from unauthorized access or disclosure, and you may not sell or disclose to anyone else any personal or aggregated information concerning any clients. You have the right to use the client data only in connection with the Franchised Business, while the Franchise Agreement is in effect. If you transfer the Franchised Business to a new owner, who will continue to operate the Franchised Business under an agreement with us, you may transfer the client data to the new owner as part of the going concern value of the business.

The Franchise Agreement provides that you acknowledge that your entire knowledge of the operation of the System, including the specifications, standards and operating procedures of the System, is derived from information we disclose to you and that all this information is confidential and our trade secrets. You and, if you are a corporation, partnership or limited liability company, your officers, directors, shareholders, partners, members, managers, employees and members of those persons' immediate families and their heirs, successors and assigns are prohibited from using and/or disclosing any confidential information in any manner other than as we permit in writing. You must inform your employees and others having access to confidential information of the obligation to maintain the information in confidence and subject to applicable law. All employees must sign a Confidentiality Agreement in a form satisfactory to us, giving us the right to enforce the agreement as a third-party beneficiary. The Confidentiality Agreement attached as Exhibit 5(a) to the Franchise Agreement is currently considered a satisfactory form. Your spouse (or if you are an entity, the spouses of your owners) will also be required to execute our form of Confidentiality, Non-Disclosure, and Non-Compete Agreement. All executed agreements must be forwarded to us to ensure compliance. You are responsible for assuring, before any person leaves your employment, that such person returns to you all documents and materials containing our trade secrets and confidential information.

All new products, items, services, and other developments, whether they be of our original design or variations of existing services or techniques, or your original design or variations of existing services or techniques, and whether created by or for you or an employee that relate to the Franchised Business or the System, will be deemed a work made for hire and we will own all rights in them. If they do not qualify as works made for hire, you will assign ownership to us under the Franchise Agreement. You will not receive any payment, adjustment or other compensation in connection with any new products, items, services or developments.

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

We strongly recommend that you (or, if you are an entity, your Operating Principal) personally participate in the operation of the Franchised Business. We will have the right to rely on any statement, agreement or representation made by the Operating Principal. You may not change the Operating Principal without our prior written approval. If you are an entity, you must be a single-purpose entity, and you cannot operate any other business using your entity name.

If you or your Operating Principal do not participate in the day-to-day operation of the Franchised Business, you will need a Key Manager to be responsible for the direct on-premises supervision of the Franchised Business at all times during the hours of operation. However, you are still responsible for the operations of the Franchised Business.

You or your Operating Principal (if you are an entity), and your Key Manager must satisfactorily attend and complete our initial training program and any other mandatory training programs we require.

At all times, you will keep us informed of the identity of your Key Manager. We must be advised of any change of your Key Manager within seventy-two hours. Your Key Manager need not have any equity interest in the franchise. You will disclose to your Key Manager only the information needed to operate the Franchised Business, and the Key Manager will be advised that any confidential information is our trade secret.

In addition, your employees are required to execute a Confidentiality Agreement in the form attached to the Franchise Agreement. Your spouse (or if you are an entity, the spouses of your owners) will also be required to execute our Confidentiality, Non-Disclosure, and Non-Compete Agreement the form of which is also attached to the Franchise Agreement.

You must hire all employees of the Franchised Business and are solely responsible for the terms of their work, training, compensation, management, promotions, terminations, and oversight. Your employees are under your day-to-day control at the Franchised Business. You must communicate clearly with your employees in your employment agreements, employee manuals, human resources materials, written and electronic correspondence, paychecks, and other materials that you (and only you) are their employer, and we, as the Franchisor, are not their employer and do not engage in any employer-type activities (including those described above) for which only you are responsible.

Each Owner, including the Operating Principal, must sign the Payment and Performance Guarantee (the "Guarantee") attached to the Franchise Agreement, assuming and agreeing to discharge all obligations of the franchisee under the Franchise Agreement and agreeing to comply with the confidentiality, indemnification, covenant not to compete, and assignment provisions of the Franchise Agreement.

In our sole judgment, we may deem you incapable of operating the Franchised Business if you are incapacitated by reason of illness or death. In such event, we may, at our sole discretion, elect to operate your Franchised Business for a period of time that we determine to be necessary to maintain the operation of the business as a going concern. We shall keep in a separate account all monies generated by the operation of your Franchised Business, less our management fee, and our operating expenses, including reasonable compensation and expenses for our representatives. Your Franchised Business will still have to pay all costs under the Franchise Agreement, including Royalties and Brand Fund Contributions. You must hold harmless us and our representatives for all actions occurring during the course of such temporary operation. You must pay all of our reasonable attorneys' fees and costs incurred.

ITEM 16
RESTRICTIONS ON WHAT THE FRANCHISEE MAY SELL

We require you to limit your business to the operation of the Franchised Business. You may not conduct any other business or activity at the Franchised Business without our written permission. You may only sell products at retail and may not engage in the wholesale or distribution of any product. Your franchise is limited to one location and all sales must be from that one location. We do not generally limit the persons to whom you may sell memberships. However, we do have the right to impose minimum age restrictions and other requirements we deem appropriate, either for safety reasons, or to preserve the goodwill of our Proprietary Marks for the benefit of all franchisees.

You may only offer or sell products and services that are approved by us and must offer for sale certain products and services as designated by us. We may add, delete or alter approved products or services that you are required or allowed to offer in our sole discretion. There are no limits on our right to do so. You must discontinue selling and offering any products, services, or items that we, in our sole discretion, disapprove in writing at any time. You may not conduct any other business or activity at the Franchised Business without our written permission. You are not permitted to rent out your location or host any events at your location which are not affiliated with the System and not approved by us. If we determine, in our sole discretion, that you are not in compliance with our System standards for any reason, we may require you to attend an in-person meeting with us, at your cost.

It is your responsibility to determine that you are complying with all laws and regulations applicable to the Franchised Business.

On a case-by-case basis, we may allow you or other franchisees to offer additional services, products or programs that are not otherwise part of the System. We will decide which franchisees can offer additional services and products based on test marketing, the franchisees' qualifications and operational history, differences in regional or local markets and other factors.

You may not create unapproved rewards or loyalty programs.

All members of the Franchised Business must execute a liability release agreement. The form of liability release agreement cannot extend for a term that is longer than the term of the Franchise Agreement. All forms of liability release agreements must be approved by us and cannot be modified without our prior written consent.

ITEM 17
RENEWAL, TERMINATION, TRANSFER AND DISPUTE RESOLUTION OF THE
FRANCHISE RELATIONSHIP

The table below lists certain important provisions of the franchise and related agreements. You should read these provisions in the agreements attached to this Disclosure Document.

A. FRANCHISE AGREEMENT

	Provision	Section in Franchise Agreement	Summary
a.	Length of the franchise term	3.1	10 years
b.	Renewal or extension	3.2	You have the right to renew the franchise for 2 additional 5-year terms, if you meet certain requirements.
c.	Requirements for you to renew or extend	3.2, 3.3, and 3.4	You have complied with all of the Franchise Agreement provisions; you are not in default of the Franchise Agreement; you have brought the Franchised Business into compliance with our current standards; you have given us notice of renewal no less than 90 days nor more than 180 days prior to the end of the initial term; you have signed a then-current form of Franchise Agreement, which may contain materially different terms than the ones contained in your Franchise Agreement; you have signed our form of general release; and you pay us a renewal fee equal to the greater of \$10,000, or 25% of our then current Initial Franchise Fee, per Designated Territory.
d.	Termination by Franchisee	No Provision	Not applicable
e.	Termination by Franchisor without cause	No Provision	Not applicable
f.	Termination by Franchisor with cause	15.1	We may terminate the Franchise Agreement upon delivery of notice to you if you default under the terms of the Franchise Agreement, as further outlined below.
g.	“Cause” defined – curable defaults	15.1(B)	The following constitute curable defaults: You fail to comply with the Performance Standards; or refuse to make payments due and do not cure within 10 business days; or fail to comply with any provision of the Franchise Agreement not otherwise mentioned in (h.) below or any mandatory specification and do not cure within the applicable cure period. Some defaults have 10 calendar day cure periods, and some have 30 calendar day cure periods.

	Provision	Section in Franchise Agreement	Summary
h.	“Cause” defined - non curable defaults	15.1(A)	The following events constitute non-curable defaults: failure to properly establish and equip the premises; failure to complete training; make a material misrepresentation or omission in the application for the franchise; conviction or plea of no contest to a felony, or other crime or offense that can adversely affect the reputation of you, us or the Franchised Business; make unauthorized disclosure of confidential information; abandonment of the business for 5 consecutive days unless otherwise approved; surrender of control of the business; unauthorized transfer; you are adjudicated bankrupt, insolvent or make a general assignment for the benefit of creditors; your misuse of the Marks; failure on 3 occasions within any 12 consecutive month period, or 4 occasions in any 24 consecutive month period to pay amounts due, or otherwise to comply with the Franchise Agreement; violate any health, safety or sanitation law or conduct your operation in a manner creating a safety hazard; or violating the rights and restrictions of your territory; operating a competing business.
i.	Your obligations on termination/non-renewal	12,13, and 15.3	Your obligations include: stop operations of the Franchised Business; stop using the Marks and items bearing the Marks; stop using the Marks in any form as part of your corporate name; assign any assumed names to Company; de-identify the premises from any confusingly similar decoration, design or other imitation of a Franchised Business; stop advertising as a Toodley Town franchise; pay all sums owed; pay all damages and costs we incur in enforcing the termination provisions of the Franchise Agreement; return the Manual and other confidential information to us; return all signs to us; assign your telephone and facsimile numbers, electronic mail and internet addresses to us; sell to us, at our option, all assets of the Franchised Business, including inventory, equipment, supplies and items bearing the Marks, and comply with the covenants not to compete.
j.	Assignment of contract by Franchisor	14.6	We may sell or assign some or all of our business to any subsidiary or affiliate of Toodley Town, any purchaser of Toodley Town, or any purchaser of the Marks and related business.
k.	"Transfer" by Franchisee – defined	14.1	You may sell or assign your business, but only with our approval. We have sole discretion over whether to approve or disapprove an assignment.
l.	Franchisor’s approval of transfer by franchisee	14.2 & 14.2	We have the right to approve all your transfers. We may place reasonable condition on our approval of any transfer.
m.	Condition for Franchisor’s approval of transfer	14.2	You must be in compliance with all agreements, the Manual, all contracts with any party, and transferee must assume all obligations under these agreements; transferee meet our then- current requirements and complete or agree to complete our training program for new franchisees; all sums due must be paid; all obligations to third parties must be satisfied; the Franchised Business must be in full compliance with the Manual and standards and specifications for new Toodley Town Franchised Businesses; the transferee must satisfactorily complete training; and the transferor must pay a \$10,000 transfer fee.
n.	Franchisor’s right of first refusal to acquire Franchisee’s business	None	There is no right for us to acquire your Franchised Business except as outline below.

	Provision	Section in Franchise Agreement	Summary
o.	Franchisor's option to purchase Franchisee's business	15.3	We have the option, exercisable by giving 30 days' written notice to purchase any and all inventory, equipment, furniture, fixtures, signs, sundries and supplies owned by you and used in the Franchised Business, at the lesser of (i) your cost less depreciation computed on a reasonable straight line basis (as determined in accordance with generally accepted accounting principles and consistent with industry standards and customs), or (ii) fair market value of such assets, less (in either case) any outstanding liabilities of the Franchised Business. In addition, we have the option to assume your lease for the lease location of the Franchised Business, or if an assignment is prohibited, a sublease for the full remaining term on the same terms and conditions as your lease.
p.	Franchisee's death or disability	14.4	Must be transferred within six (6) months.
q.	Noncompetition covenants during the term of the franchise	13	You must not be involved in: (i) any Competing Business (as defined in the Franchise Agreement); or (ii) any business that offers or grants franchises/licenses, or establishes joint ventures, for the operation of a Competing Business. Additionally, you must not (a) employ or seek to employ any person employed by us or by any of our other franchisees, or (b) otherwise directly or indirectly induce or seek to induce such person to leave his or her employment during the term of the Franchise Agreement, without first obtaining our consent and, if applicable, the consent of the other System franchisee, or (c) otherwise take action to divert business or clientele to any other Competing Business.
r.	Noncompetition covenants after the franchise is terminated or expires	13	For a period of 2 years following the expiration/termination of your Franchise Agreement, you must not operate a Competing Business: (i) at the Authorized Location; (ii) within a 10 mile radius of (a) the Authorized Location, or (b) any other Franchised Business that is open, under lease or otherwise under development as of the date of termination/expiration. Additionally, for a period of 2 years after termination of the Franchise Agreement, you must not shall not (i) solicit business from customers of your former Franchised Business, (ii) contact any of our suppliers or vendors for any competitive business purpose, or (iii) solicit any of our other employees, or the employees of Franchisor's affiliates or any other System franchisee, to discontinue employment.
s.	Modification of the agreement	19	The Franchise Agreement may only be modified by written amendment signed by both parties. The Operations Manual is subject to change.
t.	Integration/ merger clauses	19	The Franchise Agreement is the entire agreement between the parties. Only the terms of the Franchise Agreement are binding (subject to state law). Any representations or promises outside of the Disclosure Document and Franchise Agreement may not be enforceable. However, nothing in the Franchise Agreement is intended to disclaim the express representations made in the Disclosure Document.

	Provision	Section in Franchise Agreement	Summary
u.	Dispute resolution by arbitration or mediation	16	<p>You must first submit all disputes and controversies arising under the Franchise Agreement to our management and make every effort to resolve the dispute internally.</p> <p>At our option, all claims or disputes arising out of the Franchise Agreement must be submitted to non-binding mediation, which will take place at our then-current headquarters (subject to applicable state law). If the matter is mediated, the parties will split the mediator’s fees and bear all of their other respective costs of the mediation.</p> <p>Except for our right to seek injunctive relief in any court of competent jurisdiction and as otherwise described above, any claim arising out of or relating to the Franchise Agreement or the relationship of the parties, and any controversy regarding the establishment of the fair market value of assets of the Franchised Business will be resolved in binding arbitration before a single arbitrator in Clark County, Nevada (subject to applicable state law).</p>
v.	Choice of forum	16.6	Subject to the arbitration requirement and applicable state law, dispute resolution must be in state or federal court that has general jurisdiction in the then-current County and State where our corporate headquarters is located (currently, Clark County, Nevada).
w.	Choice of law	16.1	The Franchise Agreement is governed by the laws of the state of Nevada without reference to this state’s conflict of laws principles (subject to state law), except that any disputes or actions involving any non-competition covenants, including the interpretation and enforcement thereof, must be governed by the law of the state where the Franchised Business is located.

**ITEM 18
PUBLIC FIGURES**

We do not currently 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.

The financial performance representation is historical based upon our existing Company-Owned Outlet which operates in and around Las Vegas, Nevada. It includes historical financial results from the Company-Owned Outlet for the 2023 and 2024 calendar year (the “Measurement Period.”). An Outlet’s full operation throughout the Measurement Period is the only criteria that were used to select the financial performance information that is included in Item 19. We have a reasonable basis and written substantiation for the financial performance information disclosed in Item 19.

The explanatory notes included with the following charts are an integral part of this financial performance representation and should be read in their entirety for a full understanding of the information contained in the following charts.

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

Table 1 – Company-Owned Outlet Statement of Income and Certain Expenses

Toodley Town (Company-Owned Outlet in Las Vegas, NV)		
	2023	2024
Income	Amount	Amount
Gross Revenue	\$475,702	\$492,414
Cost of Goods Sold	\$30,286	\$26,514
Gross Profit	\$445,416	\$465,900
Operating Expenses		
Insurance	\$3,797	\$3,557
Rent	\$114,121	\$127,647
Labor	\$69,136	\$94,089
Utilities	\$7,070	\$7,188
Other Expenses	\$28,669	\$33,427
Franchisee Fees		
Royalty Fee (8%)	\$38,056	\$39,393
Brand Fund (1%)	\$4,757	\$4,924
Total Expenses	\$265,607	\$310,225
EBITDA (If Franchised)	\$179,809	\$155,675

Table 2 – Income Revenue Percentage Per Category

Toodley Town (Company-Owned Outlet in Las Vegas, NV)		
	2023	2024
Income	% of Revenue	% of Revenue
Gross Revenue	100.0%	100.0%
Cost of Goods Sold	6.4%	5.4%
Gross Profit	93.6%	94.6%
Operating Expenses		
Insurance	0.8%	0.7%
Rent	24.0%	25.9%
Labor	14.5%	19.1%
Utilities	1.5%	1.5%
Other Expenses	6.0%	6.8%
Franchisee Fees		
Royalty Fee (8%)	8.0%	8.0%
Brand Fund (1%)	1.0%	1.0%
Total Expenses	55.8%	63.0%
EBITDA (If Franchised) Margin	37.8%	31.6%

Notes to Item 19 Tables:

1. The figures in Table 1 above use the historical information the Company-Owned Outlet has provided. The financial information provided represents the profit and loss figures of the Company-Owned Outlet. You should be advised that no certified public accountant has audited these figures or expressed his or her opinion concerning their contents or form, nor have we sought to independently verify their accuracy. Upon your reasonable request, we will provide written substantiation for this financial performance representation.

2. “Gross Revenue” means all revenue from the sale of products and services and all other income of every kind related to the Business, whether for cash, credit, trade, barter, or other value and regardless of collection in the case of credit and even if you have contracted with third parties to provide certain of the services, less any bona fide refunds given to customers in the ordinary course of business. This figure represents the gross revenue earned by the Company-Owned Outlet during the Measurement period.

3. “Total Expenses” includes Utilities, Lease, Marketing, Wages, IT and Software plus other expenses attributable to the operation of a Franchised Business, including supplies, office supplies, merchant fees and banking charges, business licenses & permits, local/co-op marketing expenses, charitable contributions, and other miscellaneous expenses. This also includes fees that are attributable to a franchisee running a Franchised Business under our current Franchise Agreement. These Fees are listed in Item 6 of this document and include (i) Royalty Fees which are 8% of Gross Revenue, and (ii) Brand Fund Contributions of 1% of Gross Revenue; To calculate the estimated fees under (i) and (ii), the total Gross Revenue was multiplied by the applicable percentage.

4. EBITDA (if franchised)” means Gross Revenue minus Total Expenses. EBITDA does not include interest paid on debt, taxes, depreciation, or amortization expenses.

5. “EBITDA (if franchised) Margin” is calculated as EBITDA (if franchised) divided by the Gross Revenue in the Measurement Period

Notes Regarding the Tables in Item 19 Generally:

1. This information may not reflect all operating expenses, or other costs or expenses that you may elect to incur, which must be deducted from the gross revenues figure in order to obtain your net income or profit. This will affect the net income and/or cash flow of any outlet and must be carefully considered and evaluated. You should conduct an independent investigation of the costs and expenses that you will incur in operating your Franchised Business.
2. You should consult other sources for financial information including your financial, business, and legal advisors in connection with the information provided and our franchisees listed in Exhibit C to this Disclosure Document to obtain additional information necessary for you to develop estimates of the sales, costs, expenses, earnings, and profits.
3. Written substantiation for the financial performance representation will be made available to the prospective franchisee upon reasonable request.

Other than the preceding financial performance representation, we do 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 Becky Warburton at 7586 W Mesa Verde Lane, Las Vegas, Nevada 89113; (702) 327-4254, the Federal Trade Commission, and the appropriate state regulatory agencies.

**ITEM 20
OUTLETS AND FRANCHISEE INFORMATION**

**TABLE NO. 1
SYSTEMWIDE OUTLET SUMMARY FOR YEARS 2022 to 2024**

OUTLET TYPE	YEAR	OUTLETS AT THE START OF THE YEAR	OUTLETS AT THE END OF THE YEAR	NET CHANGE
Company Owned*	2022	1	1	0
	2023	1	1	0
	2024	1	1	0
Total Outlets	2022	1	1	0
	2023	1	1	0
	2024	1	1	0

TABLE NO. 2
TRANSFERS OF OUTLETS FROM FRANCHISEES TO NEW OWNERS
(OTHER THAN FRANCHISOR TO AFFILIATES)
FOR YEARS 2022 to 2024

STATE	YEAR	NUMBER OF TRANSFERS
Nevada	2022	0
	2023	0
	2024	0
TOTAL	2022	0
	2023	0
	2024	0

TABLE NO. 3
STATUS OF FRANCHISED OUTLETS FOR YEARS 2022 to 2024

STATE	YEAR	OUTLETS AT START OF YEAR	OUTLETS OPENED	TERMINATIONS	NON-RENEWALS	REACQUIRED BY FRANCHISOR	CEASED OPERATIONS- OTHER REASONS	OUTLETS AT END OF YEAR
NV	2022	0	0	0	0	0	0	0
	2023	0	0	0	0	0	0	0
	2024	0	0	0	0	0	0	0
Total Outlets	2022	0	0	0	0	0	0	0
	2023	0	0	0	0	0	0	0
	2024	0	0	0	0	0	0	0

TABLE NO. 4
STATUS OF AFFILIATE-OWNED OUTLETS FOR YEARS 2022 to 2024*

STATE	YEAR	OUTLETS AT START OF YEAR	OUTLETS OPENED	OUTLETS REACQUIRED FROM FRANCHISEES	OUTLETS CLOSED	OUTLETS SOLD TO FRANCHISEES	OUTLETS AT END OF THE YEAR
NV	2022	1	0	0	0	0	1
	2023	1	1	0	0	0	1
	2024	1	0	0	0	0	1
Total Outlets	2022	1	0	0	0	0	1
	2023	1	0	0	0	0	1
	2024	1	0	0	0	0	1

TABLE NO. 5
PROJECTED OPENINGS AS OF DECEMBER 31, 2024

STATE	FRANCHISE AGREEMENTS SIGNED BUT FACILITIES NOT OPENED	PROJECTED FRANCHISED NEW FACILITIES IN THE NEXT FISCAL YEAR	PROJECTED COMPANY-OWNED FACILITIES OPENINGS IN NEXT FISCAL YEAR
NV	0	0	0
TOTAL	0	0	0

Attached as Exhibit C to this Disclosure Document is a list of all franchisees, including their address and telephone number (or their contact information if their Franchised Business is not yet open) as of the issuance date of this Disclosure Document and the name, city, state, and current business telephone number (or if unknown, the last known telephone number) of every franchisee who had a Franchised Business terminated, canceled, not renewed or otherwise voluntarily or involuntarily ceased to do business during the most recently completed fiscal year or who has not communicated with us within ten weeks of the issuance date of this Disclosure Document.

If you buy this franchise, your contact information may be disclosed to other buyers when you leave the franchise system.

ITEM 21 FINANCIAL STATEMENTS

Attached as Exhibit A to this Disclosure Document is our unaudited opening balance sheet as of August 31, 2025. These financial statements are unaudited and include, in the opinion of our management, normal recurring adjustments necessary to fairly state our financial condition as of that date. These financial statements have not been reviewed by an accountant and are incomplete, as they do not contain any financial statement notes. As we were formed in December 2023 and will begin offering franchises at the publication of this Disclosure Document, we have not been in business for three (3) years or more and cannot include all financial statements required by the FTC Rule for our last three (3) fiscal years. Our fiscal year ends on December 31.

ITEM 22 CONTRACTS

Attached to this Disclosure Document are the following contracts and their attachments.

Document/Contract	Location in FDD
Franchise Agreement (FA) & Exhibits	Exhibit E
Form of General Release	Exhibit G
Form of Confidentiality and Noncompetition Agreement	Exhibit H
State Required Franchise Agreement Riders	Exhibit I

ITEM 23 RECEIPT

Attached as the last two pages of this disclosure document is a receipt. Please sign the receipt and return it to us. A duplicate of the receipt is also attached for your record.

EXHIBIT A

FINANCIAL STATEMENTS

THESE FINANCIAL STATEMENTS ARE PREPARED WITHOUT AN AUDIT. PROSPECTIVE FRANCHISEES OR SELLERS OF FRANCHISES SHOULD BE ADVISED THAT NO CERTIFIED PUBLIC ACCOUNTANT HAD AUDITED THESE FIGURES OR EXPRESSED HIS/HER OPINION WITH REGARD TO THE CONTENT OR FORM.

TOODLEY TOWN FRANCHISOR, LLC

BALANCE SHEET

(WITH INDEPENDENT ACCOUNTANT'S COMPILATION REPORT)

**AS OF
AUGUST 31, 2025**

INDEPENDENT ACCOUNTANT'S COMPILATION REPORT

To the Members of
Toodley Town Franchisor, LLC
Las Vegas, Nevada

Management is responsible for the accompanying balance sheet of Toodley Town Franchisor, LLC as of August 31, 2025, and the related notes to the financial statements in accordance with accounting principles generally accepted in the United States of America. I have performed a compilation engagement in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. I did not audit or review the financial statements nor was I required to perform any procedures to verify the accuracy or completeness of the information provided by management. Accordingly, I do not express an opinion, a conclusion, nor provide any form of assurance on these financial statements.

The accompanying financial statements present only the balance sheet of Toodley Town Franchisor, LLC as of August 31, 2025, and the related notes to the financial statements. The financial statements do not include the statements of income, changes in members' equity, or cash flows, which management has elected to omit and which were not compiled. Accordingly, these financial statements are not intended to be a complete presentation of the Company's financial position and results of operations in accordance with accounting principles generally accepted in the United States of America.



Shane White, CPA
Las Vegas, Nevada
October 31, 2025

TOODLEY TOWN FRANCHISOR, LLC
BALANCE SHEET
AUGUST 31, 2025

ASSETS

Current Assets:

Cash \$ 15,000

Total Current Assets 15,000

Noncurrent Assets:

-

Total Assets

\$ 15,000

LIABILITIES AND MEMBERS' EQUITY

Current Liabilities:

\$ -

Long-term Liabilities:

-

Total Liabilities -

Members' Equity:

15,000

Total Liabilities and Members' Equity

\$ 15,000

See independent accountant's compilation report and notes to financial statement.

TOODLEY TOWN FRANCHISOR, LLC
NOTES TO FINANCIAL STATEMENTS
AUGUST 31, 2025

NOTE 1 – DESCRIPTION OF BUSINESS

Toodley Town Franchisor, LLC (the “Company”) was formed as a Nevada limited liability company on December 30, 2023, for the purpose of offering and granting franchises to operate pretend play indoor playgrounds, parties, and concessions under the trade name Toodley Town. The Company is owned by Rebecca E. Warburton and Kristin K. Warburton and not yet commenced operations or offered any franchises for sale.

NOTE 2 – SIGNIFICANT ACCOUNTING POLICIES

Use of Estimates

The preparation of financial statements in conformity with U.S. generally accepted accounting principles ("GAAP") requires management to make estimates and assumptions that affect the amounts reported in the financial statements and accompanying notes. Actual results could differ from those estimates.

Cash and Cash Equivalents

Liquid investments or investments with original maturities of three months or less are classified as cash equivalents. The carrying value of these investments approximates their fair value.

Basis of Accounting

The Company maintains its records on the accrual basis of accounting in accordance with generally accepted accounting principles of the United States of America. Under the accrual basis of accounting, revenues are recognized in the period in which they are realized and earned and expenses are recognized in the period in which they are incurred.

Revenue and Cost Recognition

On January 1, 2024, the Company adopted ASC 606, Revenue from Contracts with Customers, which (i) creates a single framework for recognizing revenue from contracts with customers. Because the Company has not yet commenced operations, adoption of this guidance did not have a material effect on the financial statements. In future periods, revenue will be recognized when performance obligations are satisfied and control of the promised goods or services is transferred to customers.

Start-up Costs

Start-up costs consist of expenditures incurred in connection with activities related to the development and commencement of operations of the Company, including consulting fees, marketing, and other pre-opening expenses. These costs are expensed as incurred in accordance with generally accepted accounting principles in the United States of America. Start-up cost of \$67,098 have been expensed through August 31, 2025.

Subsequent Events

Management evaluated subsequent events and transactions for potential recognition or disclosure in the financial statements through October 31, 2025 the day the financial statements were issued and determined that no events were required for disclosure.

See independent accountant's compilation report.

TOODLEY TOWN FRANCHISOR, LLC
NOTES TO FINANCIAL STATEMENTS
AUGUST 31, 2025

NOTE 3 – INCOME TAXES

The Company is a limited liability company that is treated as a disregarded entity for federal and state income tax purposes. Accordingly, the Company does not record a provision for income taxes in the financial statements. The owners report the Company's income or loss on their personal tax return, and the Company is not subject to federal or state income taxes as a separate entity.

NOTE 4 - CONCENTRATION OF CREDIT RISK

The Company maintains its cash deposits in interest bearing accounts at local banks. At August 31, 2025 cash deposits did not exceed the FDIC insured limit of \$250,000.

ADVISORY NOTE TO PROSPECTIVE FRANCHISEES

Because we are a newly formed company with no business operations, prospective franchisees should carefully review this information and understand that we have limited financial resources and no operating history.

We expect to prepare audited financial statements for the fiscal year ending December 31, 2025, and will include them in our next FDD update.

EXHIBIT B

LIST OF STATE ADMINISTRATORS AND AGENTS FOR SERVICE OF PROCESS

List of State Regulatory Administrators

We intend to register this disclosure document as a “franchise” in some or all of the following states, if required by the applicable state laws. If and when we pursue franchise registration (or otherwise comply with the franchise investment laws) in these states, the following are the state administrators responsible for the review, registration, and oversight of franchises in these states:

LIST OF STATE ADMINISTRATORS	
<p><u>CALIFORNIA</u> Department of Financial Protection and Innovation 320 West 4th Street, Suite 750 Los Angeles, California 90013-2344 (213) 576-7500 Toll Free (866) 275-2677</p>	<p><u>CONNECTICUT</u> State of Connecticut Department of Banking Securities & Business Investments Division 260 Constitution Plaza Hartford, Connecticut 06103-1800 (860) 240-8230</p>
<p><u>HAWAII</u> Commissioner of Securities of the State of Hawaii Department of Commerce and Consumer Affairs Business Registration Division Securities Compliance Branch 335 Merchant Street, Room 203 Honolulu, Hawaii 96813 (808) 586-2722</p>	<p><u>ILLINOIS</u> Franchise Bureau Office of the Attorney General 500 South Second Street Springfield, Illinois 62706 (217) 782-4465</p>
<p><u>INDIANA</u> Indiana Secretary of State Franchise Section 302 Washington Street, Room E-111 Indianapolis, Indiana 46204 (317) 232-6681</p>	<p><u>MARYLAND</u> Office of the Attorney General Securities Division 200 St. Paul Place Baltimore, Maryland 21202-2021 (410) 576-6360</p>
<p><u>MICHIGAN</u> Michigan Attorney General's Office Corporate Oversight Division, Franchise Section 525 W. Ottawa Street G. Mennen Williams Building, 1st Floor Lansing, Michigan 48933 (517) 373-7117</p>	<p><u>MINNESOTA</u> Minnesota Department of Commerce 85 7th Place East, Suite 280 St. Paul, Minnesota 55101-2198 (651) 539-1600</p>
<p><u>NEW YORK</u> New York State Department of Law Investor Protection Bureau 28 Liberty Street, 21st Floor New York, NY 10005 (212) 416-8222</p>	<p><u>NORTH DAKOTA</u> North Dakota Securities Department State Capitol Department 414 600 East Boulevard Avenue, Fourteenth Floor Bismarck, North Dakota 58505-0510 (701) 328-4712</p>
<p><u>OREGON</u> Department of Business Services Division of Finance and Corporate Securities Labor and Industries Building 350 Winter Street, NE Room 410 Salem, Oregon 97310 (503) 378-4387</p>	<p><u>RHODE ISLAND</u> Department of Business Regulation Securities Division, Building 69, First Floor John O. Pastore Center 1511 Pontiac Avenue Cranston, Rhode Island 02920 (401) 462-9527</p>
<p><u>SOUTH DAKOTA</u> Division of Insurance Securities Regulation 124 S. Euclid, Suite 104 Pierre, South Dakota 57501 (605) 773-3563</p>	<p><u>VIRGINIA</u> State Corporation Commission Division of Securities and Retail Franchising 1300 East Main Street, 9th Floor Richmond, Virginia 23219 (804) 371-9051</p>
<p><u>WASHINGTON</u> Department of Financial Institutions Securities Division, P.O. Box 41200 Olympia, WA 98504-1200 (360) 902-8760</p>	<p><u>WISCONSIN</u> Division of Securities 4822 Madison Yards Way, North Tower Madison, Wisconsin 53705 (608) 266-2139</p>

List of Agents for Service of Process

We intend to register this disclosure document as a “franchise” in some or all of the following states, if required by the applicable state law. If and when we pursue franchise registration (or otherwise comply with the franchise investment laws) in these states, we will designate the following state offices or officials as our agents for service of process in these states:

LIST OF STATE AGENT FOR SERVICE OF PROCESS	
<p><u>CALIFORNIA</u> Commissioner Department of Financial Protection and Innovation 320 West 4th Street, Suite 750 Los Angeles, California 90013-2344 (213) 576-7500 Toll Free (866) 275-2677</p>	<p><u>CONNECTICUT</u> Banking Commissioner Department of Banking Securities & Business Investments Division 260 Constitution Plaza Hartford, Connecticut 06103-1800 (860) 240-8230</p>
<p><u>HAWAII</u> Commissioner of Securities of the State of Hawaii Department of Commerce and Consumer Affairs Business Registration Division Securities Compliance Branch 335 Merchant Street, Room 203 Honolulu, Hawaii 96813 (808) 586-2722</p>	<p><u>ILLINOIS</u> Illinois Attorney General Office of the Attorney General 500 South Second Street Springfield, Illinois 62706 (217) 782-4465</p>
<p><u>INDIANA</u> Indiana Secretary of State Franchise Section 302 West Washington Street, Room E-111 Indianapolis, Indiana 46204 (317) 232-6681</p>	<p><u>MARYLAND</u> Maryland Securities Commissioner 200 St. Paul Place Baltimore, Maryland 21202-2021 (410) 576-6360</p>
<p><u>MICHIGAN</u> Michigan Attorney General's Office Corporate Oversight Division, Franchise Section 525 W. Ottawa Street G. Mennen Williams Building, 1st Floor Lansing, Michigan 48933 (517) 373-7117</p>	<p><u>MINNESOTA</u> Minnesota Commissioner of Commerce Minnesota Department of Commerce 85 7th Place East, Suite 280 St. Paul, Minnesota 55101-2198 (651) 539-1600</p>
<p><u>NEW YORK</u> New York Secretary of State New York Department of State One Commerce Plaza 99 Washington Avenue, 6th Floor Albany, NY 12231 (518) 472-2492</p>	<p><u>NORTH DAKOTA</u> North Dakota Securities Commissioner State Capitol 600 East Boulevard Avenue, Fifth Floor Bismarck, North Dakota 58505 (701) 328-4712</p>
<p><u>OREGON</u> Secretary of State Corporation Division - Process Service 255 Capitol Street NE, Suite 151 Salem, OR 97310-1327 (503) 986-2200</p>	<p><u>RHODE ISLAND</u> Director of Department of Business Regulation Department of Business Regulation Securities Division, Building 69, First Floor John O. Pastore Center 1511 Pontiac Avenue Cranston, Rhode Island 02920 (401) 462-9527</p>
<p><u>SOUTH DAKOTA</u> Division of Insurance Securities Regulation 124 S. Euclid, Suite 104 Pierre, South Dakota 57501 (605) 773-3563</p>	<p><u>VIRGINIA</u> Clerk of the State Corporation Commission 1300 East Main Street, 1st Floor Richmond, Virginia 23219 (804) 371-9733</p>
<p><u>WASHINGTON</u> Director, Department of Financial Institutions Securities Division, 3rd Floor 150 Israel Road, Southwest Tumwater, Washington 98501 (360) 902-8760</p>	<p><u>WISCONSIN</u> Administrator, Division of Securities 4822 Madison Yards Way, North Tower Madison, Wisconsin 53705 (608) 266-2139</p>

EXHIBIT C

LIST OF CURRENT FRANCHISEES

CURRENT FRANCHISEES

NONE.

FORMER FRANCHISEES

NONE.

EXHIBIT D

OPERATIONS MANUAL TABLE OF CONTENTS

The Operations Manual is still under development; therefore, these numbers are estimates based on what has currently been developed and are subject to change.

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EXHIBIT E

FRANCHISE AGREEMENT
WITH ATTACHMENTS



FRANCHISE AGREEMENT

between

**Toodley Town Franchisor, LLC
and**

FRANCHISEE

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ATTACHMENTS

Attachment A FRANCHISE SPECIFIC TERMS

Attachment B PERSONAL GUARANTY OF OWNER

Attachment C FRANCHISEE COMPLIANCE QUESTIONNAIRE

TOODLEY TOWN FRANCHISE AGREEMENT

This Franchise Agreement (the “Agreement”) is entered into as of _____ between Toodley Town Franchisor, LLC a Nevada limited liability company, doing business as “Toodley Town” (“Franchisor”) and _____, or his/her/their assignee, if a partnership, corporation or limited liability company is later formed (“Franchisee”), upon the following terms, conditions, covenants and agreements:

RECITALS

- A. Franchisor owns and has developed and administers a system and franchise opportunity, including various techniques and methods, trade secrets, copyrights, confidential and proprietary information and other intellectual property rights (collectively, the “System”) for the establishment and operation of a children’s play center business (each a “Franchised Business”) identified by the “Toodley Town” trade name and other trademarks and service marks licensed hereunder (the “Marks”).
- B. The System includes the Marks and trade secrets, proprietary methods and information and procedures for the establishment and operation of Franchised Businesses, including, without limitation, confidential manuals (collectively, the “Manual(s)”), training methods, furniture and fixtures, marketing, advertising and sales promotions, cost controls, accounting and reporting procedures, personnel management, distinctive interior design and display procedures, and color scheme and décor (collectively, the “Trade Dress”).
- C. Franchisor grants to qualified persons who are willing to undertake the required investment and effort, a franchise to own and operate a Franchised Business offering (i) open play sessions, parties and special event services (collectively, the “Approved Services”) and (ii) certain related products Franchisor authorizes for sale in conjunction with the Approved Services and Franchised Business’s operations (collectively, the “Approved Products”), all while utilizing the System and Marks.
- D. Franchisee desires to obtain a franchise to use the System and Marks in the development and operation of a Franchised Business at the location specified in this Agreement.
- E. Franchisee has independently investigated the business contemplated by this Agreement and recognizes that the nature of the business may change over time, that an investment in a Franchised Business involves business risks, and that the venture’s success depends primarily upon Franchisee’s business abilities and efforts.

NOW, THEREFORE, in consideration of the foregoing, the fees and other sums payable by Franchisee and of the mutual covenants contained in this Agreement, the parties agree as follows:

1. GRANT OF FRANCHISE; LOCATION

1.1. **Grant.** Franchisee agrees at all times faithfully, honestly and diligently to perform the obligations under this Agreement and to use best efforts to promote the Franchised Business and the location. Accordingly, Franchisor grants to Franchisee the non-exclusive right and license to:

- A. Establish and operate a single Franchised Business utilizing only the System and the Toodley Town Marks, at a location that has been authorized by Franchisor (the “Approved Location”), in accordance with the provisions and for the term specified in this Agreement; and
- B. Use only the Marks of Franchisor under the terms of this Agreement to identify and promote the Franchised Business offered hereunder.

1.2 **Site Approval Process.** Franchisor will assist Franchisee in connection with site selection by: (i) providing Franchisee with its then-current site selection criteria, to the extent such criteria has been reduced to writing; and (ii) providing Franchisee with access to a local real estate broker that is familiar with Franchisor’s confidential site evaluation criteria, to the extent Franchisor has established relationships with such brokers in or around the Site Selection Area (as defined in Section 1.3 below). Franchisor will use commercially reasonable efforts to approve or reject a proposal for an Approved Location within 30 days of the date Franchisor receives all reasonably-requested information regarding the proposed site. Franchisor’s approval of the proposed site shall be deemed to be a binding addendum to this Agreement upon Franchisor’s execution of Schedule 1 to Attachment A, which is attached hereto and incorporated herein by reference, and which will set forth the Approved Location. Franchisor agrees not to unreasonably withhold approval of a site that meets its site criteria. Franchisee acknowledges that Franchisor’s approval of a proposed site is permission only and not an assurance or guaranty to Franchisee of the availability, suitability or success of a location, and cannot create a liability for Franchisor. While Franchisor will provide site selection assistance as specified in Section 6.1 herein, Franchisee alone is ultimately responsible for selecting and developing an acceptable location for the Franchised Business. Franchisee agrees to hold Franchisor harmless with respect to the selection of the Approved Location by Franchisee. Franchisee must obtain lawful possession of an Approved Location by lease or purchase within four (4) months of the date Franchisor accepts this Agreement, and must open for regular, continuous business within eleven (11) months of the date that Franchisor accepts this Agreement. Franchisor has the right to terminate this Agreement if Franchisee fails to select a site for the Franchised Business that meets Franchisor’s approval, within the time period allotted above.

1.3. **Approved Location & Designated Territory.** If the Approved Location has not been identified at the time this Agreement is signed, Franchisee must identify a site approved by Franchisor within the geographical area listed on Attachment A of this Agreement (“Site Selection Area”). Once the Approved Location for the Franchised Business has been identified, Franchisor agrees that, so long as Franchisee is in good standing, neither it nor its affiliates will operate or establish, or authorize another Toodley Town franchisee to operate or establish, a Franchised Business using the System or Marks within a certain geographical area surrounding the Approved Location (“Designated Territory”). The Designated Territory, if any, will be defined in Schedule 1 to Attachment A, hereto.

1.4. **Rights Reserved to Franchisor.** Notwithstanding anything contained in this Agreement, Franchisor and its affiliate(s)/parent(s) hereby reserve the exclusive right to: (i) open and operate, and license third parties the right to open or operate, other Franchised Businesses utilizing the Marks and System outside the Designated Territory; (ii) market, offer and sell products and services similar to those offered by the Franchised Business and other businesses (such as private label products that Franchisor may develop) through alternate channels of distribution, including without limitation, via the Internet and other e-commerce channels, catalog sales, direct mail or wholesale, at any location; (iii) acquire, or be acquired by, any company, including a company operating one or more businesses offering products or services similar to those offered by a Franchised Business, located within or outside Franchisees Designated Territory, and subsequently operate (or license a third party the right to operate) these locations; (iv) open and operate, or license third parties the right to open or operate, businesses that offer products and services similar to the Franchised Business under marks other than the Marks at any location; and (v) use, and license others the right to use, the Marks and System to engage in any other activity not expressly prohibited by this Agreement.

2. **ACCEPTANCE BY FRANCHISEE**

2.1. **Acceptance by Franchisee.** Franchisee accepts this Agreement and the license granted herein and agrees to develop and operate the Franchised Business on the terms and conditions specified herein. Franchisee agrees to follow the System requirements in the operation of its Franchised Business, including, without limitation, its facilities, staff, advertising, operations, and all other aspects of Franchisor's business and the System now in effect and changed periodically. Franchisee (or, if Franchisee is an entity, one of its Operating Principals) and its proposed Key Manager (as defined in Section 8.6 of this Agreement) must attend and complete the appropriate initial training to Franchisor's satisfaction, as set forth in Section 6.3 of this Agreement.

2.2. **Conditions.** The rights being licensed herein are subject, without limitation, to the following conditions:

- A. Franchisee's business and the Franchised Business shall be identified only by those Marks approved in writing by Franchisor with at least one exterior sign as designated by Franchisor.
- B. Concurrently, with the signing of this Agreement, Franchisee must execute a personal guaranty in the form attached hereto as **Attachment B** ("Personal Guaranty"). In the event Franchisee is a legal entity having more than one owner, all owners, shareholders, partners, joint venturers, and any other person who directly or indirectly owns a 20% or greater interest in Franchisee (the "Owners") must execute the Personal Guaranty. Any person or entity that at any time after the date of this Agreement becomes an Owner, pursuant to Section 14 or otherwise, shall, as a condition of becoming an Owner, execute Franchisor's then-current form of Personal Guaranty.
- C. Franchisee shall submit the lease for the Franchised Business to Franchisor for its written consent before Franchisee executes the lease for the Approved Location. The lease must contain the provisions outlined in Section 7.2 and Franchisor's current form of Lease Rider.

- D. Franchisee agrees that it shall open the Franchised Business for regular, continuous business no later than eleven (11) months after this Agreement is signed by Franchisor. If, through no fault of Franchisee, the Franchised Business has not opened after eleven (11) months, Franchisor may agree in writing to provide Franchisee with an additional three (3) months to open its Franchised Business if Franchisee (a) has already secured an approved premises for its Franchised Business, and (b) is otherwise making diligent and continuous efforts to prepare its Franchised Business for opening throughout the six (6) month period following the execution of this Agreement.
- E. Franchisee agrees at all times to comply with the Manual, standards, operating systems, and other aspects of the System (collectively, the “System Standards”) prescribed by Franchisor, which are subject to change at Franchisor’s discretion.

3. TERM AND RENEWAL

3.1. **Term.** The “Term” of this Agreement shall be for a period of ten (10) years beginning on the date this Agreement is accepted by Franchisor, unless sooner terminated under Section 15. The conditions to obtain a renewal Toodley Town franchise agreement are those stated below in Section 3.2.

3.2. **Renewal.** Unless terminated at an earlier date, upon the expiration of the initial term, Franchisee shall have the right to renew this Agreement for consecutive additional five (5) year terms, subject to satisfaction of each of the following conditions:

- A. Prior to each such renewal, Franchisee shall execute Franchisor’s standard form of franchise agreement being offered at the time of each such renewal. The provisions of each such renewal franchise agreement may differ from and shall supersede this Agreement in all respects, including, without limitation, changes in royalty and advertising fees, except that Franchisee shall pay the renewal fee specified in Section 3.2(F), instead of the Initial Franchise Fee. Franchisee’s failure or refusal to execute and return Franchisor’s then-current standard form Franchise Agreement to Franchisor within thirty (30) days after receipt by Franchisee shall constitute Franchisee’s election not to renew;
- B. Franchisee shall demonstrate that it has the right to remain in possession of the Approved Location for the duration of the renewal term, or that it has been able to secure and develop an alternative site acceptable to Franchisor;
- C. In consideration of each such renewal franchise agreement, Franchisee shall execute a general release in the form and substance satisfactory to Franchisor, releasing any and all claims against Franchisor and its affiliates, officers, directors, employees and agents;
- D. Franchisee shall have completed or made arrangements to make, at Franchisee’s expense, such renovation and modernization of the Franchised Business, including but not limited to the interior and exterior of the building, grounds, leasehold improvements, signs, furnishings, fixtures, equipment, and decor as Franchisor reasonably requires so the Franchised Business conforms with the then-current standards and image of Franchisor;
- E. Franchisee, during the term of this Agreement, shall have substantially complied with all of the provisions of this Agreement and all other agreements with Franchisor, and shall be in compliance with the Manual and with Franchisor’s policies, standards and specifications on the date of the notice of renewal and at the expiration of the initial term;
- F. Franchisee shall pay to Franchisor a renewal fee equal to the greater of (i) \$10,000 or (ii) 25% of the then current Initial Franchise Fee; and

G. Franchisee shall have given Franchisor written notice of renewal no less than 90 days or more than 180 days before expiration of the initial term.

3.3. **Franchisor's Refusal to Renew Franchise.** Franchisor may refuse to allow a renewal franchise agreement if Franchisee is in default under this Agreement, or any other agreement with Franchisor or an affiliate of Franchisor, or if Franchisee fails to satisfy any of the foregoing conditions. Subject to the above, Franchisor will not unreasonably deny renewal of a Franchise.

3.4. **Notice of Expiration Required by Law.** If applicable law requires that Franchisor give a longer period of notice to Franchisee than herein provided prior to the expiration of the initial term or any additional term, Franchisor will give such additional required notice. If Franchisor does not give such required additional notice, this Agreement shall remain in effect on a month-to-month basis until Franchisee has received such required notice.

4. TRADEMARK STANDARDS

4.1. **Name and Ownership.** Franchisee acknowledges the validity of the Mark TOODLEY TOWN and all other Marks that now or in the future are or will be part of the System and agrees and recognizes that the Marks are the sole and exclusive property of Franchisor and/or the affiliates of Franchisor. Franchisee further acknowledges that Franchisee's right to use the Marks is derived solely from this Agreement and is limited to the conduct of a Franchised Business pursuant to and in compliance with this Agreement and all applicable standards, specifications and operating procedures prescribed by Franchisor from time to time. Any unauthorized use of the Marks by Franchisee shall be a breach of this Agreement and an infringement of the rights of Franchisor and its affiliates. Franchisee's use of the Marks inures to the benefit of Franchisor, which owns all goodwill now and hereafter associated with the Marks. Franchisee agrees not to contest ownership or registration of the Marks. Franchisor (and/or its affiliates) owns all rights, title and interest in and to the Marks, and Franchisee has and acquires hereby only the qualified license granted in this Agreement. Franchisor agrees to indemnify Franchisee from any claims, costs or fees associated with Franchisee's authorized use of the Marks in connection with the Franchised Business, subject to the requirement that Franchisor be immediately notified of any third-party challenge to Franchisee's authorized use of any Mark under this Agreement, and Franchisor has the right to control any related litigation.

4.2. Use.

- A. Franchisee shall not use any Mark as part of any corporate or business name with any prefix, suffix or other modifying words, terms, designs or symbols, or in any modified form. Franchisee shall display and use the Marks only in the manner and form prescribed or authorized by Franchisor and shall conduct no other business than that prescribed by Franchisor. Franchisee shall not use any other mark, name, commercial symbol or logotype in connection with the operation of the Franchised Business and shall not market any product relating to the Franchised Business without Franchisor's written consent, and if such consent is granted, such product must be marketed in a manner acceptable to Franchisor. Franchisor may also permit Franchisee to use from time-to-time other trademarks, service marks, trade names and commercial symbols as may be designated by Franchisor in writing.
- B. Franchisee agrees to give such notices of trademark and service mark registrations and copyrights as Franchisor specifies and to obtain such fictitious or assumed name registrations as may be required under applicable law.
- C. Franchisee is prohibited from using the Marks in advertising, promotion or otherwise, without the appropriate "©" or "®" (copyright and registration marks) or the designations "TM" or "SM" (trademark and service mark), where applicable.

4.3. **Litigation**. Franchisee agrees to notify Franchisor immediately in writing if it becomes aware that any person who is not a licensee of Franchisor is using or infringing upon any of the Marks. Franchisee may not communicate with any person other than Franchisor and its counsel in connection with any such use or infringement. Franchisor will have discretion to determine what steps, if any, are to be taken in any instance of unauthorized use or infringement of any of its Marks and will have complete control of any litigation or settlement in connection with any claim of an infringement or unfair competition or unauthorized use with respect to the Marks. Franchisee will execute any and all instruments and documents and will assist and cooperate with any suit or other action undertaken by Franchisor with respect to such unauthorized use or infringement such as by giving testimony or furnishing documents or other evidence. Franchisor will be responsible for legal expenses incurred by Franchisor in connection with any litigation or other legal proceeding involving such third party. Franchisor shall not be liable for any legal expenses of Franchisee unless (a) pre-approved in writing by Franchisor in its discretion, and (b) the action arises solely out of Franchisees authorized use of the Marks as set forth in the Manual.

4.4. **Modification, Discontinuance or Substitution**. Franchisor reserves the right, if necessary, in Franchisor's sole judgment, to change the principal Mark(s) of the System on a national or regional basis, and upon reasonable notice, Franchisee shall at its expense adopt a new principal Mark(s) designated by Franchisor to identify the Franchised Business. Franchisor shall have no liability or obligation whatsoever with respect to Franchisee's change of any Mark.

4.5. **Franchisor's Revenues**. Franchisor and its affiliates may offer to sell to Franchisee at a reasonable profit various goods and services and reserve the right to receive fees or other considerations in connection with sales promotion and advertising programs associated with the Marks or from System vendors.

5. **FEES**

5.1. **Initial Franchise Fee**. Franchisee agrees to pay Franchisor a franchise fee in the amount listed on Attachment A of this Agreement, for a single Franchised Business upon execution of this Agreement (the "Initial Franchise Fee") in the form of a cashier's check or bank wire. The Initial Franchise Fee shall be fully earned by Franchisor upon payment and is not refundable under any circumstance.

5.2. **Royalty Fee**. Beginning on the day the Franchised Business starts generating revenue from its business operations, and continuing during the Term of this Agreement, Franchisee agrees to pay Franchisor, a monthly royalty fee, without setoff, credit or deduction of any nature, equal to 8% of the Gross Revenue (as that term is defined in Section 5.3, below) generated by the Franchised Business over the immediately preceding month (the "Royalty" or "Royalty Fee").

5.3. **Gross Revenue**. Gross Revenue means the total revenue generated by the Franchised Business, including all revenue generated from the sale and provision of any and all gift cards and other approved products and services at or through the Franchised Business and all proceeds from any business interruption insurance related to the non-operation of the Franchised Business, whether such revenues are evidenced by cash, check, credit, charge, account, barter or exchange. "Gross Revenue" does not include (a) any sales tax and equivalent taxes that are collected by Franchisee for or on behalf of any governmental taxing authority and paid thereto, or (b) the value of any allowance issued or granted to any client of the Franchised Business that is credited in good faith by Franchisee in full or partial satisfaction of the price of the approved products or services offered in connection with the Franchised Business.

5.4. **Brand Fund Contribution.** Franchisee must contribute 1% of monthly Gross Revenues to the Brand Fund as described in Section 9.1 of this Agreement (“Brand Fund Contribution”). Franchisor reserves the right to raise the amount of the Brand Fund Contribution to a maximum of 3% of monthly Gross Revenue on thirty (30) days’ advance written notice. The Brand Fund Contribution will typically be paid in the same manner and at the same interval that the Royalty Fee is collected (based on the Gross Revenue of the Franchised Business over the immediately preceding reporting period).

5.5. **Toodley Town Set Up Package.** Franchisee must pay Franchisor or its affiliates for the cost of and installation of certain the specialty play-sessions buildings and other materials in an amount as set forth in Attachment A (the “Toodley Town Set Up Package”) prior to opening the Franchised Business and as Franchisor specifies. The Toodley Town Set Up Package is paid in consideration of the cost and installation of the buildings and certain equipment needed to operate the Franchised Business. Franchisee may be required to purchase additional products or equipment from Franchisor, its affiliates, or it’s designated vendors prior to opening the Franchised Business for an additional fee. Franchisee acknowledges that Franchisor has no obligation to refund the cost of the Toodley Town Set Up Package, in whole or in part, for any reason. Franchisee further acknowledges that the Toodley Town Set Up Package does not include shipping, freight, handling, and delivery charges associated with the transportation of the buildings and equipment to the Approved Location which will be the sole responsibility of Franchisee.

5.6. **Technology Fee.** Franchisee agrees to pay Franchisor a fee for the cost of Franchisees access to and usage of Franchisor’s system, intranet, mobile applications, websites and other products and services Franchisor designates for use in the Franchised Business (“Technology Fee”). Currently, Franchisee must pay a Technology Fee of \$250 per month. We reserve the right to add, remove, and modify the services included with the Technology Fee and to increase or decrease the amount of the fee accordingly on written notice. Franchisor may require the use of third-party vendors for use of any software required in the operation of the Franchised Business at any time. Franchisor may modify the Technology Fee upon thirty (30) days’ written notice to Franchisee.

5.7. **Training-Related Fees.**

- A. *Training Fee.* As described more fully in this Agreement, Franchisee and certain of its personnel will: (i) be required to attend and complete certain initial training before the Franchised Business can open for operations, as well as certain ongoing training, as described more fully in Section 6 of this Agreement; and (ii) have the right to request that Franchisor provide certain kinds of training or on-site assistance, subject to the availability of Franchisor’s training personnel. While certain initial and ongoing training will be provided by Franchisor without charging any kind of training fee, Franchisee (or its personnel) will be responsible for ensuring Franchisor receives its then-current training fee, as applicable, in connection with any training that Franchisor provides hereunder that involves such a fee (the “Training Fee”). The current Training Fee is \$500 per person attending the training. Franchisee is responsible for the costs and expenses of any Franchisor training personnel providing training.

5.8. **Management Fee.** If Franchisee asks and Franchisor agrees, or if Franchisors exercise any right under this Agreement to manage the Franchised Business on Franchisees behalf, Franchisor will be entitled to collect a fee equal to 5% of the monthly Gross Revenue of the Franchised Business. This amount will be collected at the same time and is in addition to the Royalty Fee.

5.9. **Other Amounts Due in Connection with Franchised Business.** Franchisee will also be responsible for timely payment of any other required fees or amounts necessary to purchase marketing materials, inventory or other supplies from Franchisor or its affiliates described in this Agreement.

5.10. **Electronic Transfer; Right to Modify Collection Interval.**

- A. The Royalty Fee, Brand Fund Contribution, and Technology Fee as well as any other fees owed to Franchisor or its affiliates under this Section 5 or otherwise in connection with the Franchised Business, will be automatically debited from Franchisee's operating account administered by the designated supplier of point-of-sale services on a monthly basis throughout the Term, unless Franchisor provides reasonable written notice that Franchisor is modifying the collection interval (e.g., notifying Franchisee that Franchisor will be collecting Royalty Fee, Brand Fund Contribution and other recurring amounts due on a weekly rather than monthly basis, with such weekly fees based on the Gross Revenue of the Franchised Business over the preceding week).
- B. All amounts due to Franchisor for the purchase of products, services or otherwise are due upon receipt of an invoice from Franchisor. Any payment or report not actually received by Franchisor on or before the due date is overdue.
- C. Franchisee agrees to complete and execute a form of "Electronic Funds Transfer Agreement" and any other form, including, without limitation, our form of "Electronic Debit Authorization", that is acceptable to Franchisor, for the purpose of authorizing an electronic debit, and to submit any information required by Franchisor for such authorization.
- D. Franchisee is required to use only the POS system provided by the designated supplier and will pay the designated provider directly for all fees associated with the use of the designated provider's software. Franchisee is not allowed to use an unapproved external terminal to process transactions.

5.11. **Interest and Late Charges.** Amounts due to Franchisor (except interest on unpaid amounts due) not paid when due shall bear interest from the date due until paid at the lesser of 5% per month, or the highest rate of interest allowed by law. Franchisor may also recover its reasonable attorneys' fees, costs and other expenses incurred in collecting amounts owed by Franchisee.

6. FRANCHISOR SERVICES

6.1. **Site Selection and Lease Negotiations.** Although Franchisor will provide the site selection assistance described in Section 1.2 of this Agreement, Franchisee is solely responsible for locating, obtaining and evaluating the suitability and prospects of the Franchised Business location, for the review and negotiation of its lease, and for hiring an attorney or other advisor to review and help negotiate the lease. The Approved Location must meet Franchisor's then-current System standards and specifications, as set forth in the Manuals or otherwise in writing by Franchisor. Franchisor reserves the right to charge a reasonable fee for performing any Franchisee-requested on-site evaluation to cover incurred expenses, including, but not limited to, travel, lodging, meals and wages. Franchisor agrees not to unreasonably withhold approval of a site that meets its site criteria.

6.2. **Unit Development.** Franchisor shall consult and advise Franchisee on the proper display of the Marks, layout and design, and other equipment, furniture, fixtures, initial inventories, recruiting personnel, and managing construction or remodeling of the Approved Location. After Franchisee has executed a lease for the Approved Location, Franchisor shall deliver to Franchisee specifications and standards for building, equipment, furnishings, fixtures, layout, design and signs relating to the Approved Location and shall provide reasonable consultation in connection with the development of the Franchised Business. Franchisee's architect must make any layout, design and specifications provided by Franchisor site-specific. Franchisee agrees to make no changes, alterations or modifications whatsoever to the selected layout and design without obtaining prior written consent from Franchisor.

6.3. **Training Requirements and Remedies.** Franchisee agrees and acknowledges that the following training obligations and requirements must be strictly complied with and adhered to at all times during the Term:

- A. *Initial Training Requirements.* Prior to opening the Franchised Business, Franchisee must ensure that: (i) Franchisee (or, if an entity, its Operating Principal) completes Franchisor's "Initial Training Program"; (ii) if Franchisee has engaged a Key Manager as described more fully in Section 8.6 of this Agreement, such Key Manager has completed Franchisor's Initial Training Program.
1. **Initial Training Program.** The Initial Training Program will be provided at Franchisor's current corporate headquarters, online, or any other location Franchisor designates, and Franchisee will be responsible for all costs and expenses associated with attending the Initial Training Program. Franchisor will provide the Initial Training Program for up to two (2) persons tuition-free, provided the two (2) individuals attend at the same time prior to the opening of the Franchised Business and subject to the schedules and availability of its training staff. Otherwise, Franchisor reserves the right to charge its then-current Training Fee for initial training to any other individuals that wish to attend the Initial Training Program.
 2. **Remote Instruction.** Franchisor has the right to provide and require that Franchisee or other required trainee participate in and complete, portions of the training described in this Section that are provided remotely via the Internet or similar learning management system that permits the Franchisor to determine whether Franchisee and/or other required trainee is actively participating in the webinar or other instruction at issue.
 3. **Requirements Prior to Attending Initial Training.** Before Franchisor will approve or schedule Franchisee to attend the Initial Training Program, Franchisee must: (i) submit, and obtain our approval for the Approved location, (ii) pay all sums owed to Franchisor or its affiliates; (iii) undertake all steps to establish an EFT Account to use in connection with the Franchised Business, including ensuring that both Franchisor and its designee have all authorizations and approvals necessary to access this EFT Account; (iv) demonstrate that all required insurance policies are in place and that such policies name Franchisor and our designees as additional insureds; and (v) provide Franchisor with completed and signed copies of all attachments to the Franchise Agreement, to the extent such attachments have not been signed or need to be updated/completed.
- B. *Discretionary On-Site Assistance.* Around the time the Franchised Business is opening, Franchisor may send one (1) or more representatives to the Franchised Business to (i) provide assistance and recommendations regarding the opening and initial operations of the Franchised Business, and/or (ii) provide additional or refresher training associated with the Initial Training Program, as Franchisor determines appropriate in its discretion (collectively, the "Discretionary On-Site Assistance"). In the event Franchisor notifies Franchisee that it will be providing the Discretionary On-Site Assistance, such assistance typically lasts one (1) to two (2) days and Franchisee must ensure that Franchisee (or its Operating Principal), and management personnel are in attendance at the Franchised Business during those days.

- C. *Ongoing/Refresher Training.* Franchisor may provide and require that Franchisee as well as any of its management personnel attend ongoing additional training each year at a location that Franchisor designates (Franchisee may be charged the Training Fee as described in Section 5.7 of this Agreement, at Franchisor's sole discretion). Franchisee may also request that Franchisor provide certain additional or refresher training to Franchisee, either at one (1) of Franchisor's designated training facilities or on-site at Franchisee's Franchised Business, but Franchisor reserves the right to charge Franchisee its then-current Training Fee based in connection with any training that Franchisor provides at Franchisee's request. Such training will be provided subject to the availability and schedules of Franchisor's training personnel.
- D. *Remedial Training.* If Franchisor determines that Franchisee is operating the Franchised Business in a manner that is not consistent with the terms of this Agreement or the Manuals, or if Franchisee is otherwise in material default of this Agreement, Franchisor may also require that Franchisee, its Key Manager (if applicable) and/or certain employees of the Franchised Business attend and complete up to five (5) additional days of training at (a) Franchisor's designated training facility, (b) the Franchised Business, or (c) other location Franchisor designates, that is designed to address the default or other non-compliance issue (the "Remedial Training"). Franchisor may require Franchisee and its designated trainees to pay Franchisor its then-current Training Fee in connection with attending Remedial Training.
- E. *Costs and Expenses.* Franchisee will be responsible for the costs and expenses associated with Franchisee and its personnel attending and completing all of the training described in this Section, including without limitation, any costs related to travel, lodging, meals and (if appropriate) wages/compensation for personnel.

6.4. **Operations Manual.** Franchisor will grant Franchisee online access to an electronic version of the Manual during the term of this Agreement. The Manual is anticipated to codify existing mandatory and suggested specifications, standards and operating procedures currently prescribed by Franchisor. Franchisee acknowledges that Franchisor may from time to time revise its Systems as well as the contents of the Manual, and Franchisee agrees to comply with each new or changed standard and specification upon notice from Franchisor. The Manual shall remain the sole property of Franchisor and shall be kept confidential by Franchisee both during the Term of this Agreement and subsequent to the termination, expiration, or non-renewal of this Agreement. If Franchisee, intentionally or otherwise through its gross negligence, compromises the secure access to the online version of the Manual (or any hard copy of the Manual), including, but not limited to, allowing unauthorized users access to the Manual and its confidential contents, Franchisee will be required to pay Franchisor liquidated damages in the amount of \$10,000, to compensate Franchisor for the breach and related damage to the System.

6.5. **Continuing Services.** Franchisor shall provide such continuing advisory assistance and information to Franchisee in the development and operation of the Franchised Business as Franchisor deems advisable in its discretion. Such assistance may be provided, in Franchisor's discretion, by Franchisor's directives, System bulletins, meetings and seminars, telephone, computer, e-mail, fax, personal visits, newsletters or manuals.

6.6. **Approved Lists.** Franchisor shall provide and from time to time, add to, alter or delete, at Franchisor's discretion, lists of specifications, approved distributors and suppliers, approved services and products, including, but not limited to, equipment, supplies, inventory and other materials and supplies used in the operation of the Franchised Business. Franchisor, or an affiliate of Franchisor, may be a designated or approved supplier of certain equipment, merchandise, apparel and supplies.

6.7. **Pricing.** Franchisor has developed an image that is based in part on affordable prices and other products and services offered by the System. To promote a consistent consumer experience, and to maximize the value of the products and services Franchised Businesses offer, Franchisor may require fixed minimum prices for any products or services offered by the System and Franchisee. Franchisee is obligated to use the pricing required by Franchisor, unless Franchisor consents to changes in local pricing offered by Franchisee in order to (i) allow Franchisee to respond to unique, local, marketing conditions, competition, or expenses; or (ii) comply with changes or interpretations in state or federal anti-trust laws. Consistent with state or federal law, Franchisor reserves the right to change or eliminate its pricing program in the future, or to move from a required to recommended pricing structure.

6.8. **Brand Fund.** As detailed in Section 9.1 of this Agreement, the Brand Fund may be maintained and administered by Franchisor with the assistance of the brand fund committee (“BFC”) to meet the costs of conducting regional and national advertising and promotional activities (including the cost of advertising campaigns, test marketing, marketing surveys, public relations activities and marketing materials) which Franchisor and the BFC deem beneficial to the System.

6.9. **Grand Opening Advertising Assistance.** Franchisor or its affiliates, may but are not required to provide Franchisee with advertising, marketing, and promotion services for the grand opening of the Franchised Business as detailed in Section 9.2 of this Agreement.

7. FACILITY STANDARDS, LEASE AND CONSTRUCTION

7.1. **Facility Specifications.** Franchisee’s Franchised Business shall meet the following conditions:

- A. The Franchised Business shall be laid out, designed, constructed or improved, equipped and furnished in accordance with Franchisor’s standards and specifications. Equipment, furnishings, fixtures, decor and signs for the Franchised Business shall be purchased from suppliers approved or designated by Franchisor. Franchisee may remodel or alter the Franchised Business, or change its equipment, furniture or fixtures, only with Franchisor’s consent. Franchisee must obtain necessary permits, licenses and other legal or architectural requirements. The Franchised Business shall contain or display only signage that has been specifically approved or designed by Franchisor.
- B. The Franchised Business and all equipment shall be maintained in accordance with standards and specifications established by Franchisor or prescribed after inspection of the Franchised Business. Franchisee shall promptly repair or replace defective or obsolete equipment, signage, fixtures or any other item of the interior or exterior that is in need of repair, refurbishing or redecorating in accordance with such standards established (and updated from time to time) by Franchisor or as may be required by Franchisee’s lease.

- C. Franchisee agrees and acknowledges that: (i) the System will evolve; (ii) the child entertainment industry must respond, new equipment and new methods; and (iii) the System must change to meet customer demands. From time to time, as Franchisor requires, Franchisee must modernize and/or replace items of the Trade Dress or Franchised Business equipment as may be necessary for the Franchised Business to conform to the standards for new Franchised Businesses. Further, Franchisee will be required to thoroughly modernize or remodel the Franchised Business when requested by Franchisor, but no more than once every 5 years. Franchisee acknowledges that this obligation could result in Franchisee making extensive structural changes to, and significantly remodeling and renovating the Franchised Business, and Franchisee agrees to incur, without limitation, any capital expenditures required in order to comply with this obligation and Franchisor's requirements. Within 60 days after receiving written notice from Franchisor, Franchisee shall have plans prepared according to the standards and specifications that Franchisor prescribes and Franchisee must submit those plans to Franchisor for its approval. Franchisee agrees to complete all work according to the plans that Franchisor approves within the time period that Franchisor reasonably specifies and in accordance with this Agreement. Franchisor, or its Affiliate, will hold themselves, and the Franchised Business they operate (if any) to the same high standard, and same frequency for replacement and renovation as is expected of Franchisee.
- D. The Franchised Business shall contain signage prominently identifying Franchisee by name as an independently owned and operated franchisee of Franchisor.

7.2. **Lease.** Franchisee is solely responsible for purchasing or leasing a suitable site for the Franchised Business. Franchisee must submit the lease for the Franchised Business to Franchisor for its written consent before Franchisee executes the lease for the Approved Location. Franchisor will not withhold consent arbitrarily; however, any lease must contain substantially the following provisions: (1) "The leased premises will be used only for the operation of a Toodley Town franchise utilizing the Marks and System;" (2) "The employees of Franchisor will have the right to enter the leased premises to make any modifications necessary to protect the System and proprietary marks thereof;" (3) "Lessee agrees that Lessor may, upon request of Franchisor disclose to said Franchisor all reports, information or data in Lessor's possession with respect to sales made in, upon or from the leased premises;" and (4) a conditional assignment clause to be contained in a lease rider in a form approved by Franchisor, which shall provide that Franchisor (or its designee) may, upon termination, expiration, non-renewal or proposed assignment of this Agreement, at Franchisor's sole option, take an assignment of Franchisee's interest thereunder, without the consent of the Lessor or property owner, without liability for accrued obligations, payment of additional consideration or increase in rent, and at any time thereafter, reassign the lease to a new franchisee. Franchisor's execution of this Agreement is conditioned upon the above-referenced lease addendum (the "Lease Rider"), which shall be signed by Franchisee and attached and made part of the lease for the Franchised Business. Franchisee acknowledges that it has been advised to have any lease reviewed by Franchisee's own legal counsel.

7.3. **Unit Development.** Franchisee agrees that after obtaining possession of the Approved Location, Franchisee will promptly, at Franchisee's sole expense:

- A. Obtain any standard plans and/or specifications from Franchisor;
- B. Purchase or lease, in accordance with Franchisor's standards and specifications, all furniture, equipment, fixtures, inventory, supplies and signs required for the Franchised Business;
- C. Hire and train the initial operating personnel according to Franchisor's standards and specifications; and

- D. Complete development of and have the Franchised Business open for business not later than eleven (11) months after the date that Franchisor accepts this Agreement.

7.4. **Franchisee's Responsibility.** Although Franchisor may provide Franchisee with various standard or sample plans and specifications with respect to constructing and equipping the Franchised Business, it is Franchisee's sole responsibility to construct and equip the Franchised Business in compliance with all applicable federal, state and local laws and regulations, including, without limitation, all building codes, fire and safety codes, environmental laws, Occupational Safety and Health Administration laws, health laws, sanitation laws, Americans with Disabilities Act and all other requirements that may be prescribed by any federal, state or local governmental agency. Franchisee further acknowledges and agrees that Franchisee is, and will continue to be at all times during the Term, solely responsible for all employment decisions and to comply with all state, federal, and local hiring laws and functions of the Franchised Business, including without limitation, those related to hiring, firing, training, wage and hour requirements, compensation, promotion, record-keeping, supervision, and discipline of employees, paid or unpaid, full or part-time. Franchisee's employees must be competent, conscientious, and properly trained. Franchisee acknowledges that nothing in this Agreement shall, or may be construed to, create any type of employer or joint employer relationship between (a) Franchisee or any of Franchisee's personnel, and (b) Franchisor in any matter.

8. IMAGE AND OPERATING STANDARDS

8.1. **Compliance.** Franchisee acknowledges and agrees that every detail regarding the appearance and operation of the Franchised Business is important to Franchisor, Franchisee, the System and other System franchisees in order to maintain high and uniform operating standards, to increase demand for the services and products sold by all System franchisees, and to protect Franchisor's reputation and goodwill, and, accordingly, Franchisee agrees to comply strictly at all times with the requirements of this Agreement and Franchisor's standards and specifications (whether contained in the Manual or any other written or oral communication to Franchisee by Franchisor) relating to the appearance or operation of the Franchised Business. Franchisee acknowledges that other Franchised Businesses may operate under different forms of agreement with Franchisor, and that the rights and obligations of the parties to other agreements may differ from those hereunder.

8.2. **Franchisor's Right to Inspection.** To determine whether Franchisee is complying with this Agreement and Franchisor's standards and specifications, Franchisor reserves the right to supervise, determine and approve the standards of appearance, quality and service pertinent to the Franchised Business including, without limitation, the right at any reasonable time and without prior notice to Franchisee to: (1) inspect and examine the business, equipment, facilities and operation of the Franchised Business in person; (2) interview Franchisee and Franchisee's employees, including any independent contractors; (3) interview Franchisee's customers, suppliers and any other person with whom Franchisee does business; and (4) confer with members and staff of government agencies with authority over Franchisee about matters relevant to the Franchised Business.

8.3. **Personnel.** Franchisee agrees to employ in the operation of the Franchised Business only persons of high character and ability who maintain and exhibit traits of enthusiasm, cleanliness, neatness, friendliness, honesty and loyalty, it being recognized by Franchisee that such persons are necessary in order to promote and maintain customer satisfaction and the goodwill of the System. Franchisee agrees to staff the Franchised Business at all times with a sufficient number of qualified, competent personnel who have been trained in accordance with Franchisor's standards. Franchisee shall be considered the employer of all employees and independent contractors of the Franchised Business. It is the sole responsibility of Franchisee to hire, discipline, discharge and establish wages, hours, benefits, employment policies and other terms and conditions of employment for its employees and independent contractors. Franchisee is responsible for obtaining its own independent legal advice regarding the employment of employees and independent contractors and complying with any and all applicable laws pertaining thereto. Franchisor shall have no responsibility for the terms and conditions of Franchisee's relationship with Franchisee's employees and/or independent contractors. Franchisee shall engage in no discriminatory employment practices and shall in every way comply with all applicable laws, rules and regulations of federal, state and local governmental agencies, including, without limitation, all wage-hour, civil rights, immigration, employee safety and related employment and payroll-related laws. Franchisee shall make all necessary filings with and pay all taxes and fees due to the Internal Revenue Service and all other federal, state and local governmental agencies or entities to which filings and payments are required.

8.4. **Products and Services to be Offered for Sale.**

- A. *Approved Services and Approved Products Generally.* Franchisee acknowledges that the presentation of a uniform image to the public and the offering of uniform services and products is an essential element of a successful franchise system. In order to insure consistency, quality and uniformity throughout the System, Franchisee agrees: (i) to sell or offer for sale only the services or products that have been expressly approved for sale by Franchisor; (ii) to sell or offer for sale all services and products required by Franchisor; (iii) not to deviate from Franchisor's standards and specifications; and (iv) to discontinue selling and offering for sale any services or products that Franchisor may, in its discretion, disapprove at any time. Franchisor shall supply Franchisee with a list of suppliers from which Franchisee is required to purchase furniture, fixtures, equipment, supplies, products or services for the Franchised Business. Franchisor may change this list from time to time, and upon notification to Franchisee, Franchisee shall only purchase equipment, products or services from approved suppliers as specified on the changed list. Franchisor, or an affiliate of Franchisor, may be a designated or approved supplier of certain furniture, fixtures, equipment and supplies. Franchisee agrees to keep the Franchised Business and its premises in clean condition, operational, and be open at all times specified by Franchisor.
- B. *Required Use of Approved Suppliers.* Franchisee agrees that: (i) management and technology systems must be purchased exclusively from approved suppliers and must be maintained according to Franchisor specifications, as applicable. Franchisee acknowledges and agrees that Franchisor is (or may at any time in the future become) an approved or designated supplier for any furniture, fixtures, equipment, supplies, products, logo items, and signage, that Franchisor may derive income from the sale of such items, and that the price charged by Franchisor may reflect a profit.

- C. *Non-Approved Services, Products or Suppliers.* If Franchisee proposes to offer for sale any other products or services that have not been approved by Franchisor, Franchisee shall first notify Franchisor in writing and submit sufficient information, specifications and samples concerning such product and/or supplier and/or service for a determination by the Franchisor whether such product or supplier of service complies with the Franchisor's specifications and standards and/or whether such supplier meets the Franchisor's approved supplier criteria. Franchisor shall, within ninety (90) days, notify Franchisee in writing whether or not such proposed product and/or supplier or service is approved, as determined in Franchisor's discretion. Franchisor reserves the right to charge Franchisee reasonable costs in connection with Franchisor's review, evaluation, and approval of alternative suppliers. These charges may include reimbursement for travel, accommodations, meal expenses, and personnel wages. Franchisor may from time to time prescribe procedures for the submission of requests for approved products and/or suppliers or services and obligations that approved suppliers must assume (which may be incorporated in a written agreement to be executed by approved suppliers). Franchisor reserves the right to revoke its approval of a previously authorized supplier, product, class or service when Franchisor determines in its discretion that such supplier, product, class, or service is not meeting the specifications and standards established by Franchisor. If Franchisor modifies its list of approved products, classes and/or suppliers and/or services, Franchisee shall not, after receipt in writing of such modification, reorder any product or utilize any supplier, product, class or service that is no longer approved.
- D. *Franchisor Rights.* Franchisee acknowledges and agrees that Franchisor may sell products and services to customers located anywhere, even if such products and services are similar to what Franchisor sells to Franchisee and what Franchisee offers at the Franchised Business. Franchisor may use the internet or alternative channels of commerce to sell Toodley Town brand products and services. Franchisee may only sell the products and services from the Franchised Business's approved location and may only use the internet or alternative channels of commerce to offer or sell the products and services, as permitted by Franchisor.
- E. *Advertising Outside Designated Territory.* Unless Franchisor agrees otherwise, Franchisee may not actively solicit customers or otherwise promote the Franchised Business through any targeted advertising/marketing, outside of the Designated Territory. Nothing in this Agreement, however, shall prohibit Franchisee from servicing customers that contact Franchisee or the Franchised Business, regardless of where those customers reside or work.
- F. *No Unauthorized Sales of Certain Items.* Unless Franchisor directs or agrees otherwise in writing, Franchisee agrees not to sell any unauthorized products or services at the Franchised Business.
- G. *Penalty Fee.* Franchisor reserves the right to charge its then-current per day penalty fee for each day Franchisee offers or sells unauthorized products or services from the Franchised Business in a manner that is not consistent with this Agreement.

8.5. **Compliance with Laws.** Franchisee agrees to comply with all federal, state and local laws, rules, and regulations and shall as soon as practicable, but in any event prior to the opening for business of the Franchised Business, obtain all municipal and state permits, certificates or licenses necessary to operate the Franchised Business and shall file and publish, if required by applicable law, a certificate of doing business (whether under a fictitious name or otherwise). Franchisee acknowledges and agrees that it has the sole responsibility to investigate and comply with any applicable laws in the state where the Franchised Business is located that are specific to the operation of a children play center business. Franchisee shall operate and maintain the Franchised Business in strict compliance with all employment laws, building codes, fire and safety codes, environmental laws, Occupational Safety and Health Administration laws, health and safety laws, sanitation laws, Americans with Disabilities Act and any other requirements that may be prescribed by any federal, state or local governmental agency. Franchisee agrees to immediately provide Franchisor with a copy of any notice received by Franchisee from any state, local or governmental agency pertaining to compliance with any codes or requirements, or the failure to comply with any codes or requirements, at the Franchised Business. Franchisee hereby certifies and represents that Franchisee, and any of its affiliates, any of its partners, members, shareholders or other equity owners, and their respective employees, officers, directors representatives or agents, are not acting, directly or indirectly, for or on behalf of any person, group, entity or nation named by any Executive Order or the United States Treasury Department as a terrorist, “Specially Designated National and Blocked Person,” or other banned or blocked person, entity, nation or transaction pursuant to any law, order, rule or regulation that is enforced or administered by the Office of Foreign Assets Control. Franchisee hereby agrees to defend, indemnify and hold harmless Franchisor from and against any and all claims, damages, losses, risks, liabilities and expenses (including attorneys’ fees and costs) arising from or related to any breach of the certifications set forth in this paragraph.

8.6. **Operational Efforts.** Franchisee must designate an Owner with at least a 20% ownership interest in franchisee Entity as the “Operating Principal”. The Operating Principal must have authority over all business decisions related to the Franchised Business and must have the power to bind Franchisee in all dealings with us and actively, personally, participate in the day-to-day operation of the Franchised Business. Franchisee may appoint a manager to assist in the direct, day-to-day, supervision of the operations of the Franchised Business (the “Key Manager”), provided that Key Manager successfully completes the Initial Training Program prior to commencing any management responsibilities at the Franchised Business. Franchisee agrees to keep Franchisor advised, in writing, of any manager involved in the operation of the Franchised Business and their contact information. Franchisee agrees to keep the Franchised Business open for the hours stated in the Manual and as deemed appropriate by Franchisor. If Franchisee does not have a Key Manager, then Franchisee (or its Operating Principal, as applicable) must be on-site at the Franchised Business during normal business hours to manage day to day operations.

8.7. **Good Standing.** Franchisee will be considered in “Good Standing” if Franchisee is not in default of any obligation to Franchisor or any of Franchisor’s affiliates, whether arising under this Agreement or any other agreement between Franchisee and Franchisor (or any of Franchisor’s affiliates), the Manual or other System requirements.

8.8. **Performance Standards.** Franchisee and Franchisor have a shared interest in the Franchised Business performing at or above the System Standards. Franchisor would not have entered into this franchise relationship if Franchisor had anticipated that Franchisee would not meet these Performance Standards.

- A. *System Standards.* Franchisor may choose, in its sole discretion, to evaluate the Franchised Business for compliance with the System Standards using various methods (including, but not limited to, inspections, field service visits, and customer comments/surveys.) Franchisee must meet minimum standards for cleanliness, equipment condition, repair and function, and customer service. Franchisee’s employees, including any independent contractors, must meet or exceed minimum standards for courteousness and customer service.

9. ADVERTISING AND MARKETING

9.1. Brand Fund.

- A. Franchisor has established a brand development fund for the common benefit of System franchisees (the “Brand Fund”). Franchisee is required to pay the appropriate Brand Fund Contribution to Franchisor as described in Section 5.4 of this Agreement. In the event Franchisor increases the Brand Fund Contribution, Franchisor will provide at least 30 days’ written notice of such increase in the Brand Fund Contribution.
- B. The Brand Fund will be administered by Franchisor as it deems appropriate in its discretion. Franchisor may establish a committee to serve in an advisory capacity only with respect to providing guidance and advice on Brand Fund-related matters, but Franchisor is under no obligation to do so. In the event a BFC is established in connection with the Brand Fund, Franchisor will determine how best to structure and work with the BFC and Franchisor will have the right to dissolve any established BFC upon 30 days’ written notice to Franchisee. The Brand Fund will be maintained and operated by Franchisor, as it deems appropriate in its discretion, to meet the costs of conducting regional and national advertising, promotional, marketing activities, as well as related technology and other brand development activities, that are deemed most beneficial to the System.
- C. Franchisor will have complete control and discretion over how to administer the Brand Fund and Brand Fund Contributions to determine the advertising, marketing and public relations programs and activities financed by the Brand Fund, including the creative concepts, materials and endorsements used and the geographic market, media placement and allocation. Franchisee agrees that the Brand Fund may be used to pay the costs of preparing and producing associated materials and programs as Franchisor may determine, including the use of social media; video, audio and written advertising materials employing advertising agencies; sponsorship of sporting, charitable or similar events; administering regional, national and multi-regional advertising programs including purchasing direct mail and other media advertising, website development/operation and to pay Internet, Intranet, URL, (800) or similar number, and other charges, fees and/or expenses, including employing advertising agencies to assist with marketing efforts; and supporting public relations, market research and other advertising, promotional and marketing activities. The parties agree and acknowledge that, among other things, a brief statement regarding the availability of Toodley Town franchises and details about the franchise offering may be included in advertising and other items produced using the Brand Fund.
- D. Franchisor may spend in any calendar year more or less than the total Advertising Contributions to the Brand Fund in that year. Franchisor may cause the Brand Fund to invest any surplus for future use by the Brand Fund. Franchisor may borrow from Franchisor or other lenders on behalf of the Brand Fund to cover deficits of the Brand Fund.
- E. Franchisor and/or any Franchisor-Related Persons/Entities can provide goods, services, materials, etc. (including administrative services and/or “in-house advertising agency” services) and be compensated and/or reimbursed for the same by the Brand Fund, provided that any such compensation must be reasonable in amount. Franchisor can arrange for goods, services, materials, etc. (including administrative services) to be provided by independent persons/companies and all related costs, fees, etc. will be paid by the Brand Fund.

- F. The Brand Fund will be accounted for separately from Franchisor's other funds and Franchisor will not use the Brand Fund for its general operating expenses. All taxes of any kind incurred in connection with or related to the Brand Fund, its activities, contributions to the Brand Fund and/or any other Brand Fund aspect, whether imposed on Franchisor, the Brand Fund or any other related party, will be the sole responsibility of the Brand Fund. Franchisor will not be required to audit the Brand Fund but will provide an annual accounting of the Brand Fund at the written request of Franchisee that is made 120 days after the fiscal year at issue. All interest earned on monies contributed to, or held in, the Brand Fund will be remitted to the Brand Fund and will be subject to the restrictions of the relevant franchise agreement(s).
- G. Franchisee acknowledges that the Brand Fund Contributions are intended to maximize general public recognition of and the acceptance of the intellectual property for the benefit of the System as a whole. Notwithstanding the foregoing, Franchisor undertakes no obligation, in administering the Brand Fund Contributions to make expenditures for Franchisee that are equivalent or proportionate to Franchisees' contribution, or to ensure that any particular System franchisee benefits directly or *pro rata* from advertising or promotion conducted with the Brand Fund Contributions.
- H. Franchisor maintains the right to terminate the collection and disbursement of the Brand Fund Contributions and the Brand Fund. Upon termination, Franchisor will disburse the remaining funds for the purposes authorized under this Agreement.
- I. In the event Franchisor or any affiliate of Franchisor owns and operates a Franchised Business utilizing the System, these locations may, but are not required to, contribute to the Brand Fund on the same basis that System franchisees are required to contribute.

9.2. **Grand Opening Advertising; Local Marketing Activities.**

- A. *Grand Opening.* Franchisee is not required to spend any amount in connection with the grand opening marketing of the Franchised Business though it is recommended that Franchisee spend between \$1,000 and \$5,000 on such efforts. Franchisor will require approval of any and all marketing materials used in connection with the grand opening marketing.
- B. *Local Advertising Requirement.* Franchisee is responsible for local advertising and marketing activities to attract customers to the Franchised Business. Franchisee must expend at least \$500 per month on approved local advertising and marketing activities designed to promote the Franchised Business within the Designated Territory. Upon Franchisor's written request, Franchisee must provide Franchisor with an accounting of all expenditures made by Franchisee to comply with this Section, along with any invoices or other documentation to support such expenditures. Franchisor reserves the right to change this amount upon thirty days' written notice.
- C. *Advertising Standards.* Franchisee's advertising will be in good taste and conform to ethical and legal standards and our requirements. Franchisor may require Franchisee to submit samples of all advertising and promotional materials (and any use of the Marks and/or other forms of commercial identification) for any media, including the Internet, World Wide Web or otherwise. Franchisor retains the right to approve or disapprove of such advertising, in its sole discretion. Franchisee agrees not to use any materials or programs disapproved by Franchisor.
- D. *Approval.* Franchisor must approve any form of co-branding, or advertising with other brands, products or services, in writing, in advance.

9.3. **Social Media Activities.** As used in this Agreement, the term “Social Media” is defined as a network of services, including, but not limited to, blogs, microblogs, and social networking sites (such as Facebook, LinkedIn and MySpace), video-sharing and photo-sharing sites (such as YouTube and Flickr), review sites (such as Yelp), marketplace sites (such as eBay and Craigslist), Wikis, chat rooms and virtual worlds, that allows participants to communicate online and form communities around shared interests and experiences. While it can be a very effective tool for building brand awareness, it can also be devastating to a brand if used improperly. Therefore, Franchisee must strictly follow the Social Media guidelines, code of conduct, and etiquette as set forth in the Manual. Any use of Social Media by Franchisee pertaining to the Franchised Business must be in good taste and not linked to controversial, unethical, immoral, illegal or inappropriate content. Franchisor reserves the right to "occupy" any Social Media websites/pages and be the sole provider of information regarding the Franchised Business on such websites/pages (e.g., a system-wide Facebook page). At Franchisor’s request, Franchisee will promptly modify or remove any online communication pertaining to the Franchised Business that does not comply with this Agreement or the Manual.

9.4. **Franchisee Marketing Group(s) (“Co-Ops”)**. Franchisor may decide to form one or more associations and/or sub-associations of Franchised Business’s to conduct various marketing-related activities on a cooperative basis (a “Co-Op”). If one or more Co-Ops (local, regional and/or national) are formed covering Franchisee’s area, then Franchisee must join and actively participate. Each Franchised Business will be entitled to one (1) vote, but in order to vote the Franchised Business must be in Good Standing. Franchisee may be required to contribute such amounts as are determined from time to time by such Co-Ops.

10. FINANCIAL REPORTS, AUDITS, COMPUTER SYSTEM AND INSURANCE REQUIREMENTS

10.1. **Records and Reports.** Franchisee shall maintain and preserve for four (4) years or such period as may be required by law (whichever is greater) from the date of their preparation such financial information relating to the Franchised Business as Franchisor may periodically require, including without limitation, Franchisee’s sales and use tax returns, register tapes and reports, sales reports, purchase records, and full, complete and accurate books, records and accounts prepared in accordance with generally accepted accounting principles and in the form and manner prescribed by Franchisor. Franchisee agrees that its financial records shall be accurate and up-to-date at all times. Franchisee agrees to promptly furnish any and all financial information, including tax records and returns, relating to the Franchised Business to Franchisor on request.

10.2. **Right to Conduct Audit or Review.** Franchisor shall have the right, in its sole determination, to require a review by such representative(s) as Franchisor shall choose, of all information pertaining to the Franchised Business including, without limitation financial records, books, tax returns, papers, and business management software programs of Franchisee at any time during normal business hours without prior notice for the purpose of accurately tracking unit and System-wide sales, sales increases or decreases, effectiveness of advertising and promotions, and for other reasonable business purposes. Such review will take place at the Franchised Business or Franchisee’s head office (if different), or both, and Franchisee agrees to provide all information pertaining to the Franchised Business requested by Franchisor during its review. If the review is done because of a failure by Franchisee to furnish reports, supporting records or other required information or to furnish the reports and information on a timely basis, Franchisee shall reimburse Franchisor for all costs of the audit or review including, without limitation, travel, lodging, wage expense and reasonable accounting and legal expense. The foregoing remedies shall be in addition to any other remedies Franchisor may have under this Agreement or applicable law.

10.3. **Management and Technology Systems.** Franchisor will specify or require that certain brands, types, makes, and/or models of communications, electronic equipment and hardware be used by Franchisee, including without limitation: (i) a “back office” computer that complies with Franchisor’s standards and specifications; (ii) the point of sale system (the “POS Systems”) from Franchisor designated supplier; (iii) all-in-one printer, scanner and fax machine; and (iv) Internet access mode and speed (collectively, the “Management and Technology System”). Franchisee must purchase, use, and maintain any and all computer software programs (“Software”) which Franchisor has developed or may develop and/or designate for use for the System, and will purchase such computer hardware as may be necessary for the efficient operation of the Software. Data, including names, addresses, contact information, and credit card or payment information of customers of the Franchised Business will be captured on the required software, and will become the joint property of Franchisee and Franchisor during the Term of this Agreement. Franchisee will provide Franchisor with any passwords necessary to access the business information for the Franchised Business that is stored on the required software and online. Franchisor may use such information to communicate directly to the customers of the Franchised Business, and to provide updates, information, newsletters, and special offers to the customers. Franchisee must upgrade and maintain the Management and Technology System in the Franchised Business, as required by Franchisor from time to time, and pay any fees associated with such upgrades. Upon expiration or termination of this Agreement, Franchisee shall have no further access or rights to the customer information and Franchisor shall be the sole owner of such information. Franchisee is required to participate in any System-wide computer network, intranet system, or extranet system that Franchisor implements and may be required by Franchisor to use such computer network, intranet system, or extranet system to, among other things: (i) submit all reports due under this Agreement to Franchisor on-line; (ii) view and print portions of or updates to the Manual; (iii) download approved local advertising materials; (iv) communicate with Franchisor and other System franchisees; and (v) complete training. Franchisee agrees to use the facilities of any computer network, intranet system or extranet system in strict compliance with the standards, protocols, and restrictions that we include in the Manual, including those related to the encryption of confidential information and prohibitions against the transmission of libelous, derogatory or defamatory statements.

10.4. **Data Security Safeguards.** Franchisee must reimburse Franchisor for any and all out-of-pocket costs incurred in responding to and remedying any identity theft, data breach or any other theft of personal information related to the Franchised Business for which Franchisee is responsible. Franchisee must at all times maintain compliance with all applicable laws regarding data privacy, data security and security breaches and our security policies and guidelines that Franchisor may adopt and/or amend from time to time.

10.5. **Insurance.** Franchisee agrees to secure and maintain during the term of this Agreement, at its own cost, an insurance policy or policies protecting Franchisee and Franchisor and its affiliates against any demand or claim with respect to personal injury, death, or property damage, or any loss, liability, or expense whatsoever arising or occurring upon or in connection with the Franchised Business, including, but not limited to, comprehensive general liability insurance, property and casualty insurance, statutory workers’ compensation insurance, and umbrella liability insurance. In connection with this obligation, Franchisee agrees that:

- A. Such policy or policies shall reflect industry standards, shall be written by a responsible carrier or carriers acceptable to Franchisor, shall name Franchisor and its affiliates as additional insureds (with the exception of any employer’s liability or workers’ compensation insurance), and shall provide at least the types and minimum amounts of coverage as are specified in the Manual as modified by Franchisor from time to time. Franchisee understands and acknowledges that the amounts of coverage required by Franchisor are minimum amounts and do not represent a recommendation by Franchisor as to an appropriate amount of insurance coverage Franchisee should maintain for the Franchised Business. Franchisee further understands and acknowledges that it is Franchisee’s sole responsibility to determine the proper insurance coverage that is appropriate to protect Franchisee’s interests and that Franchisee should seek the consultation and advice of an independent insurance broker to assist Franchisee in making an informed determination.

- B. Prior to the opening of the Franchised Business and, thereafter, at least 30 days prior to the expiration of any such policy or policies, Franchisee shall deliver to Franchisor certificates of insurance evidencing the proper coverage with limits not less than those required hereunder, and all such certificates shall expressly contain endorsements requiring the insurance company to give Franchisor at least 30 days written notice in the event of material alteration to termination, non-renewal, or cancellation of, the coverages evidenced by such certificates and notice of any claim filed under such policy within 30 days after the filing of such claim.
- C. If Franchisee at any time fails or refuses to maintain any insurance coverage required by Franchisor or to furnish satisfactory evidence thereof, Franchisor, at its option and in addition to its other rights and remedies hereunder, may, but need not, obtain such insurance coverage on behalf of Franchisee, and Franchisee shall pay to Franchisor on demand all costs incurred by Franchisor in connection with the placement of such insurance.
- D. Franchisee's obligation to obtain and maintain, or cause to be obtained and maintained, the foregoing policy or policies in the amounts specified shall not be limited in any way by reason of any insurance which may be maintained by Franchisor, nor shall Franchisee's performance of that obligation relieve it of liability under the indemnity provisions set forth in Article 11 hereof. Notwithstanding the existence of such insurance, Franchisee, as agreed above, is and shall be responsible for all loss or damage and contractual liability to third persons originating from or in connection with the operation of the Franchised Business and for all claims or demands for damages to property or for injury, illness or death of persons directly or indirectly resulting therefrom.
- E. Franchisee shall not permit any third-party sub-contractor to perform any work or offer any services on behalf of Franchisee in respect of the Franchised Business unless such sub-contractor maintains insurance coverage in such amounts and types as Franchisee is required to maintain under the provisions of this Section, and such insurance names Franchisor as an additional insured. Franchisee shall maintain evidence of such insurance by its subcontractors and provide such proof of insurance to Franchisor prior to the start of any on-site work at the Franchised Business.

11. RELATIONSHIP OF THE PARTIES; INDEMNIFICATION

11.1. **Independent Contractor.** The only relationship between Franchisor and Franchisee created by this Agreement is that of independent contractor. The Franchised Business conducted by Franchisee is completely separate and apart from any business that may be operated by Franchisor and nothing in this Agreement shall create a fiduciary relationship between them or constitute either party as agent, legal representative, subsidiary, joint venturer, partner, employee, servant or fiduciary of the other party for any purpose whatsoever. Franchisee shall hold itself out to the public as an independent contractor operating the business pursuant to a license from Franchisor, and Franchisee agrees to take such action including exhibiting a notice to that effect in such content, form and place as Franchisor may specify. It is further specifically agreed that Franchisee is not an affiliate of Franchisor and that neither party shall have authority to act for the other in any manner to create any obligations or indebtedness that would be binding upon the other party. Neither party shall be in any way responsible for any acts and/or omissions of the other, its agents, servants or employees and no representation to anyone will be made by either party that would create an implied or apparent agency or other similar relationship by and between the parties.

11.2. **Indemnification.** Franchisee, as a material part of the consideration to be rendered to Franchisor, agrees to indemnify, defend and hold Franchisor, as well as Franchisor's directors, officers, principals/owners, managers, shareholders, affiliates, subsidiaries, employees, servants, agents, successors and assignees (collectively, the "Indemnitees"), harmless from and against any and all losses, damage, claims, demands, liabilities and causes of actions of every kind or character and nature, as well as costs and expenses incident thereto (including reasonable attorneys' fees and court costs), that are brought against any of the Indemnitees (collectively, the "Claims") that arise out of or are otherwise related to Franchisee's (a) breach or attempted breach of, or misrepresentation under, this Agreement or in connection with the offer/sale of the Franchised Business prior to the execution of this Agreement, (b) ownership, construction, development, management, or operation of the Franchised Business in any manner; and/or (c) gross negligence or intentional misconduct. Notwithstanding the foregoing, at Franchisor's option, Franchisor may choose to engage counsel and defend against any such Claim and may require immediate reimbursement from the Franchisee of all expenses and fees incurred in connection with such defense.

12. CONFIDENTIAL INFORMATION

12.1. Franchisor's Confidential Information.

- A. Franchisee acknowledges and agrees that all information relating to the System and to the development and operation of the Franchised Business, including, without limitation, the Manual, Franchisor's training program, customer and supplier lists, or other information or know-how distinctive to a Franchised Business (all of the preceding information is referred to herein as the "Confidential Information") are considered to be proprietary and trade secrets of Franchisor. Franchisee agrees that all Confidential Information is to be held in the strictest of confidence during and after the term of this Agreement and is not to be divulged to anyone directly or indirectly at any time, except to Franchisee's Franchised Business employees, including any independent contractors, with a need to know the information in order to operate the Franchised Business. Upon Franchisor's request, Franchisee shall require the Franchised Business's employees and any independent contractors to execute a nondisclosure and non-competition agreement in a form satisfactory to Franchisor. Franchisee shall not acquire any interest in the Confidential Information other than the right to utilize it in the Franchised Business and agrees not to copy, duplicate, record or otherwise reproduce any Confidential Information, in whole or in part, nor otherwise make them available to any unauthorized person, nor use them in any other business or in any manner not specifically authorized or approved in writing by Franchisor. Franchisee shall adopt and implement all reasonable procedures to prevent unauthorized use, duplication or disclosure of Franchisor's Confidential Information. If Franchisee or Franchisee's employees or any independent contractors learn about an unauthorized use of any trade secret or confidential materials, Franchisee must promptly notify Franchisor. Franchisor is not obligated to take any action but will respond to the information as it deems appropriate. If Franchisee at any time conducts, owns, consults with, is employed by or otherwise assists a similar or competitive business to that franchised hereunder, the doctrine of "inevitable disclosure" will apply, and it will be presumed that Franchisee is in violation of this covenant; and in such case, it shall be Franchisee's burden to prove that Franchisee is not in violation of this covenant.
- B. Franchisee agrees that any new concept, process or improvement in the operation or promotion of the Franchised Business developed by or on behalf of Franchisee that relates to or enhances the System, or any aspect of Franchisor's business, shall be the sole property of Franchisor, and Franchisee shall promptly notify Franchisor and shall provide Franchisor with all necessary information and execute all necessary documents to memorialize said ownership, or, if necessary, Franchisee's assignment of such ownership to Franchisor, without compensation. Franchisee acknowledges that Franchisor may utilize or disclose such information to other Franchisees.

12.2. **No Other Interests.** Franchisee further acknowledges that Franchisor would be unable to protect its Confidential Information against unauthorized use or disclosure and would be unable to encourage a free exchange of ideas and information among System franchisees if its franchisees were permitted to hold an interest in other children’s entertainment businesses and otherwise to compete with Franchisor. Therefore, during the term of this Agreement, Franchisee must comply with the competitive covenant provisions of Article 13 herein.

12.3. **Injunctive Relief.** Franchisee expressly agrees that the existence of any claims it may have against Franchisor, whether or not arising out of this Agreement, shall not constitute a defense to the enforcement of this Article 12. Franchisee acknowledges and agrees that any failure to comply with the requirements of this Article 12 will cause Franchisor irreparable injury for which no adequate remedy at law is available, and Franchisee accordingly agrees that Franchisor shall be entitled to injunctive relief as specified in Section 16.5 herein to enforce the terms of this Article 12. Franchisee shall pay all costs and expenses, including, without limitation, reasonable attorneys’ fees, incurred by Franchisor in connection with the enforcement of this Article 12. The foregoing remedies shall be in addition to any other remedies Franchisor may have under this Agreement or applicable law.

13. COVENANTS NOT TO COMPETE

13.1. Non-Competition Covenants of Franchisee.

A. *During the Term of this Agreement.* Neither Franchisee, its principals, owners, or guarantors, nor any immediate family of Franchisee, its principals, owners, or guarantors (“Restricted Parties”), may, directly or indirectly, for themselves or through, on behalf of, or in conjunction with any other person, partnership or corporation own, maintain, engage in, be employed or serve as an officer, director, or principal of, lend money or extend credit to, lease/sublease space to, or have any interest in or involvement with any (a) children’s entertainment business (b) any children’s entertainment marketing or consulting business, (c) any business offering Approved Services of a similar nature to those of the Franchised Business, or (d) in any business or entity which franchises, licenses or otherwise grants to others the right to operate such aforementioned businesses described in subparts (a)-(c) of this Section (each, a “Competing Business”). Furthermore, the Restricted Parties shall not divert, or attempt to divert, any prospective customer to a Competing Business in any manner.

B. *After the Term of this Agreement.*

(1) **Prohibition on Franchising.** For a period of two (2) years after the expiration and nonrenewal, transfer or termination of this Agreement, regardless of the cause, neither Franchisee, its principals, owners and guarantors, nor any member of the immediate family of Franchisee, its principals, owners or guarantors, may, directly or indirectly, for themselves or through, on behalf of, or in conjunction with any other person, partnership or corporation, be involved with any business that competes in whole or in part with Franchisor by offering or granting licenses or franchises, or establishing joint ventures, for the ownership or operation of a Competing Business. The geographic scope of the covenant contained in this Section is any location where Franchisor can demonstrate it has offered or sold franchises as of the date this Agreement is terminated or expires.

(2) Prohibition on Competing Businesses. For two (2) years after the expiration, termination or non-renewal (by Franchisor or by Franchisee for any reason) of this Agreement or after Franchisee has assigned its interest in this Agreement, the Restricted Parties shall not own, maintain, engage in, be employed as an officer, director, or principal of, lend money to, extend credit to, lease/sublease space to, or have any interest in or involvement with, any other Competing Business: (i) at the Approved Location; or (ii) within a twenty five (25) mile radius of (a) the Approved Location, or (b) any other Franchised Business or a Toodley Town location owned by Franchisor or its affiliates, that is open, under lease or otherwise under development as of the date this Agreement expires or is terminated.

13.2. **Non-Solicitation Covenants.**

- A. *During the Term of this Agreement.* Franchisee agrees not to (a) divert or seek to divert customers from another Franchised Business or System franchisee, or (b) employ or seek to employ any person employed by Franchisor or by any other franchisee of Franchisor, or otherwise directly or indirectly induce or seek to induce such person to leave his or her employment during the term of this Agreement, without first obtaining the consent of Franchisor or any other franchisee of Franchisor. Franchisee acknowledges that Franchisor has the right to offer to sell or to sell a Toodley Town franchise to any employee of Franchisee.
- B. *After the Term of this Agreement.* For two (2) years after the expiration, termination or non-renewal (by Franchisor or by Franchisee for any reason) of this Agreement or after Franchisee has assigned its interest in this Agreement, the Restricted Parties shall not: (i) solicit business from customers of Franchisee's former Franchised Business; (ii) contact any of Franchisor's suppliers or vendors for any competitive business purpose; or (iii) solicit any of Franchisor's other employees, or the employees of Franchisor's affiliates or any other System franchisee, to discontinue employment.

13.3. **Enforcement of Covenants.**

- A. Franchisee expressly agrees that the existence of any claims it may have against Franchisor, whether or not arising out of this Agreement, shall not constitute a defense to the enforcement of the covenants in this Article 13. Franchisee acknowledges and agrees that in view of the nature of the System and the business of Franchisor, the restrictions contained in this Article 13 are reasonable and necessary to protect the legitimate interests of the System and Franchisor. Franchisee further acknowledges and agrees that Franchisee's violation of the terms of this Article 13 will cause irreparable injury to Franchisor for which no adequate remedy at law is available, and Franchisee accordingly agrees that Franchisor shall be entitled to preliminary and permanent injunctive relief and damages, as well as, an equitable accounting of all earnings, profits, and other benefits arising from such violation, which remedies shall be cumulative and in addition to any other rights or remedies to which Franchisor shall be entitled. Franchisee agrees to waive any bond that may be required or imposed in connection with the issuance of any preliminary or provisional relief. Franchisee shall pay all costs and expenses, including, without limitation, reasonable attorneys' fees, incurred by Franchisor in connection with the enforcement of this Article 13. If Franchisee violates any restriction contained in this Article 13, and it is necessary for Franchisor to seek equitable relief, the restrictions contained herein shall remain in effect until two (2) years after such relief is granted. If Franchisee contests the enforcement of Article 13 and enforcement is delayed pending litigation, and if Franchisor prevails, the period of non-competition shall be extended for an additional period equal to the period of time that enforcement of this Article 13 is delayed.

- B. Franchisee agrees that the provisions of this covenant not to compete are reasonable. If, however, any court should find this Article 13 or any portion of this Article 13 to be unenforceable and/or unreasonable, the court is authorized and directed to reduce the scope or duration (or both) of the provision(s) in issue to the extent necessary to render it enforceable and/or reasonable and to enforce the provision so revised.
- C. Franchisor shall have the right, in Franchisor's discretion, to reduce the scope of any covenant not to compete set forth in this Agreement, or any portion thereof, without Franchisee's consent, effective immediately upon receipt by Franchisee of written notice thereof, and Franchisee shall comply with any covenant as so modified.

14. TRANSFER OF INTEREST

14.1. **Franchisor's Approval Required.** All rights and interests of Franchisee arising from this Agreement are personal to Franchisee and except as otherwise provided in this Article 14, Franchisee shall not, without Franchisor's prior written consent, voluntarily or involuntarily, by operation of law or otherwise, sell, assign, transfer, pledge or encumber its interest in this Agreement, in the license granted hereby, in the assets of the Franchised Business, any of its rights hereunder, or in the lease for the premises at which the Franchised Business is located, and any purported sale, assignment, transfer, pledge or encumbrances shall be null and void. If Franchisee is a corporation, limited liability company, partnership, or an individual or group of individuals, any assignment (or new issuance), directly or indirectly, occurring as a result of a single transaction or a series of transactions that alters the percentage of ownership interest reflected in Attachment A of this Agreement must promptly be reported to Franchisor and is a "transfer" within the meaning of this Article 14.

14.2. **Conditions for Approval of Transfer.** Franchisor shall not unreasonably withhold its approval of a proposed transfer, provided that the prospective transferee, in Franchisor's reasonable judgment, is of good moral character and reputation, has no conflicting interests, has a good credit rating and sufficient and competent business experience, aptitude and financial resources acceptable to Franchisor's then-current standards for franchisees; and that the following conditions are met: (1) Franchisee pays Franchisor a transfer fee in an amount equal to \$10,000 which includes a \$2,500 deposit; (2) Franchisee signs a prescribed form of general release in favor of Franchisor and related parties; (3) the Franchised Business and equipment must be upgraded, refurbished or repaired if Franchisor, in its sole discretion, decides it is necessary; and (4) the transferee (a) completes (or has its Operating Principal complete) and has any Key Manager complete the Initial Training Program.

14.3. **Permitted Transfers to a Corporation or LLC or Affiliate Company.** If Franchisee is an individual or partnership, and desires to assign and transfer its rights, assets and obligations under this Agreement to a corporation or limited liability company that is wholly-owned by Franchisee and formed for the convenience of ownership, it may do so without approval from Franchisor, and without payment of a transfer fee, so long as the terms and conditions of this Agreement remain unchanged, and the Franchisee shall own and control all of the equity and voting power of all issued and outstanding stock of the transferee corporation or all of the equity and voting power of the limited liability company and, if Franchisee is more than one individual, each individual shall have the same proportionate ownership interest in the corporation or limited liability company as he or she had in Franchisee prior to the transfer.

14.4. **Death or Disability of Franchisee.** In the event of the death or disability of Franchisee, if an individual, or of a stockholder of a corporate Franchisee, or of a partner of a Franchisee which is a partnership, or a member of a Franchisee which is a limited liability company, the transfer of Franchisee's or the deceased stockholder's, partner's or member's interest in this Agreement to his or her heirs, trust, personal representative or conservators, as applicable, must occur within six (6) months of the death or disability, but, shall not be deemed a transfer by Franchisee (provided that the responsible management employees or agents of Franchisee have been satisfactorily trained at Franchisor's Initial Training) nor obligate Franchisee to pay any transfer fee. If Franchisor determines (i) there is no imminent transfer to a qualified successor or (ii) there is no heir or other principal person capable of operating the Franchised Business, Franchisor shall have the right, but not the obligation, to immediately appoint a manager and commence operating the Franchised Business on behalf of Franchisee. Franchisee shall be obligated to and shall pay to Franchisor all reasonable costs and expenses for such management assistance, including without limitation, the manager's salary, room and board, travel expenses and all other related expenses of the Franchisor appointed manager. Operation of the Franchised Business during any such period shall be for and on behalf of Franchisee, provided that Franchisor shall only have a duty to utilize reasonable efforts and shall not be liable to Franchisee or its owners for any debts, losses or obligations incurred by the Franchised Business, or to any creditor of Franchisee for any supplies, inventory, equipment, furniture, fixtures or services purchased by the Franchised Business during any period in which it is managed by a Franchisor appointed manager. Franchisor may, in its sole discretion, extend the six (6) month period of time for completing a transfer contemplated by this Section.

14.5. **Relocation.** Except in cases when Franchisee is in default of its lease, Franchisee may identify a new Approved Location within the same site selection area in which the Franchised Business was located, subject to the written consent and approval of Franchisor.

14.6. **Transfer by Franchisor.** Franchisor shall have the right to transfer or assign all or any part of its rights or obligations herein to any person or legal entity, directly or indirectly, by merger, assignment, pledge or other means.

15. DEFAULT AND TERMINATION OF AGREEMENT

15.1. **Termination of Franchise by Franchisee.** If Franchisee is in compliance with this Agreement and Franchisor materially breaches this Agreement and fails to cure any breach within thirty (30) days after written notice is delivered to Franchisor, Franchisee may terminate this Agreement and the franchise effective thirty (30) days after delivery of notice to Franchisor. A termination of this Agreement and the franchise by Franchisee without complying with these requirements or for any reason other than Franchisor's material breach of this Agreement and Franchisor's failure to cure the breach within thirty (30) days after receipt of written notice from Franchisee shall be deemed a termination by Franchisee without cause and a breach of this Agreement.

15.2. **Termination of Franchise by Franchisor.** Franchisor shall have the right to terminate this Agreement for "good cause" upon delivering notice of termination to Franchisee. For purposes of this Agreement, "good cause" shall include, without limitation: (i) a material breach of this Agreement or any other agreement between Franchisee and Franchisor or any of Franchisor's affiliates, (ii) intentional, repeated or continuous breach of any provision of this Agreement or any other agreement between Franchisee and Franchisor or any of Franchisor's affiliates, and (iii) the breaches (and, if applicable, failure to cure such breaches) described below in this Section 15.

- A. **Immediate Termination.** Franchisee shall be deemed to be in default and Franchisor may terminate this Agreement and all rights granted hereunder, without affording Franchisee any opportunity to cure the default, effective immediately upon receipt of notice by Franchisee, and such termination shall be for good cause where the grounds for termination are:
1. Franchisee has made any material misrepresentation or omission in applying for the franchise or in executing or performing under this Agreement or any other agreement between Franchisee and Franchisor or any of Franchisor's affiliates;
 2. Franchisee becomes insolvent by reason of Franchisee's inability to pay debts as they become due, or makes an assignment for the benefit of creditors or makes an admission of Franchisee's inability to pay obligations as they become due;
 3. Franchisee files a petition in bankruptcy, or an involuntary petition in bankruptcy is filed against Franchisee or a receiver is appointed for Franchisee's business, or a final judgment remains unsatisfied or of record for 30 days or longer; or if Franchisee is a corporation, limited liability company or partnership, Franchisee is dissolved;
 4. Franchisee voluntarily or otherwise abandons the Franchised Business. For purposes of this Agreement, the term "abandon" means: (i) failure to actively operate the Franchised Business for more than two (2) business days without Franchisor's prior written consent; or (ii) any other conduct on the part of Franchisee or its principals that Franchisor determines indicates a desire or intent to discontinue operating the Franchised Business in accordance with this Agreement or the Manual;
 5. Franchisee or any of its principal officers, directors, partners or managing members is convicted of or pleads no contest to a felony or other crime or offense that adversely affect the reputation of the System or the goodwill associated with the Marks;
 6. Franchisee makes an unauthorized direct or indirect transfer or attempted or purported transfer of this Agreement, or makes an unauthorized direct or indirect transfer or attempted or purported transfer of an ownership interest in the Franchise, or fails or refuses to transfer the Franchise or the interest in the Franchise of a deceased or disabled controlling owner thereof as required;
 7. Franchisee falsifies any financial reports or records required to be provided by Franchisee to Franchisor under this Agreement;
 8. Franchisee's: (i) disclosure, utilization, or duplication of any portion of the System, the Manual or other proprietary or Confidential Information relating to the Franchised Business that is contrary to the provisions of this Agreement; or (ii) material misuse of the Marks in any manner not expressly authorized by Franchisor;
 9. Franchisee violates any health or safety law, ordinance or regulation or operates the Franchised Business in a manner that presents a health or safety hazard to its customers or to the public;
 10. Franchisee fails to acquire an acceptable site within four (4) months after this Agreement is accepted or open the Franchised Business within eleven (11) months after this Agreement is accepted by Franchisor, unless Franchisor agrees otherwise in writing;
 11. Franchisee defaults under the lease agreement or otherwise loses the right to possess the premises at the location at which the Franchised Business is located;

12. Franchisee fails to comply with the covenants not to compete as required in Article 13 herein;
or
13. Franchisee permits the offer or sale of products and services other than the Approved Services at the Franchised Business in violation of the terms of this Agreement on two (2) or more occasions in any 24-month period, regardless of whether Franchisee subsequently cured the prior default(s); or
14. Franchisee, after curing a default pursuant to Section 15.2B herein, commits the same act of default again within any twelve (12) consecutive month period whether or not such default is cured after notice thereof is delivered to Franchisee, or if Franchisee received three (3) or more default notices from Franchisor within any twelve (12) consecutive monthly period whether or not such defaults were related to the same problem or were cured after notice thereof was delivered to Franchisee.

B. **Termination with Notice.** In addition to the provisions of Section 15.2A, if Franchisee shall be in default under the terms of this Agreement and the default shall not be cured or remedied (to Franchisor's satisfaction) within thirty (30) days after receipt of written notice from Franchisor (or 10 days' prior notice in the event of a default that is described in Subsections (5), (6), (7) or (8) below), in addition to all other remedies available to Franchisor at law or in equity, Franchisor may immediately terminate this Agreement. If any such default is not cured within the specified cure period, this Agreement shall terminate without further notice to Franchisee effective immediately upon expiration of the cure period. Franchisee shall be in default, and each of the following shall constitute good cause for termination under this Agreement:

1. Failure, refusal or neglect by Franchisee to obtain Franchisor's prior written approval or consent any time such approval or consent is required by this Agreement;
2. Franchisee's failure to comply with any provision of this Agreement that does not otherwise provide for immediate termination, or Franchisee's bad faith in carrying out the terms of this Agreement;
3. Failure by Franchisee to maintain books and financial records for the Franchised Business suitable for proper financial audit or failure by Franchisee to permit Franchisor to carry out its rights to conduct an inspection or audit as provided in this Agreement or failure by Franchisee to submit as required by this Agreement all reports, records and information of the Franchised Business;
4. Franchisee, or if Franchisee has elected not to directly supervise "on-premises" the day-to-day Franchised Business operations, then Franchisee's management employee, fails to complete, to Franchisor's satisfaction, the initial training program as provided in this Agreement;
5. Franchisee fails to pay when due any amount owing to Franchisor or its affiliates under this Agreement or any other agreement, or is unable to obtain adequate financing to cover all costs of developing, opening and operating the Franchised Business;
6. Franchisee fails to pay when due any amounts owing to any person or entity in connection with the construction, leasing, financing, operation or supply of the Franchised Business;

7. Franchisee closes any bank account without completing all of the following after such closing: (i) immediately notifying Franchisor in writing, (ii) immediately establishing another bank account, and (iii) executing and delivering to Franchisor all documents necessary for Franchisor to begin and continue making withdrawals from such bank account by electronic funds transfer this Agreement permits;
8. Franchisee fails to maintain or suffers cancellation of any insurance coverage required under this Agreement;
9. Any transfer or attempted transfer by Franchisee or any partner, member or shareholder in Franchisee of any rights or obligations under this Agreement to any third party without the prior written consent of Franchisor;
10. Franchisee offers in conjunction with the operation of the Franchised Business products or services that have not been approved by Franchisor;
11. Franchisee fails to abide by the pertinent marketing and advertising requirements and procedures and participate in marketing programs for the business as established by Franchisor; or
12. Franchisee fails to comply with the Performance Standards as set forth in the provisions of this Agreement, as prescribed by Franchisor, or in the Manual, including, but not limited to, System Standards for cleanliness, customer service, equipment maintenance, and any other System Standards which effect or enhance the member experience at the Franchised Business.

15.3. **Cross-Default.** If there are now, or hereafter shall be, other franchise agreements or any other agreements in effect between Franchisee and Franchisor and/or any of Franchisor's affiliates, a default by Franchisee under the terms and conditions of this or any other such agreement, shall at the option of Franchisor, constitute a default under all such agreements.

15.4. **Obligations of Franchisee upon Termination, Expiration or Non-Renewal.** Immediately upon termination, expiration or non-renewal of this Agreement for any reason:

- A. All rights, privileges and licenses granted by Franchisor to Franchisee shall immediately cease and be null and void and of no further force and effect, and all such rights, privileges and licenses shall immediately revert to Franchisor;
- B. Franchisee shall cease to be an authorized franchise owner hereunder, and shall immediately, at its own expense, remove all signs, obliterate or remove all letterheads, labels or any other item or form of identification that would in any way link or associate Franchisee, its goods and/or services with Franchisor, and shall immediately cease to use, in any manner, the Marks, System and any other copyrighted information or materials or any confidential information Franchisee obtained as a result of the franchise granted to Franchisee;
- C. Franchisee shall immediately terminate all advertising and promotional efforts and any other act that would in any way indicate that Franchisee is or was ever an authorized Toodley Town franchisee;
- D. Franchisee shall cancel any assumed name of Franchisee or equivalent registration that contains any of the Marks, and Franchisee shall furnish Franchisor with evidence satisfactory to Franchisor of compliance with this obligation within five (5) days after termination, expiration or non-renewal of this Agreement;

- E. Franchisee agrees not to use any reproduction, counterfeit, copy, or colorable imitation of the Marks that is likely to cause confusion, mistake or deception, or that is likely to dilute Franchisor's rights in and to the Marks, and further agrees not to use any trade dress or designation of origin or description or representation that falsely suggests or represents an association or connection with Franchisor;
- F. Franchisee shall pay all sums owing to Franchisor and its approved suppliers for outstanding amounts owed under the Franchise Agreement and otherwise in connection with the Franchised Business. In the event of termination for any default of Franchisee, such sums shall include all damages, costs and expenses, including reasonable legal fees, incurred by Franchisor as a result of the default;
- G. Franchisee shall comply with the covenants set forth in Articles 12 and 13 of this Agreement; and
- H. Franchisee shall, at Franchisor's option, assign to Franchisor any interest that Franchisee has in any lease for the premises of the Franchised Business;
- I. Franchisor shall have the option, exercisable by giving written notice thereof within thirty (30) days from the date of such termination, expiration or non-renewal to purchase any and all equipment, furniture, fixtures, signs, and supplies owned by Franchisee and used in the Franchised Business, at the lesser of (i) Franchisee's cost less depreciation computed on a reasonable straight line basis (as determined in accordance with generally accepted accounting principles and consistent with industry standards and customs) or (ii) fair market value of such assets, less (in either case) any outstanding liabilities of the Franchised Business. In addition, Franchisor shall have the option to assume Franchisee's lease for the lease location of the Franchised Business, or if an assignment is prohibited, a sublease for the full remaining term on the same terms and conditions as Franchisee's lease. No value will be attributed to the value of the Marks or the System or to the assignment of the lease (or sublease) for the premises or the assignment of any other assets used in conjunction with the Franchised Business, and Franchisor will not be required to pay any separate consideration for any such assignment or sublease. If the parties cannot agree on fair market value within thirty (30) days of Franchisor's notice of intent to purchase, fair market value shall be determined by an experienced, professional and impartial third party appraiser without regard to goodwill or going concern value, designated by Franchisor and acceptable to Franchisee, whose determination shall be final and binding on both parties. The cost of such appraisal shall be borne equally by Franchisor and Franchisee. If the parties cannot agree upon an appraiser one shall be appointed by the American Arbitration Association, upon petition of either party. Franchisor shall have the right to withhold from the purchase price funds sufficient to pay all outstanding debts and liabilities of Franchisee and the Franchised Business and to pay such debts and liabilities from such funds.
- J. Termination, expiration or non-renewal of this Agreement shall not affect, modify or discharge any claims, rights, causes of action or remedies, which Franchisor may have against Franchisee, whether under this Agreement or otherwise, for any reason whatsoever, whether such claims or rights arise before or after termination.

15.5. **Franchisor's Rights and Remedies in Addition to Termination.**

- A. If Franchisee shall be in default in the performance of any of its obligations or breach any term or condition of this Agreement, in addition to Franchisor's right to terminate this Agreement, and without limiting any other rights or remedies to which Franchisor may be entitled at law or in equity, Franchisor may, at its election, immediately or at any time thereafter, and without notice to Franchisee cure such default for the account of and on behalf of Franchisee including, without limitation, entering upon and taking possession of the Franchised Business and to taking in the name of Franchisee, all other actions necessary to effect the provisions of this Agreement and any such entry or other action shall not be deemed a trespass or other illegal act, and Franchisor shall not be liable in any manner to Franchisee for so doing, and Franchisee shall pay the entire cost thereof to Franchisor on demand, including reasonable compensation to Franchisor for the management of the Franchised Business.
- B. As an alternative to Franchisor's exercising its rights under Section 15.5A, above, and only in the event of a premature termination of this Agreement, Franchisee shall pay Franchisor liquidated damages in an amount equal to the sum of the royalties paid to Franchisor for the twenty four (24) months prior to the termination of this Agreement; provided, however exercise of this right shall not preclude Franchisor's right to seek injunctive relief as outlined in Section 16.5. Franchisee's payment to Franchisor would not be a penalty for breaching this Franchise Agreement, but rather a reasonable estimate of the losses Franchisor would incur in the event of the closure of Franchisee's Franchised Business. Should Franchisor elect to enforce its right to liquidated damages under this Section, Franchisee's obligation to pay such damages would be in addition to Franchisee's obligations to (i) pay all amounts still owed to Franchisor, and (ii) adhere to Franchisee's other post-termination obligations. Franchisor's right to payment of liquidated damages would be in addition to all other post-termination remedies available to Franchisor under the law.

16. **RESOLUTION OF DISPUTES**

16.1. **Governing Law.** This Agreement shall be governed by and construed in accordance with the laws of the State of Nevada, without reference to this state's conflict of laws principles. Notwithstanding the foregoing, the parties specifically agree and acknowledge that all claims, causes of actions or disputes related to Franchisee's covenants not to compete set forth in Section 13 of this Agreement, including the interpretation, validity and enforcement thereof, shall be governed by the laws of the state where the Franchised Business is located.

16.2. **Internal Dispute Resolution.** Franchisee must first bring any claim or dispute between Franchisee and Franchisor to Franchisor's management and make every effort to resolve the dispute internally. Franchisee must exhaust this internal dispute resolution procedure before Franchisee may bring Franchisee's dispute before a third party. This agreement to first attempt resolution of disputes internally shall survive termination or expiration of this Agreement.

16.3. **Mediation.** At Franchisor’s option, all claims or disputes between Franchisee and Franchisor (or its affiliates) arising out of, or in any way relating to, this Agreement or any other agreement by and between Franchisee and Franchisor (or its affiliates), or any of the parties’ respective rights and obligations arising from such agreement, which are not first resolved through the internal dispute resolution procedure set forth in Section 16.2 above, will be submitted first to mediation to take place at Franchisor’s then-current corporate headquarters under the auspices of the American Arbitration Association (“AAA”), in accordance with AAA’s Commercial Mediation Rules then in effect. Before commencing any legal action against Franchisor or its affiliates with respect to any such claim or dispute, Franchisee must submit a notice to Franchisor, which specifies, in detail, the precise nature and grounds of such claim or dispute. Franchisor will have a period of thirty (30) days following receipt of such notice within which to notify Franchisee as to whether Franchisor or its affiliates elects to exercise its option to submit such claim or dispute to mediation. Franchisee may not commence any action against Franchisor or its affiliates with respect to any such claim or dispute in any court unless Franchisor fails to exercise its option to submit such claim or dispute to mediation, or such mediation proceedings have been terminated either: (i) as the result of a written declaration of the mediator(s) that further mediation efforts are not worthwhile; or (ii) as a result of a written declaration by Franchisor. Franchisor’s rights to mediation, as set forth herein, may be specifically enforced by Franchisor. Each party will bear its own cost of mediation and Franchisor and Franchisee will share mediator fees equally. This agreement to mediate will survive any termination or expiration of this Agreement. The parties will not be required to first attempt to mediate a controversy, dispute, or claim through mediation if such controversy, dispute, or claim concerns an allegation that a party has violated (or threatens to violate, or poses an imminent risk of violating): (a) any federally protected intellectual property rights in the Marks, the System, or in any Confidential Information or other confidential information; (b) any of the restrictive covenants contained in this Agreement; and (c) any of Franchisee’s payment obligations under this Agreement.

16.4. **Mandatory Binding Arbitration.** Except as provided in Section 16.5 of this Agreement, Franchisee and Franchisor agree that any claim, dispute, suit, action, controversy, or proceeding of any type whatsoever including any claim for equitable relief and/or where either party is acting as a “private attorney general,” suing pursuant to a statutory claim or otherwise, between or involving Franchisee and Franchisor on whatever theory and/or facts based and whether or not arising out of this Agreement (each, a “Claim”) will be processed in the following manner:

- A. Franchisee and Franchisor each expressly waives all rights to any court proceeding, except as expressly provided in Section 16.5 below;
- B. All Claims shall be submitted to and resolved by binding arbitration that will take place at Franchisor’s headquarters or other location that Franchisor designates in Las Vegas, Nevada before and in accordance with the arbitration rules of the American Arbitration Association. Judgment upon the award rendered by the arbitrator shall be entered in any Court having jurisdiction thereof.
- C. Franchisor and Franchisee agree that any arbitration between Franchisor and Franchisee shall be of Franchisee’s individual claim and that the claim subject to arbitration shall not be arbitrated on a class-wide basis.
- D. This arbitration provision shall be deemed to be self-executing, and in the event either party fails to appear at any properly noticed arbitration proceeding, an award may be entered against such party notwithstanding said failure to appear.
- E. In no event shall Franchisor be liable to Franchisee for punitive damages in any action arising out of or relating to this Agreement, or any breach, termination or cancellation hereof.

- F. Any arbitration proceeding involving this Agreement or the Franchised Business generally, including all demands, other filings and evidence submitted in connection with such proceeding, must be kept strictly confidential by Franchisee and its representatives, unless Franchisor agrees otherwise in writing.

16.5. **Right to Injunctive Relief.** Franchisee acknowledges and agrees that irreparable harm could be caused to Franchisor by Franchisee's violation of certain provisions of this Agreement and, as such, in addition to any other relief available at law or equity, Franchisor shall be entitled to obtain in any court of competent jurisdiction, without bond, restraining orders or temporary or permanent injunctions in order to enforce, among other items, the provisions of this Agreement relating to: (i) Franchisee's use of the Marks and Confidential Information (including any proprietary software used in connection with the Franchised Business); (ii) the in-term covenant not to compete, as well as any other violations of the restrictive covenants set forth in this Agreement; (iii) Franchisee's obligations on termination or expiration of this Agreement; (iv) disputes and controversies based on or arising under the Lanham Act, or otherwise involving the Marks, as now or hereafter amended; (v) disputes and controversies involving enforcement of the Franchisor's rights with respect to confidentiality under this Agreement; and (vi) the prohibition of any act or omission by Franchisee or its employees that constitutes a violation of applicable law, threatens Franchisor's franchise system or threatens other franchisees of Franchisor. Franchisee's only remedy if such an injunction is entered will be the dissolution of the injunction, if appropriate, and Franchisee waives all damage claims if the injunction is wrongfully issued.

16.6. **Choice of Forum.**

- A. Franchisee acknowledges and agrees that this Agreement is entered into in Nevada and that, subject to the requirements of Sections 16.4 and Section 16.5 above, any action brought by either party against the other for the purpose of enforcing the terms and provisions of this Agreement (provided such action is not subject to the arbitration proceeding pursuant to the terms of this Agreement or applicable law) shall be instituted solely in a state or federal court having subject matter jurisdiction thereof only in Nevada in the judicial district in which Franchisor has its principal place of business and in no other court and that Franchisee irrevocably waives any objection Franchisee may have to the exclusive jurisdiction or the exclusive venue of such court.
- B. If Franchisee institutes any arbitration or other legal proceedings in any venue or other court other than those specified, Franchisee shall assume all of Franchisor's costs in connection therewith, including, without limitation, reasonable attorney fees regardless of the outcome of such arbitration or legal proceedings.
- C. Franchisee acknowledges that Franchisor may bring an action in any other court of competent jurisdiction to seek and obtain injunctive relief as set forth in Section 16.5 above, including to enforce Franchisee's non-compete obligations hereunder.

16.7. **Waiver of Punitive Damages.** Franchisee hereby waives to the fullest extent permitted by law, any right to or claim for any punitive, exemplary, incidental, indirect, special or consequential damages (including, without limitation, lost profits) against Franchisor arising out of any cause whatsoever (whether such cause be based in contract, negligence, strict liability, other tort or otherwise) and agrees that in the event of a dispute, that Franchisee's recovery is limited to actual damages. If any other term of this Agreement is found or determined to be unconscionable or unenforceable for any reason, the foregoing provisions shall continue in full force and effect, including, without limitation, the waiver of any right to claim any consequential damages. Nothing in this Section or any other provision of this Agreement shall be construed to prevent Franchisor from claiming and obtaining expectation or consequential damages, including lost future royalties for the balance of the term of this Agreement if it is terminated due to Franchisee's default, which the parties agree and acknowledge Franchisor may claim under this Agreement.

16.8. **WAIVER OF JURY TRIAL.** THE PARTIES HEREBY AGREE TO WAIVE TRIAL BY JURY IN ANY ACTION, PROCEEDING OR COUNTERCLAIM, WHETHER AT LAW OR EQUITY, REGARDLESS OF WHICH PARTY BRINGS SUIT. THIS WAIVER SHALL APPLY TO ANY MATTER WHATSOEVER BETWEEN THE PARTIES HERETO WHICH ARISES OUT OF OR IS RELATED IN ANY WAY TO THIS AGREEMENT, THE PERFORMANCE OF EITHER PARTY, AND/OR FRANCHISEE'S PURCHASE FROM FRANCHISOR OF THE FRANCHISE AND/OR ANY GOODS OR SERVICES.

16.9. **WAIVER OF CLASS ACTIONS.** THE PARTIES AGREE THAT ALL PROCEEDINGS ARISING OUT OF OR RELATED TO THIS AGREEMENT, OR THE SALE OF THE FRANCHISED BUSINESS, WILL BE CONDUCTED ON AN INDIVIDUAL, NOT A CLASS-WIDE BASIS, AND THAT ANY PROCEEDING BETWEEN FRANCHISEE, FRANCHISEE'S GUARANTORS AND FRANCHISOR OR ITS AFFILIATES/OFFICERS/EMPLOYEES MAY NOT BE CONSOLIDATED WITH ANY OTHER PROCEEDING BETWEEN FRANCHISOR AND ANY OTHER THIRD PARTY.

16.10. **Attorneys' Fees and Costs.**

- A. If legal action or arbitration is necessary to enforce the terms and conditions of this Agreement, the prevailing party shall be entitled to recover reasonable compensation for preparation, investigation, court costs, arbitration costs (if applicable) and reasonable attorneys' fees, from the non-prevailing party as fixed by an arbitrator or court of competent jurisdiction.
- B. Separate and distinct from the right of a prevailing party to recover expenses, costs and fees in connection with any legal proceeding or arbitration, the prevailing party shall also be entitled to receive all expenses, costs and reasonable attorneys' fees incurred in connection with the enforcement of any arbitration award or judgment entered. Furthermore, the right to recover post-arbitration award and post-judgment expenses, costs and attorneys' fees shall be severable and shall survive any award or judgment and shall not be deemed merged into such judgment.

16.11. **No Withholding of Payments.** Franchisee shall not withhold all or any part of any payment to Franchisor or any of its affiliates on the grounds of Franchisor's alleged nonperformance or as an offset against any amount Franchisor or any of Franchisor's affiliates allegedly may owe Franchisee under this Agreement or any related agreements.

16.12. **Limitation of Actions.** Franchisee further agrees that no cause of action arising out of or under this Agreement may be maintained by Franchisee against Franchisor unless brought before the expiration of one (1) year after (a) the act, transaction or occurrence upon which such action is based, or (b) Franchisee becomes aware, or should have become aware after reasonable investigation, of facts or circumstances reasonably indicating that Franchisee may have a claim against Franchisor hereunder, whichever occurs sooner. Any claim, action or other proceeding not brought against Franchisor or its affiliates within this period shall be barred as a claim, counterclaim, defense, or set-off. Franchisee hereby waives the right to obtain any remedy based on alleged fraud, misrepresentation, or deceit by Franchisor, including, without limitation, rescission of this Agreement, in any mediation, judicial, or other adjudicatory proceeding arising hereunder, except upon a ground expressly provided in this Agreement, or pursuant to any right expressly granted by any applicable statute expressly regulating the sale of franchises, or any regulation or rules promulgated thereunder.

16.13. **Third Party Beneficiaries.** Franchisor's officers, directors, shareholders, agents and/or employees are express third-party beneficiaries of the provisions of this Agreement, including the dispute resolution provisions set forth in this Section 16, each having authority to specifically enforce the right to mediate/arbitrate claims asserted against such person(s) by Franchisee.

17. MISCELLANEOUS PROVISIONS

17.1. **Severability.** Except as provided in Section 13.3, each article, section, paragraph, term and provision of this Agreement, or any portion thereof, shall be considered severable and if, for any reason, any such portion of this Agreement is held by an arbitrator or by a court of competent jurisdiction to be unenforceable due to any applicable existing or future law or regulation, such portion shall not impair the operation of or have any effect upon, the remaining portions of this Agreement which will remain in full force and effect. No right or remedy conferred upon or reserved to Franchisor or Franchisee by this Agreement is intended to be, nor shall be deemed, exclusive of any other right or remedy herein or by law or equity provided or permitted, but, each shall be cumulative of every other right or remedy.

17.2. **Waiver and Delay.** No failure, refusal or neglect of Franchisor to exercise any right, power, remedy or option reserved to it under this Agreement, or to insist upon strict compliance by Franchisee with any obligation, condition, specification, standard or operating procedure in this Agreement, shall constitute a waiver of any provision of this Agreement and the right of Franchisor to demand exact compliance with this Agreement, or to declare any subsequent breach or default or nullify the effectiveness of any provision of this Agreement. Subsequent acceptance by Franchisor of any payment(s) due it under this Agreement shall not be deemed to be a waiver by Franchisor of any preceding breach by Franchisee of any terms, covenants or conditions of this Agreement.

17.3. **Designation of Responsible Parties.** Franchisee represents and warrants to Franchisor that the list below states: (i) the name, mailing address and equity interest of each person holding any shares or other form of ownership, or security interest convertible into an equity interest, in Franchisee, showing percentage of ownership held by each and (ii) the name and mailing address of the individual(s) who will be the Operating Principal(s) of the Franchised Business. Each Operating Principal named below has the authority to act for Franchisee in all matters relating to the Franchised Business granted hereunder, including voting responsibilities. Only those individuals who are party to this Agreement and have an ownership interest in the franchise entity may be listed as an Operating Principal. Franchisee shall promptly notify Franchisor of any change in any such information. Any change in the Operating Principal(s), or in ownership information of Franchisee, is subject to Article 14 and the training requirements of this Agreement:

Franchisee is a _____, organized under the laws of _____,
or Franchisee is an individual or group of individuals, and hereby represents and warrants that the information stated below is true and accurate as of the date set forth below:

Shareholder, Partner, Member or Individual Name and Address	Percentage of Ownership Interest
--	---

Operating Principal (may also be referred to as the “Designated Operator” in the FDD):

17.4. **Franchisor's Discretion.** Except as otherwise specifically referenced herein, all acts, decisions, determinations, specifications, prescriptions, authorizations, approvals, consents and similar acts by Franchisor may be taken or exercised in the sole and absolute discretion of Franchisor, regardless of the impact upon Franchisee. Franchisee acknowledges and agrees that when Franchisor exercises its discretion or judgment, its decisions may be for the benefit of Franchisor or the Toodley Town franchise network and may not be in the best interest of Franchisee as an individual franchise owner.

17.5. **Notices.**

- A. All notices which the parties hereto may be required or permitted to give under this Agreement shall be in writing and shall be personally delivered or mailed by certified or registered mail, return receipt requested, postage paid, or by reliable overnight delivery service, addressed as follows:

If to Franchisor:

Toodley Town Franchisor, LLC
7586 W Mesa Verde Lane
Las Vegas, Nevada 89113
Attention: Becky Warburton

If to Franchisee:

- B. The addressees herein given for notices may be changed at any time by either party by written notice given to the other party as herein provided. Notices delivered by certified or registered mail shall be deemed to have been given three (3) business days after postmark by United States Postal Service, or the next business day after deposit with reliable overnight delivery service or when delivered by hand.

17.6. **No Recourse Against Nonparty Affiliates.** All claims, obligations, liabilities, or causes of action (whether in contract or in tort, in law or in equity, or granted by statute) that may be based upon, in respect of, arise under, out or by reason of, be connected with, or relate in any manner to this Agreement, or the negotiation, execution, or performance of this Agreement (including any representation or warranty made in, in connection with, or as an inducement to this Agreement, but not including separate undertakings such as guarantees of performance, personal guaranties, or corporate guarantees), may be made only against (and are those solely of) the entities that are expressly identified as parties in the preamble to this Agreement ("Contracting Parties"). No Person who is not a Contracting Party, including without limitation any director, officer, employee, incorporator, member, partner, manager, stockholder, affiliate, agent, attorney, or representative of, and any financial advisor or lender to, any of the foregoing ("Nonparty Affiliates"), shall have any liability (whether in contract or in tort, in law or in equity, or granted by statute) for any claims, causes of action, obligations, or liabilities arising under, out of, in connection with, or related in any manner to this Agreement or based on, in respect of, or by reason of this Agreement or its negotiation, execution, performance, or breach; and, to the maximum extent permitted by law, each Contracting Party hereby waives and releases all such liabilities, claims, causes of action, and obligations against any such Nonparty Affiliates, unless such liabilities, claims, causes of action, and obligations arise from deliberately fraudulent acts. Without limiting the foregoing, to the maximum extent permitted by law, (a) each Contracting Party hereby waives and releases any and all rights, claims, demands or causes of action that may otherwise be available at law or in equity, or granted by statute, to avoid or disregard the entity form of a Contracting Party or otherwise impose liability of a Contracting Party on any Nonparty Affiliate, whether granted by statute or based on theories of equity, agency, control, instrumentality, alter ego, domination, sham, single business enterprise, piercing the veil, unfairness, undercapitalization, or otherwise; and (b) each Contracting

Party disclaims any reliance upon any Nonparty Affiliates with to the performance of this Agreement or any representation or warranty made in, in connection with, or as an inducement to this Agreement. Nothing herein is intended to prevent a Contracting Party from pursuing any distinct legal rights it may have against a Nonparty Affiliate which arise from a separate document, such as a guaranty of performance, personal guaranty, corporate guaranty or similar agreement. Notwithstanding any other provision of this Agreement which limits the right of prospective Third-Party Beneficiaries, any Nonparty Affiliate may rely on this provision and enforce it against any Contracting Party or other Person or entity.

18. ACKNOWLEDGMENTS

18.1. THE SUBMISSION OF THIS AGREEMENT DOES NOT CONSTITUTE AN OFFER AND THIS AGREEMENT SHALL BECOME EFFECTIVE ONLY UPON THE EXECUTION HEREOF BY THE FRANCHISOR AND THE FRANCHISEE. THE DATE OF EXECUTION BY THE FRANCHISOR SHALL BE CONSIDERED TO BE THE DATE OF EXECUTION OF THIS AGREEMENT.

18.2. THIS AGREEMENT SHALL NOT BE BINDING ON THE FRANCHISOR UNLESS AND UNTIL IT SHALL HAVE BEEN ACCEPTED AND SIGNED BY AN AUTHORIZED OFFICER OF THE FRANCHISOR.

18.3. FRANCHISEE ACKNOWLEDGES THAT IT RECEIVED A COMPLETE COPY OF THIS AGREEMENT FOR A PERIOD NOT LESS THAN FOURTEEN (14) CALENDAR DAYS, DURING WHICH TIME FRANCHISEE CONDUCTED AN INDEPENDENT INVESTIGATION OF THE BUSINESS LICENSED HEREUNDER TO THE EXTENT OF FRANCHISEE'S DESIRE TO DO SO. FRANCHISEE RECOGNIZES AND ACKNOWLEDGES 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 AS AN INDEPENDENT BUSINESSPERSON. FRANCHISOR EXPRESSLY DISCLAIMS THE MAKING OF, AND FRANCHISEE ACKNOWLEDGES THAT IT HAS NOT RECEIVED, ANY WARRANTY OR GUARANTEE, EXPRESS OR IMPLIED, THAT FRANCHISEE WILL BE SUCCESSFUL IN THIS VENTURE OR THAT THE BUSINESS WILL ATTAIN ANY LEVEL OF SALES VOLUME, PROFITS, OR SUCCESS. FRANCHISEE ACKNOWLEDGES THAT THIS AGREEMENT, THE FRANCHISE DISCLOSURE DOCUMENT ("FDD"), ATTACHMENTS, AND THE ATTACHMENTS HERETO CONSTITUTE THE ENTIRE AGREEMENT OF THE PARTIES. THIS AGREEMENT TERMINATES AND SUPERSEDES ANY PRIOR AGREEMENT BETWEEN THE PARTIES CONCERNING THE SAME SUBJECT MATTER. FRANCHISEE REPRESENTS, WARRANTS AND ACKNOWLEDGES THAT IT HAS NOT RELIED ON ANY INFORMATION NOT SPECIFICALLY DISCLOSED IN THE FDD IN MAKING ITS DETERMINATION TO ENTER INTO THIS AGREEMENT.

18.4. FRANCHISEE AGREES AND ACKNOWLEDGES THAT FULFILLMENT OF ANY AND ALL OF FRANCHISOR'S OBLIGATIONS WRITTEN IN THIS AGREEMENT OR BASED ON ANY ORAL COMMUNICATIONS WHICH MAY BE RULED TO BE BINDING IN A COURT OF LAW SHALL BE FRANCHISOR'S SOLE RESPONSIBILITY AND NONE OF FRANCHISOR'S AGENTS, REPRESENTATIVES, NOR ANY INDIVIDUALS ASSOCIATED WITH FRANCHISOR'S FRANCHISE COMPANY SHALL BE PERSONALLY LIABLE TO FRANCHISEE FOR ANY REASON. THIS IS AN IMPORTANT PART OF THIS AGREEMENT. FRANCHISEE AGREES THAT NOTHING THAT FRANCHISEE BELIEVES FRANCHISEE HAS BEEN TOLD BY FRANCHISOR OR FRANCHISOR'S REPRESENTATIVES SHALL BE BINDING UNLESS IT IS WRITTEN IN THIS AGREEMENT. THIS IS AN IMPORTANT PART OF THIS AGREEMENT. DO NOT SIGN THIS AGREEMENT IF THERE IS ANY QUESTION CONCERNING ITS CONTENTS OR ANY REPRESENTATIONS MADE.

19. ENTIRE AGREEMENT

This Agreement, the attachments and the documents referred to herein, and the attachments hereto, constitute the entire and only agreement between the parties concerning the granting, awarding and licensing of Franchisee as an authorized Toodley Town Franchisee at the location, and supersede all prior and contemporaneous agreements. There are no representations, inducements, promises, agreements, arrangements or undertakings, oral or written, between the parties other than those set forth herein. Except for those permitted to be made unilaterally by Franchisor hereunder, no amendment, change or variance from this Agreement shall be binding on either party unless mutually agreed to by the parties and executed by their authorized officers or agents in writing. This Agreement does not alter agreements between Franchisor and Franchisee for other locations. Nothing in this Agreement or in any related agreement, however, is intended to disclaim the representations Franchisor made in the FDD that Franchisor furnished to Franchisee.

IN WITNESS WHEREOF, the parties have executed this Agreement on the dates set forth below to be effective upon execution by Franchisor.

“FRANCHISOR”

Toodley Town Franchisor, LLC

By: _____

Title: _____

Date: _____

“FRANCHISEE”

If Franchisee is an individual:

Signature: _____

Date: _____

Signature: _____

Date: _____

If Franchisee is a corporation or other entity:

[Name of Franchisee]

By: _____

Title: _____

Date: _____

By: _____

Title: _____

Date: _____

ATTACHMENT A
FRANCHISEE-SPECIFIC TERMS

Effective Date:

Toodley Town Package Amount:

Franchisee's Name(s):

Ownership of Franchise:

If the franchisee is a business entity (as defined in the Agreement), the following persons constitute all of the owners of a legal and/or beneficial interest in the franchisee:

<u>Name</u>	<u>Percentage Ownership</u>
<u>[FRANCHISEE MEMBER 1]</u>	%
<u>[FRANCHISEE MEMBER 2]</u>	%
<u>[FRANCHISEE MEMBER 3]</u>	%

Operating Principal:

Key Manager:

Franchise Fee:

Franchisee's Address, Phone, and Email:

Site Selection Area:

[Attach map or list of distinguishing territory features such as list of zip codes]

Signature Page for Attachment A (Franchisee-Specific Terms)

FRANCHISOR

Toodley Town Franchisor, LLC

By: _____

Name: _____

Title: _____

Date: _____

FRANCHISEE

(IF ENTITY):

[Name]

By: _____

Name: _____

Title: _____

Date: _____

(IF INDIVIDUALS):

[Signature]

[Print Name]

[Signature]

[Print Name]

Date: _____

*Schedule 1 to Attachment A of the Franchise Agreement
Franchisee-Specific Terms
(to be completed after site selection and acceptance)*

1. Approved Location: _____

2. Designated Territory: _____

Toodley Town Franchisor, LLC agrees that effective on the date specified below, (i) the address listed above is hereby accepted by us as the Approved Location pursuant to the Franchise Agreement.

Toodley Town Franchisor, LLC:

By: _____

Name: _____

Title: _____

Date: _____

Acknowledged and Agreed:

[Franchisee]

By: _____

Name: _____

Title: _____

Date: _____

ATTACHMENT B
PERSONAL GUARANTEE OF OWNER/SHAREHOLDER

This Personal Guarantee and Assumption of Obligations (this “Guarantee”) is given this [DD MONTH YYYY], by [INDIVIDUAL OWNER NAME].

In consideration of, and as an inducement to, the execution of that certain Franchise Agreement of even date herewith (“Franchise Agreement”) by Toodley Town Franchisor, LLC (“Franchisor”), a Nevada limited liability company, and [FRANCHISEE ENTITY], a [STATE AND FRANCHISEE ENTITY TYPE] (“Franchisee”), the undersigned hereby personally and unconditionally, jointly and severally: guaranties to Franchisor and its successors and assigns, for the Term of the Franchise Agreement and, including any renewal thereof, as provided in the Franchise Agreement, that Franchisee shall punctually pay and perform each and every undertaking, agreement and covenant stated in the Agreement and any documents, agreements, and instruments signed with or in connection with the Franchise Agreement (collectively, the “Franchise Documents”); and (2) agrees to be personally bound by, and personally liable for the breach of, each and every provision in the Franchise Documents applicable to the owners of Franchisee.

The undersigned waives:

- acceptance and notice of acceptance by Franchisor of the foregoing undertakings;
- notice of demand for payment of any indebtedness or nonperformance of any obligations hereby guaranteed;
- protest and notice of default to any party with respect to the indebtedness of non-performance of any obligations hereby guaranteed;
- any right the undersigned may have to require that an action be brought against Franchisee or any other person as a condition of liability; and
- any and all other notices and legal or equitable defenses to which the undersigned may be entitled.

The undersigned consents and agrees that:

- the undersigned’s direct and immediate liability under this Guarantee shall be joint and several with all signatories to this and similar guaranties of Franchisee’s obligations;
- the undersigned shall render any payment or performance required under the Franchise Agreement upon demand if Franchisee fails or refuses punctually to do so;
- this Guarantee shall apply to any claims Franchisor may have due to return of any payments or property Franchisor may have received from Franchisee as a preference, fraudulent transfer or conveyance or the like in any legal proceeding;
- such liability shall not be contingent or conditioned upon pursuit by Franchisor of any remedies against Franchisee or any other person; and

- such liability shall not be diminished, relieved or otherwise affected by any extension of time, credit or other indulgence which Franchisor may from time to time grant to Franchisee or any other person, including without limitation, the acceptance of any partial payment or performance, or the compromise or release of any claims, none of which in any way modify or amend this Guarantee, which shall be continuing and irrevocable during and after the terms of the Franchise Documents, as the same may be amended or renewed, until Franchisee's duties and obligations to Franchisor are fully discharged and satisfied.

All capitalized terms when used shall have the meanings ascribed to them in the Franchise Agreement.

This Guarantee shall be governed, construed, and interpreted in accordance with the substantive laws of the state where Franchisor has its principal place of business at the time a dispute arises, without giving effect to its conflicts of law principles.

IN WITNESS WHEREOF, each of the undersigned has affixed his signature as dated below.

GUARANTOR

[GUARANTOR NAME]

DATE:

ATTACHMENT F

FRANCHISEE QUESTIONNAIRE/COMPLIANCE CERTIFICATION

DO NOT SIGN THIS STATEMENT IF YOU ARE A RESIDENT OF, OR INTEND TO OPERATE THE FRANCHISED BUSINESS IN, ANY OF THE FOLLOWING STATES: CA, HI, IL, IN, MD, MI, MN, NY, ND, RI, SD, VA, WA, WI (EACH A REGULATED STATE).

FOR PROSPECTIVE FRANCHISEES THAT RESIDE IN OR ARE SEEKING TO OPERATE THE FRANCHISED BUSINESS IN ANY REGULATED STATE, SUCH PROSPECTIVE FRANCHISEE IS NOT REQUIRED TO COMPLETE THIS QUESTIONNAIRE OR TO RESPOND TO ANY OF THE QUESTIONS CONTAINED IN THIS QUESTIONNAIRE.

As you know, Toodley Town Franchisor, LLC (“we”, “us”), and you are preparing to enter into a franchise agreement for the right to operate a Toodley Town franchise (each, a “Business”). The purpose of this questionnaire is to: (i) determine whether any statements or promises were made to you that we have not authorized or that may be untrue, inaccurate, or misleading; (ii) be certain that you have been properly represented in this transaction; and (iii) be certain that you understand the limitations on claims you may make by reason of the purchase and operation of your franchise. **You cannot sign or date this questionnaire the same day as the Receipt for the Franchise Disclosure Document, but you must sign and date it the same day you sign the Franchise Agreement and pay us the appropriate franchisee fee.** Please review each of the following questions carefully and provide honest responses to each question. If you answer “No” to any of the questions below, please explain your answer on the back of this sheet.

- Yes/No ___ 1. Have you received and personally reviewed the Franchise Agreement, as well as each exhibit or schedule attached to these agreements that you intend to enter into with us?
- Yes/No ___ 2. Have you received and personally reviewed the Franchise Disclosure Document we provided?
- Yes/No ___ 3. Did you sign a receipt for the Disclosure Document indicating the date you received it?
- Yes/No ___ 4. Do you understand all the information contained in the Disclosure Document and the Franchise Agreement you intend to enter into with us?
- Yes/No ___ 5. Have you reviewed the Disclosure Document and Franchise Agreement with a lawyer, accountant or other professional advisor and discussed the benefits and risks of operating the Business(es) with these professional advisor(s)?
- Yes/No ___ 6. Do you understand we have only granted you certain, limited territorial rights under the Franchise Agreement, and that we have reserved certain rights under the Franchise Agreement?
- Yes/No ___ 7. Do you understand we and our affiliates retain the exclusive unrestricted right to engage, directly or through others, in the providing of services under the System mark or any other mark at any location outside your Territory under the Franchise Agreement, without regard to the proximity of these activities to the premises of your Business(es)?
- Yes/No ___ 8. Do you understand all disputes or claims you may have, arising from, or relating to the Franchise Agreement must be mediated and/or arbitrated, at our option, at our then-current headquarters?

- Yes/No ____ 9. Do you understand the Franchise Agreement provides that you can only collect compensatory damages on any claim under or relating to the Franchise Agreement and are not entitled to any punitive, consequential, or other special damages?
- Yes/No ____ 10. Do you understand the sole entity or person against whom you may bring a claim under the Franchise Agreement is us?
- Yes/No ____ 11. Do you understand that the Franchisee (or one of its principals if Franchisee is an organization), as well as any Principal Executive(s) (as defined in the Franchise Agreement), must successfully complete the appropriate initial training program(s) before we will allow the Business to open or consent to a transfer of that Business?
- Yes/No ____ 12. Do you understand that we require you to successfully complete certain initial training program(s) and if you do not successfully complete the applicable training program(s) to our satisfaction, we may terminate your Franchise Agreement?
- Yes/No ____ 13. Do you understand that we do not have to sell you a franchise or additional franchises or consent to your purchase of existing franchises (other than those that you timely fulfill your development obligations and have contracted to open under the Area Development Agreement, provided you have not materially breached that agreement and failed to timely cure that breach)?
- Yes/No ____ 14. Do you understand that we will send written notices, as required by your Franchise Agreement, to either your Business or home address until you designate a different address by sending written notice to us?
- Yes/No ____ 15. Do you understand that we will not approve your purchase of a franchise, or we may immediately terminate your Franchise Agreement, if we are prohibited from doing business with you under any anti-terrorism law enacted by the United States Government?
- Yes/No ____ 16. Is it true that no broker, employee, or other person speaking on our behalf made any statement or promise regarding the costs involved in operating a Business that is not contained in the Disclosure Document or that is contrary to, or different from, the information contained in the Disclosure Document?
- Yes/No ____ 17. Is it true that no broker, employee, or other person speaking on our behalf made any statement or promise regarding the actual, average, or projected profits or earnings, the likelihood of success, the amount of money you may earn, or the total amount of revenue a Business will generate, that is not contained in the Disclosure Document or that is contrary to, or different from, the information contained in the Disclosure Document?
- Yes/No ____ 18. Is it true that no broker, employee, or other person speaking on our behalf made any statement or promise or agreement, other than those matters addressed in your Franchise Agreement and/or Development Agreement concerning advertising, marketing, media support, marketing penetration, training, support service or assistance that is contrary to, or different from, the information contained in the Disclosure Document?
- Yes/No ____ 19. Is it true that no broker, employee, or other person providing services to you on our behalf has solicited or accepted any loan, gratuity, bribe, gift or any other payment in money, property, or services from you in connection with a Business purchase with exception of those payments or loans provided in the Disclosure Document?

GIVE A COMPLETE EXPLANATION OF ANY NEGATIVE RESPONSES ON BACK OF THIS PAGE (REFER TO QUESTION NUMBER)

[Signature page follows]

FOR MARYLAND FRANCHISEES: ALL REPRESENTATIONS REQUIRING PROSPECTIVE FRANCHISEES TO ASSENT TO A RELEASE, ESTOPPEL, OR WAIVER OF LIABILITY 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.

YOU UNDERSTAND THAT YOUR ANSWERS ARE IMPORTANT TO US AND THAT WE WILL RELY ON THEM. BY SIGNING THIS QUESTIONNAIRE, YOU ARE REPRESENTING THAT YOU HAVE CONSIDERED EACH QUESTION CAREFULLY AND RESPONDED TRUTHFULLY TO THE ABOVE QUESTIONS.

FRANCHISEE APPLICANT(S):
(add signature lines as necessary)

Signature:

Name:

Title:

Date:

EXHIBIT F

RESERVED

EXHIBIT G

FORM OF GENERAL RELEASE

GENERAL RELEASE OF CLAIMS

[This is our current standard form of General Release. This document is not signed when you purchase a franchise. In circumstances such as a renewal of your franchise or as a condition of our approval of a sale of your franchise, we may require you to sign a general release.]

This General Release of Claims (“Release”) is made as of the date signed below, by the individual or entity listed below as franchisee (“Franchisee”), and each individual holding an ownership interest in Franchisee (collectively with Franchisee, “Releasor”) in favor of Toodley Town Franchisor, LLC (“Franchisor,” and together with Releasor, the “Parties”).

WHEREAS, Franchisor and Franchisee have entered into a Franchise Agreement (“Agreement”) pursuant to which Franchisee was granted the right to own and operate a Toodley Town business;

WHEREAS, [Franchisee has notified Franchisor of its desire to transfer the Agreement and all rights related thereto, or an ownership interest in Franchisee, to a transferee/enter into a successor franchise agreement/amend the Agreement] OR [the Agreement is being terminated/or indicate other reason for the requirement of this waiver and release], and Franchisor has consented to such; and

WHEREAS, as a condition to Franchisor’s consent, Releasor has agreed to execute this Release upon the terms and conditions stated below.

NOW, THEREFORE, in consideration of Franchisor’s consent, and for other good and valuable consideration, the sufficiency and receipt of which are hereby acknowledged, and intending to be legally bound, Releasor hereby agrees as follows:

1. Representations and Warranties. Releasor represents and warrants that it is duly authorized to enter into this Release and to perform the terms and obligations herein contained, and has not assigned, transferred, or conveyed, either voluntarily or by operation of law, any of its rights or claims against Franchisor or any of the rights, claims, or obligations being terminated and released hereunder. Each individual executing this Release on behalf of Franchisee represents and warrants that he/she is duly authorized to enter into and execute this Release on behalf of Franchisee. Releasor further represents and warrants that all individuals that currently hold a direct or indirect ownership interest in Franchisee are signatories to this Release.

2. Release. Releasor and its subsidiaries, affiliates, parents, divisions, successors and assigns, and all persons or firms claiming by, through, under, or on behalf of any or all of them, hereby release, acquit, and forever discharge Franchisor, any and all of its affiliates, parents, subsidiaries, or related companies, divisions, and partnerships, and its and their past and present officers, directors, agents, partners, shareholders, employees, representatives, successors and assigns, and attorneys, and the spouses of such individuals (collectively, the “Released Parties”), from any and all claims, liabilities, damages, expenses, actions, or causes of action which Releasor may now have or has ever had, whether known or unknown, past or present, absolute or contingent, suspected or unsuspected, of any nature whatsoever, including without limiting the generality of the foregoing, all claims, liabilities, damages, expenses, actions, or causes of action directly or indirectly arising out of or relating to the execution and performance of the Agreement and the offer and sale of the franchise related thereto, except to the extent such liabilities are payable by the applicable indemnified party in connection with a third party claim.

3. Nondisparagement. Releasor expressly covenants and agrees not to make any false representation of facts, or to defame, disparage, discredit, or deprecate any of the Released Parties or otherwise communicate with any person or entity in a manner intending to damage any of the Released Parties, their business, or their reputation.

4. Confidentiality. Releasor agrees to hold in strictest confidence and not disclose, publish, or use the existence of, or any details relating to, this Agreement to any third party without Franchisor’s express

written consent, except as required by law.

5. Miscellaneous.

a. Releasor agrees that it has read and fully understands this Release and that the opportunity has been afforded to Releasor to discuss the terms and contents of said Release with legal counsel and/or that such a discussion with legal counsel has occurred.

b. This Release shall be construed and governed by the laws of the state where the Franchised Business is located.

c. Each individual and entity that comprises Releasor shall be jointly and severally liable for the obligations of Releasor.

d. In the event that it shall be necessary for any Party to institute legal action to enforce or for the breach of any of the terms and conditions or provisions of this Release, the prevailing Party in such action shall be entitled to recover all of its reasonable costs and attorneys' fees.

e. All of the provisions of this Release shall be binding upon and inure to the benefit of the Parties and their current and future respective directors, officers, partners, attorneys, agents, employees, shareholders, and the spouses of such individuals, successors, affiliates, and assigns. No other party shall be a third-party beneficiary to this Release.

f. This Release constitutes the entire agreement and, as such, supersedes all prior oral and written agreements or understandings between and among the Parties regarding the subject matter hereof. This Release may not be modified except in a writing signed by all the Parties. This Release may be executed in multiple counterparts, each of which shall be deemed an original and all of which together shall constitute but one and the same document.

g. If one or more of the provisions of this Release shall for any reason be held invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect or impair any other provision of this Release, but this Release shall be construed as if such invalid, illegal, or unenforceable provision had not been contained herein.

h. Releasor agrees to do such further acts and things and to execute and deliver such additional agreements and instruments as any Released Party may reasonably require to consummate, evidence, or confirm the Release contained herein in the matter contemplated hereby.

[Signature Page follows]

Signature Page to General Release Form

IN WITNESS WHEREOF, Releasor has executed this Release as of the date signed below.

FRANCHISEE:

[FRANCHISEE]

By:

Name:

Title:

Date:

FRANCHISEE'S OWNERS:

(add more lines signature lines as necessary)

Signature:

Name:

Date:

Signature:

Name:

Date:

EXHIBIT H

FORM OF NONDISCLOSURE AND NONCOMPETE AGREEMENT

[THIS EXHIBIT IS FOR REFERENCE PURPOSES ONLY AS A SAMPLE FORM CONFIDENTIALITY AGREEMENT THAT FRANCHISOR MAY APPROVE FOR USE BY FRANCHISEE – BEFORE USING WITH AN EMPLOYEE OR CONTRACTOR FRANCHISEE SHOULD HAVE THIS AGREEMENT REVIEWED AND APPROVED BY AN INDEPENDENT LOCAL ATTORNEY HIRED BY FRANCHISEE.]



CONFIDENTIALITY AND RESTRICTIVE COVENANT AGREEMENT

[Sample ONLY]

This Agreement (the “Agreement”) is entered into by the undersigned (“you”) in favor of:

[On the Line Below, Insert Name of Franchisee that Owns and Operates the Toodley Town Franchised Business]

_____ (hereinafter referred to as “us”, “our” or “we”)

Recitals and Representations

WHEREAS, we are the owners of a licensed Toodley Town Business (hereinafter referred to as the “Toodley Town Business”) that we independently own and operate as a franchisee;

WHEREAS, you are or are about to be an employee, independent contractor, officer and/or director of a Toodley Town Business that is independently owned and operated by us;

WHEREAS, in the course of your employment, independent contractor relationship and/or association with us, you may gain access to Confidential Information (defined below in this Agreement) and you understand that it is necessary to protect the Confidential Information and for the Confidential Information to remain confidential;

WHEREAS, our franchisor, Toodley Town Franchisor, LLC is not a party to this agreement and does not own or manage the Toodley Town Business but is an intended third-party beneficiary of this Agreement; and

WHEREAS, this Agreement is not an employment agreement and is only a confidentiality agreement in connection with information, materials and access that may be provided to you in connection with the Toodley Town Business.

NOW THEREFORE, you acknowledge and agree as follows:

1. Recitals and Representations. You agree that the foregoing Recitals and Representations are true and accurate and shall constitute a part of this Agreement and are hereby incorporated into the main body of this Agreement.

2. Definitions. For purposes of this Agreement, the following terms have the meanings given to them below:

“*Business Management System*” refers to and means the software and/or internet or cloud-based system and/or systems, point of sale system or systems and customer relationship management system or systems as used in connection with the operations of the Toodley Town Business.

“*Business Management System Data*” refers to and means the forms, data, tools, customer information, inventory and sales information, and other information that is entered into and/or maintained on the Business Management System of the Toodley Town Business.

“Confidential Information” refers to and means: (a) non-public methods, specifications, standards, policies, procedures, information, concepts, programs and systems relating to the development, establishment, marketing, promotion and operation of the Toodley Town; (b) information concerning customers, customer lists, email lists, database lists, product sales, operating results, financial performance and other financial data of the Toodley Town; (c) customer lists and information related to the Toodley Town Business; (d) Business Management System Data; I current and future information contained in the Toodley Town Operations Manual made available to the Toodley Town Business by Toodley Town Franchisor, LLC; and (e) production and service procedures that are not disclosed to the public but used by the Toodley Town Business.

“Digital Media” refers to and means any interactive or static electronic document, application or media including, but not limited to, www.toodleytownusa.com, social media platforms and applications such as Facebook, LinkedIn, Twitter, Pinterest, Instagram, Snapchat, YouTube, and world wide web and internet based directories and local directories that refers, references, identifies, reviews, promotes and/or relates, in any way, to the Toodley Town or other Toodley Town Businesses.

“Licensed Marks” refers to and means the word marks, trademarks, service marks, and logos now or hereafter utilized in the operation of a Toodley Town, including, but not limited to, the “Toodley Town” word mark, associated logos, and any other trademarks, service marks or trade names that we designate for use in a Toodley Town Business.

“Operations Manual” refers to and means the confidential operations manual made available to the Toodley Town Business by our franchisor or as otherwise designated by us. The Operations Manual may consist of one of more volumes, handbooks, manuals, written materials, video, electronic media files, cloud/internet-based list-service, intra-net, internet based and accessed databases, computer media, webinars and other materials as may be modified, added to, replaced, or supplemented.

“Trade Dress” refers to and means the Toodley Town designs, images, marketing materials, packaging, branding and/or branding images used in connection with the operation of the Toodley Town Business.

3. Your Access to Confidential Information. In addition to the representations and acknowledgments contained in the Recitals and Representations, above, you acknowledge and represent that in your capacity as an employee, independent contractor, officer and/or director of the Toodley Town that you will be gaining access to, among other things, the Confidential Information. You acknowledge that the terms of this Agreement are fair and reasonable.

4. Protection of the Confidential Information. You agree that: (i) you will not use the Confidential Information in any business or capacity other than the Toodley Town Business; (ii) you will maintain the confidentiality of the Confidential Information at all times; (iii) you will not make unauthorized copies of documents containing the Confidential Information; (iv) you will take such reasonable steps as the we may ask of you from time to time to prevent unauthorized use or disclosure of the Confidential Information; and (v) you will stop using the Confidential Information immediately at our request or demand. You will not use the Confidential Information for any purpose other than for the performance of your duties on behalf of us and in accordance with the scope of your work with us.

5. Reasonableness of Covenants and Restrictions. You agree that: (i) the terms of this Agreement are reasonable and fair and that you have sufficient resources and business experience and opportunities to earn an adequate living while complying with the terms of this Agreement. **You hereby waive any right to challenge the terms of this Agreement as being overly broad, unreasonable, or otherwise unenforceable.**

6. Breach. You agree that failure to comply with the terms of this Agreement will cause irreparable harm to us and to our franchisor, Toodley Town Franchisor, LLC, and other Toodley Town franchisees for which there is no adequate remedy at law. Therefore, you agree that any violation of these covenants will entitle us or our franchisor, Toodley Town Franchisor, LLC, to injunctive relief. You agree that we and/or our Toodley Town

franchisor, Toodley Town Franchisor, LLC, may apply for such injunctive relief, without bond, but upon due notice, in addition to such further and other relief as may be available at equity or law, and the sole remedy of yours, in the event of the entry of such injunction, will be the dissolution of such injunction, if warranted, upon hearing duly held (all claims for damages by reason of the wrongful issuance of any such injunction being expressly waived hereby). If a court requires the filing of a bond notwithstanding the preceding sentence, you agree that the amount of the bond shall not exceed one thousand dollars (\$1,000.00). None of the remedies available to us under this Article are exclusive of any other, but may be combined with others under this Agreement, or at law or in equity, including injunctive relief, specific performance, and recovery of monetary damages.

7. Miscellaneous.

(a) If we hire an attorney or files suit against you because you have breached this Agreement and if we prevail in such lawsuit, you agree to pay the reasonable attorney fees and costs that we incur.

(b) Each section of this Agreement, including each subsection and portion thereof, is severable. In the event that any section, subsection, or portion of this Agreement is unenforceable, it shall not affect the enforceability of any other section, subsection, or portion; and each party to this Agreement agrees that the court may impose such limitations on the terms of this Agreement as it deems in its discretion necessary to make such terms reasonable in scope, duration, and geographic area.

YOU ACKNOWLEDGE THAT THIS IS NOT AN EMPLOYMENT AGREEMENT.

YOU ACKNOWLEDGE AND AGREE THAT OUR FRANCHISOR, TOODLEY TOWN FRANCHISOR, LLC, IS NOT A PARTY TO THIS AGREEMENT BUT IS AN INTENDED THIRD-PARTY BENEFICIARY OF THIS AGREEMENT.

IN WITNESS WHEREOF, each of the undersigned has executed this Agreement as of the date or dates set forth below.

RESTRICTED PARTY

Signature:

Name:

Date:

EXHIBIT I

STATE SPECIFIC ADDENDA

The following modifications are made to this Disclosure Document given to you and may supersede, to the extent then-required by valid applicable state law, certain portions of the Franchise Agreement between you and us dated as of the Effective Date set forth in your Franchise Agreement. When the term “Franchisor’s Choice of Law State” is used, it means the laws of the state of Nevada, subject to any modifications as set forth in the addenda below. When the term “Supplemental Agreements” is used, it means Area Development Agreement.

Certain states have laws governing the franchise relationship and franchise documents. Certain states require modifications to the FDD, Franchise Agreement and other documents related to the sale of a franchise. These State Specific Addenda (“Addenda”) modify the agreements to comply with the state’s laws. The terms of these Addenda will only apply if you meet the requirements of the applicable state, independent of your signing the appropriate Addenda. The terms of the Addenda will override any inconsistent provision in the FDD, Franchise Agreement, or any Supplemental Documents. These Addenda are only applicable to the following states: California, Hawaii, Illinois, Iowa, Indiana, Maryland, Michigan, Minnesota, New York, North Dakota, Ohio, Rhode Island, South Dakota, Virginia, Washington, and Wisconsin.

If your state requires these modifications, you will sign the signature page to the Addenda along with the Franchise Agreement and any Supplemental Agreements.

CALIFORNIA

Notwithstanding anything to the contrary set forth in the Franchise Disclosure Document, the following provisions shall supersede and apply to all franchises offered and sold in the State of California:

OUR WEBSITE HAS NOT BEEN REVIEWED OR APPROVED BY THE CALIFORNIA DEPARTMENT OF FINANCIAL PROTECTION & INNOVATION. ANY COMPLAINTS CONCERNING THE CONTENTS OF THIS WEBSITE MAY BE DIRECTED TO THE CALIFORNIA DEPARTMENT OF FINANCIAL PROTECTION & INNOVATION AT dfpi.ca.gov.

ITEM 3 – LITIGATION

Neither the Franchisor, nor any person identified in Item 2 of the Disclosure Document 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. 79a et seq., suspending or expelling such persons from membership in such association or exchange

ITEM 17 – RENEWAL, TERMINATION, TRANSFER AND DISPUTE RESOLUTION

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

2. The Franchise 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).

3. The Franchise Agreement and the Development Agreement contain provisions requiring application of the laws of Nevada. This provision may not be enforceable under California law.

4. The Franchise Agreement and the Development Agreement require venue to be limited to Nevada. This provision may not be enforceable under California law.

5. The Franchise Agreement contains a covenant not to compete which extends beyond the termination or non-renewal of the franchise. This provision may not be enforceable under California law.

6. THE FRANCHISE AGREEMENT MAY REQUIRE THE FRANCHISEE TO EXECUTE A GENERAL RELEASE OF CLAIMS UPON EXECUTION OF THE FRANCHISE AGREEMENT. CALIFORNIA CORPORATIONS CODE SECTION 31512 VOIDS A WAIVER OF YOUR RIGHTS UNDER THE FRANCHISE INVESTMENT LAW (CALIFORNIA CORPORATIONS CODE SECTIONS 31000 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).

7. California Corporations Code, Section 31125 requires us to give you a disclosure document, approved by the Department of Corporations before we ask you to consider a material modification of your Franchise Agreement or the Development Agreement.

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

9. The Franchise Agreement and any Area Development Agreement require binding arbitration. The arbitration will occur in Nevada. If we are the substantially prevailing party, we will be entitled to recover reasonable attorneys' fees and litigations costs and expenses in connection with the arbitration. 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 a franchise agreement restricting venue to a forum outside the State of California.

10. 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.

HAWAII

The following paragraphs are added in the state cover pages:

THESE FRANCHISES WILL HAVE BEEN FILED UNDER THE FRANCHISE INVESTMENT LAW OF THE STATE OF HAWAII. FILING DOES NOT CONSTITUTE APPROVAL, RECOMMENDATION OR ENDORSEMENT BY THE COMMISSIONER OF SECURITIES, DEPARTMENT OF COMMERCE AND CONSUMER AFFAIRS OR A FINDING BY THE COMMISSIONER OF SECURITIES, DEPARTMENT 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 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, WHICHEVER OCCURS FIRST, A COPY OF THE DISCLOSURE DOCUMENT, AND THIS ADDENDUM, TOGETHER WITH A COPY OF ALL PROPOSED AGREEMENTS RELATING TO THE SALE OF THE FRANCHISE.

THIS ADDENDUM AND THE DISCLOSURE DOCUMENT CONTAIN 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 FRANCHISEE.

The name and address of the Franchisor's agent in this state authorized to receive service of process is: Commissioner of Securities, Department of Commerce and Consumer Affairs, Business Registration Division, Securities Compliance Branch, 335 Merchant Street, Room 203, Honolulu, Hawaii 96813.

In recognition of the requirements of the Hawaii Franchise Investment Law, Hawaii Rev. Stat. §§ 482E, et seq., the Franchise Disclosure Document for Toodley Town Franchisor, LLC in connection with the offer and sale of franchises for use in the State of Hawaii shall be amended to include the following:

This proposed registration is effective/exempt from registration or will shortly be on file in California, Hawaii, Illinois, Indiana, Kentucky, Maryland, Michigan, Minnesota, Nebraska, New York, North Dakota, Rhode Island, South Dakota, Texas, Utah, Virginia, Washington, and Wisconsin. No states have refused, by order or otherwise, to register these franchises. No states have revoked or suspended the right to offer these franchises. The proposed registration of these franchises has not been involuntarily withdrawn in any state.

Each provision of this Addendum to the Disclosure Document shall be effective only to the extent, with respect to such provision, that the jurisdictional requirements of the Hawaii Franchise Investment Law, Hawaii Rev. Stat. §§ 482E, et seq., are met independently without reference to this Addendum to the disclosure document.

ILLINOIS

Illinois law governs the Disclosure Document and Franchise Agreement(s).

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 are set forth in Sections 19 and 20 of the Illinois Franchise Disclosure Act.

In conformance with Section 41 of the Illinois 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 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 behalf of the Franchisor. This provision supersedes any other term of any document executed in connection with the franchise.

INDIANA

Notwithstanding anything to the contrary set forth in the Franchise Agreement or Area Development Agreement, the following provisions shall supersede and apply to all franchises offered and sold in the State of Indiana:

1. The Franchise Agreement and Area Development Agreement will be governed by Indiana law. Venue for litigation will not be limited to a venue outside of the State of Indiana, as specified in the Franchise Agreement and Area Development Agreement.
2. The prohibition by Indiana Code 23-2-2.7-1 (7) against unilateral termination of the franchise without good cause or in bad faith, good cause being defined therein as a material breach of the Franchise Agreement, shall supersede any conflicting provisions of the Franchise Agreement and the Area Development Agreement in the State of Indiana to the extent they may be inconsistent with such prohibition.
3. No release language set forth in the Franchise Agreement or Area Development Agreement will relieve us or any other person, directly or indirectly, from liability imposed by the laws concerning franchising of the State of Indiana.
4. The post-termination non-competition covenants set forth in the Franchise Agreement and Area Development Agreement shall be limited in time to a maximum of three (3) years and in geographic scope to the designated territory granted by the Agreement.
5. Nothing in the Franchise Agreement or Area Development Agreement will relieve us or any other person, directly or indirectly, from liability imposed by the laws concerning franchising of the State of Indiana, and the laws of the State of Indiana supersede any conflicting choice of law provisions set forth herein if such provision is in conflict with Indiana law.
6. You will not be required to indemnify us and the other Indemnities for any liability caused by your proper reliance on or use of procedures or materials provided by us or caused by our negligence.
7. If we receive any payments related to purchases from you that we do not pass on in full to the supplier, we will promptly account for the amount of the payment that we retained and we will transmit the retained amount to you.

IOWA

Any provision in the Franchise Agreement or Compliance Questionnaire which would require you to prospectively assent to a release, assignment, novation, waiver, or estoppel which purports to relieve any person from liability imposed by the Iowa Business Opportunity Promotions Law (Iowa Code Ch. 551A) is void to the extent that such provision violates such law.

The following language will be added to the Franchise Agreement:

NOTICE OF CANCELLATION

_____ (enter date of transaction)

You may cancel this transaction, without penalty or obligation, within three business days from the above date. If you cancel, any property traded in, any payments made by you under the contract or sale, and any negotiable instrument executed by you will be returned within ten business days following receipt by the seller of your cancellation notice, and any security interest arising out of the transaction will be canceled.

If you cancel, you must make available to the seller at your residence or business address, in substantially as good condition as when received, any goods delivered to you under this contract or sale; or you may, if you wish, comply with the instructions of the seller regarding the return shipment of the goods at the seller's expense and risk.

If you do not agree to return the goods to the seller or if the seller does not pick them up within 20 days of the date of your notice of cancellation, you may retain or dispose of the goods without any further obligation.

To cancel this transaction, mail or deliver a signed and dated copy of this cancellation notice or any other written notice to Toodley Town Franchisor, LLC – 7586 W. Mesa Verde Lane, Las Vegas, Nevada, 89113, not later than midnight of the third business day after the Effective Date.

I hereby cancel this transaction.

FRANCHISEE

Signed:

Name:

Date:

MARYLAND

The following provisions will supersede anything to the contrary in the Franchise Disclosure Document, Franchise Agreement or Area Development Agreement and will apply to all franchises offered and sold under the laws of the State of Maryland:

Item 17 - RENEWAL, TERMINATION, TRANSFER AND DISPUTE RESOLUTION

1. No release language in the Franchise Agreement or Area Development Agreement will relieve us or any other person, directly or indirectly, from liability imposed by the laws concerning franchising of the State of Maryland. Any general release required as a condition of renewal, sale and/or assignment or transfer shall not apply to any liability under the Maryland Franchise Registration and Disclosure Law.
2. A franchisee may sue in Maryland for claims arising under the Maryland Franchise Registration and Disclosure Law. Any claims arising under the Maryland Franchise Registration and Disclosure Laws must be brought within three years after the grant of the franchise.
3. The provision in the Franchise Agreement which provides for termination upon bankruptcy of the franchisee may not be enforceable under federal bankruptcy law (11 U.S.C. Section 101 et seq.).

**ADDENDUM TO FRANCHISE DISCLOSURE DOCUMENT PURSUANT TO
THE MICHIGAN FRANCHISE INVESTMENT LAW**

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 provisions 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 franchised business are not subject to compensation. This subsection 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, marketing, or other commercial symbol in the same area 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.¹
- (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 franchisee 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; and

¹NOTE: Notwithstanding paragraph (f) above, we intend to fully enforce the provisions of the arbitration section of our agreements. We believe that paragraph (f) is preempted by the Federal Arbitration Act and that paragraph (f) is therefore unconstitutional.

- (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.

If the franchisor's most recent financial statements are unaudited and show a net worth of less than \$100,000, the franchisor must, at the request of the franchisee, arrange for the escrow of initial investment and other funds paid by the franchisee until the obligations to provide real estate, improvements, equipment, inventory, training, or other items included in the franchise offering are fulfilled. At the option of the franchisor, a surety bond may be provided in place of escrow.

The name and address of the franchisor's agent in this state authorized to receive service of process is: Michigan Department of Commerce, Corporation and Securities Bureau, 6546 Mercantile Way, P.O. Box 30222, Lansing, MI 48910.

Any questions regarding this notice should be directed to:

Department of the Attorney General's Office
Corporate Oversight Division
Attn: Franchise
670 G. Mennen Williams Building
Lansing, MI 48913

MINNESOTA

Notwithstanding anything to the contrary set forth in the Disclosure Document, the Franchise Agreement, or the Area Development Agreement, the following provisions will supersede and apply:

1. We will protect your right to use the trademarks, service marks, trade names, logotypes, or other commercial symbols and/or indemnify you from any loss, costs or expenses arising out of any claim, suit, or demand regarding the use of the same.
2. Minn. Stat. §80C.21 and Minn. Rule 2860.4400J prohibit the Franchisor from requiring litigation to be conducted outside Minnesota, requiring waiver of a jury trial, or requiring you to consent to liquidated damages, termination penalties or judgment notes. In addition, nothing in the disclosure document or agreement(s) can abrogate or reduce any of your rights as provided for in Minnesota Statutes, Chapter 80C, or your rights to any procedure, forum or remedies provided for by the laws of the jurisdiction.
3. No release language set forth in the Franchise Agreement or Area Development Agreement will relieve us or any other person, directly or indirectly, from liability imposed by the laws concerning franchising of the State of Minnesota.
4. Minnesota law provides franchisees with certain termination and non-renewal rights. Minnesota Statutes, Section 80C.14, subdivisions 3, 4, and 5 require, except in certain specified cases, that you be given 90 days' notice of termination (with 60 days to cure) and 180 days' notice for non-renewal of the Franchise Agreement or Area Development Agreement.
5. Under the terms of the Franchise Agreement and Area Development Agreement, as modified by the Minnesota Addendum to the Franchise Agreement, you agree that if you engage in any non-compliance with the terms of the Franchise Agreement or unauthorized or improper use of the System Marks, or Proprietary Materials during or after the period of the Agreements, we will be entitled to seek both temporary and permanent injunctive relief against you from any court of competent jurisdiction, in addition to all other remedies which we may have at law, and you consent to the seeking of these temporary and permanent injunctions.

NEW YORK

NOTICE TO PROSPECTIVE FRANCHISEES IN THE STATE OF NEW YORK

1. The following information is added to the cover page of the Franchise Disclosure Document:

INFORMATION COMPARING FRANCHISORS IS AVAILABLE. CALL THE STATE ADMINISTRATORS LISTED IN EXHIBIT A 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, NY 10005, 212-416-8236. 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 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, 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 ten-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 injunction 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 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 Section 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.

4. 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.

5. 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 Section 33 of the General Business Law of the State of New York.

6. Franchise Questionnaires and Acknowledgements - 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.

7. Receipts - Any sale made must be in compliance with § 683(8) of the Franchise Sale Act (N.Y. Gen. Bus. L. § 680 et seq.), which describes the time period a Franchise Disclosure Document (offering prospectus) must be provided to a prospective franchisee before a sale may be made. New York law requires a franchisor to provide the Franchise Disclosure Document at the earlier of the first personal meeting, ten (10) business days before the execution of the franchise or other agreement, or the payment of any consideration that relates to the franchise relationship.

NORTH DAKOTA

In North Dakota, the Disclosure Document is amended as follows to conform to North Dakota law:

Item 5 “Initial Fees,” is supplemented by the addition of the following:

Refund and cancellation provisions will be inapplicable to franchises operating under North Dakota Law, North Dakota Century Code Annotated Chapter 51-19, Sections 51-19-01 through 51-19-17. If franchisor elects to cancel this Franchise Agreement, franchisor will be entitled to a reasonable fee for its evaluation of you and related preparatory work performed and expenses actually incurred.

Item 6 “Other Fees,” is supplemented by the addition of the following:

No consent to termination or liquidated damages shall be required from franchisees in the State of North Dakota.

Item 17 “Renewal, Termination, Transfer and Dispute Resolution,” is supplemented by the addition of the following:

Any provision requiring a franchisee to sign a general release upon renewal of the franchise agreement has been determined to be unfair, unjust, and inequitable within the intent of Section 51-19-09 of the North Dakota Franchise Investment Law.

Any provision requiring a franchisee to consent to termination or liquidation damages has been determined to be unfair, unjust, and inequitable within the intent of Section 51-19-09 of the North Dakota Franchise Investment Law.

Covenants restricting competition contrary to Section 9-08-06 of the North Dakota Century Code, without further disclosing that such covenants may be subject to this statute, are unfair, unjust, and inequitable. Covenants not to compete such as those mentioned above are generally considered unenforceable in the State of North Dakota.

Any provision in the Franchise Agreement requiring a franchisee to agree to the arbitration or mediation of disputes at a location that is remote from the site of the franchisee’s business has been determined to be unfair, unjust, and inequitable within the intent of Section 51-19-09 of the North Dakota Franchise Investment Law. The site of arbitration or mediation must be agreeable to all parties and may not be remote from the franchisee’s place of business.

Any provision in the Franchise Agreement which designates jurisdiction or venue or requires the franchisee to agree to jurisdiction or venue in a forum outside of North Dakota is void with respect to any cause of action which is otherwise enforceable in North Dakota.

Apart from civil liability as set forth in Section 51-19-12 of the N.D.C.C., which is limited to violations of the North Dakota Franchise Investment Law (registration and fraud), the liability of the franchisor to a franchisee is based largely on contract law. Despite the fact that those provisions are not contained in the franchise investment law, those provisions contain substantive rights intended to be afforded to North Dakota residents and it is unfair to franchise investors to require them to waive their rights under North Dakota Law.

Any provision in the Franchise Agreement requiring that the Franchise Agreement be construed according to the laws of a state other than North Dakota are unfair, unjust, or

inequitable within the intent of Section 51-19-09 of the North Dakota Franchise Investment Law.

Any provision in the Franchise Agreement which requires a franchisee to waive his or her right to a jury trial has been determined to be unfair, unjust, and inequitable within the intent of Section 51-19-09 of the North Dakota Franchise Investment Law.

OHIO

The following language will be added to the front page of the Franchise Agreement:

You, the purchaser, may cancel this transaction at any time prior to midnight of the fifth business day after the date you sign this agreement. See the attached notice of cancellation for an explanation of this right.

Initials: _____ Date: _____

NOTICE OF CANCELLATION

_____ (enter date of transaction)

You may cancel this transaction, without penalty or obligation, within five business days from the above date. If you cancel, any payments made by you under the agreement, and any negotiable instrument executed by you will be returned within ten business days following the seller's receipt of your cancellation notice, and any security interest arising out of the transaction will be cancelled. If you cancel, you must make available to the seller at your business address all goods delivered to you under this agreement; or you may, if you wish, comply with the instructions of the seller regarding the return shipment of the goods at the seller's expense and risk. If you do make the goods available to the seller and the seller does not pick them up within 20 days of the date of your notice of cancellation, you may retain or dispose of them without further obligation. If you fail to make the goods available to the seller, or if you agree to return them to the seller and fail to do so, then you remain liable for the performance of all obligations under this agreement. To cancel this transaction, mail or deliver a signed and dated copy of this cancellation notice or any other written notice to Toodley Town Franchisor, LLC – 7586 W. Mesa Verde Lane, Las Vegas, Nevada, 89113, not later than midnight of the fifth business day after the Effective Date.

I hereby cancel this transaction.

FRANCHISEE

Signed:

Name:

Date:

RHODE ISLAND

Notwithstanding anything to the contrary set forth in the Franchise Disclosure Document, the following provisions shall supersede and apply to all franchises offered and sold in the State of Rhode Island.

ITEM 17 - RENEWAL, TERMINATION, TRANSFER AND DISPUTE RESOLUTION

§19-28.1-14 of the Rhode Island Franchise Investment Act provides that “A provision in a Franchise Agreement restricting jurisdiction or venue to a forum outside this state or requiring the application of the laws of another state is void with respect to a claim otherwise enforceable under this Act.”

Any general release as a condition of renewal, termination or transfer will be void with respect to claims under the Rhode Island Franchise Investment Act.

VIRGINIA

In recognition of the restrictions contained in Section 13.1-564 of the Virginia Retail Franchising Act, the Franchise Disclosure Document for Toodley Town Franchisor, LLC, for use in the Commonwealth of Virginia shall be amended as follows:

Additional Disclosure: The following statements are added to Item 17:

Pursuant to Section 13.1-564 of the Virginia Retail Franchising Act, it is unlawful for a franchisor to cancel a franchise without reasonable cause. If any grounds for default or termination stated in the Franchise Agreement do not constitute “reasonable cause” as that term may be defined in the Virginia Retail Franchising Act or the laws of Virginia, that provision may not be enforceable.

WASHINGTON ADDENDUM TO THE FRANCHISE AGREEMENT, THE DEVELOPMENT AGREEMENT AND ALL RELATED AGREEMENTS

The provisions of this Addendum form an integral part of, are incorporated into, and modify the Franchise Disclosure Document, the franchise agreement, and all related agreements regardless of anything to the contrary contained therein. This Addendum applies if: (a) the offer to sell a franchise is accepted in Washington; (b) the purchaser of the franchise is a resident of Washington; and/or (c) the franchised business that is the subject of the sale is to be located or operated, wholly or partly, in Washington.

1. **Conflict of Laws.** In the event of a conflict of laws, the provisions of the Washington Franchise Investment Protection Act, chapter 19.100 RCW will prevail.

2. **Franchisee Bill of Rights.** RCW 19.100.180 may supersede provisions in the franchise agreement or related agreements concerning your relationship with the franchisor, including in the areas of termination and renewal of your franchise. There may also be court decisions that supersede the franchise agreement or related agreements concerning your relationship with the franchisor. Franchise agreement provisions, including those summarized in Item 17 of the Franchise Disclosure Document, are subject to state law.

3. **Site of Arbitration, Mediation, and/or Litigation.** 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.

4. **General Release.** A release or waiver of rights in the franchise agreement or related agreements purporting to bind the franchisee to waive compliance with any provision under the Washington Franchise Investment Protection Act or any rules or orders thereunder is void except when executed pursuant to a negotiated settlement after the agreement is in effect and where the parties are represented by independent counsel, in accordance with RCW 19.100.220(2). In addition, any such release or waiver executed in connection with a renewal or transfer of a franchise is likewise void except as provided for in RCW 19.100.220(2).

5. **Statute of Limitations and Waiver of Jury Trial.** Provisions contained in the franchise agreement or related agreements that unreasonably restrict or limit the statute of limitations period for claims under the Washington Franchise Investment Protection Act, or rights or remedies under the Act such as a right to a jury trial, may not be enforceable.

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

7. **Termination by Franchisee.** The franchisee may terminate the franchise agreement under any grounds permitted under state law.

8. **Certain Buy-Back Provisions.** Provisions in franchise agreements or related agreements that permit the franchisor to repurchase the franchisee's business for any reason during the term of the franchise agreement without the franchisee's consent are unlawful pursuant to RCW 19.100.180(2)(j), unless the franchise is terminated for good cause.

9. **Fair and Reasonable Pricing.** Any provision in the franchise agreement or related agreements that requires the franchisee to purchase or rent any product or service for more than a fair and reasonable price is unlawful under RCW 19.100.180(2)(d).

10. **Waiver of Exemplary & Punitive Damages.** RCW 19.100.190 permits franchisees to seek treble damages under certain circumstances. Accordingly, provisions contained in the franchise agreement or elsewhere requiring franchisees to waive exemplary, punitive, or similar damages are void, except when executed pursuant to a negotiated settlement after the agreement is in effect and where the parties are represented by independent counsel, in accordance with RCW 19.100.220(2).

11. **Franchisor's Business Judgement.** Provisions in the franchise agreement or related agreements stating that the franchisor may exercise its discretion on the basis of its reasonable business judgment may be limited or superseded by RCW 19.100.180(1), which requires the parties to deal with each other in good faith.

12. **Indemnification.** Any provision in the franchise agreement or related agreements requiring the franchisee to indemnify, reimburse, defend, or hold harmless the franchisor or other parties is hereby modified such that the franchisee has no obligation to indemnify, reimburse, defend, or hold harmless the franchisor or any other indemnified party for losses or liabilities to the extent that they are caused by the indemnified party's negligence, willful misconduct, strict liability, or fraud.

13. **Attorneys' Fees.** If the franchise agreement or related agreements require a franchisee to reimburse the franchisor for court costs or expenses, including attorneys' fees, such provision applies only if the franchisor is the prevailing party in any judicial or arbitration proceeding.

14. **Noncompetition Covenants.** 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 provision contained in the franchise agreement or elsewhere that conflicts with these limitations is void and unenforceable in Washington.

15. **Nonsolicitation Agreements.** 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.

16. **Questionnaires and Acknowledgments.** 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.

17. **Prohibitions on Communicating with Regulators.** Any provision in the franchise agreement or related agreements that prohibits the franchisee from communicating with or complaining to regulators is inconsistent with the express instructions in the Franchise Disclosure Document and is unlawful under RCW 19.100.180(2)(h).

18. **Advisory Regarding Franchise Brokers.** Under the Washington Franchise Investment Protection Act, a "franchise broker" is defined as a person that engages in the business of the offer or sale of franchises. A franchise broker represents the franchisor and is paid a fee for referring prospects to the franchisor and/or selling the franchise. If a franchisee is working with a franchise broker, franchisees are advised to carefully evaluate any information provided by the franchise broker about a franchise.

The undersigned parties do hereby acknowledge receipt of this Addendum.

Dated this _____ day of _____ 20____.

Signature of Franchisor Representative

Signature of Franchisee Representative

Title of Franchisor Representative

Title of Franchisee Representative

WISCONSIN

The Wisconsin Fair Dealership Law, Chapter 135 of the Wisconsin Statutes supersedes any provision of the Franchise Agreement if such provision is in conflict with that law. The Franchise Disclosure Document, the Franchise Agreement and the Supplemental Agreements are amended accordingly.

SIGNATURE PAGE FOR APPLICABLE ADDENDA

If any one of the preceding Addenda for specific states is checked as an “Applicable Addenda” below, then that Addenda shall be incorporated into the Franchise Disclosure Document, Franchise Agreement, and any Supplemental Agreements entered into by us and the undersigned Franchisee. To the extent any terms of an Applicable Addenda conflict with the terms of the Franchise Disclosure Document, Franchise Agreement, or Supplemental Agreement(s), the terms of the Applicable Addenda shall supersede the terms of the Franchise Agreement.

- California
- Hawaii
- Illinois
- Iowa
- Indiana
- Maryland

- Michigan
- Minnesota
- New York
- North Dakota
- Ohio

- Rhode Island
- South Dakota
- Virginia
- Washington
- Wisconsin

Date: _____

FRANCHISOR:

TOODLEY TOWN FRANCHISOR, LLC

Name:

Title:

FRANCHISEE:

FRANCHISEE

Name:

Title:

EXHIBIT J

LEASE RIDER

THIS LEASE RIDER is entered into between the undersigned parties.

WHEREAS, Company and Franchisee are parties to a Franchise Agreement dated _____, (the "Franchise Agreement"); and

WHEREAS, the Franchise Agreement provides that Franchisee will operate a Toodley Town ("Business") at a location that Franchisee selects and Company accepts; and

WHEREAS, Franchisee and Landlord propose to enter into the lease to which this Rider is attached (the "Lease"), pursuant to which Franchisee will occupy premises located at the address listed on the signature page below (the "Premises") for the purpose of constructing and operating the Business in accordance with the Franchise Agreement; and

WHEREAS, the Franchise Agreement provides that, as a condition to Company's authorizing Franchisee to enter into the Lease, the parties must execute this Lease Rider;

NOW, THEREFORE, in consideration of the mutual undertakings and commitments set forth in this Rider and in the Franchise Agreement, the receipt and sufficiency of which the parties acknowledge, the parties agree as follows:

1. During the term of the Franchise Agreement, Franchisee will be permitted to use the Premises for the operation of the Business and for no other purpose.
2. Subject to applicable zoning laws and deed restrictions and to prevailing community standards of decency, Landlord consents to Franchisee's installation and use of such trademarks, service marks, signs, decor items, color schemes, and related components of the Toodley Town system as Company may from time to time prescribe for the Business.
3. Landlord agrees to furnish Company with copies of all letters and notices it sends to Franchisee pertaining to the Lease and the Premises, at the same time it sends such letters and notices to Franchisee. Notice shall be sent to Company by the method(s) as stated in the lease to:

Toodley Town
7586 W. Mesa Verde Lane
Las Vegas, Nevada 89113
toodleytownfranchisor@gmail.com

4. Company will have the right, without being guilty of trespass or any other crime or tort, to enter the Premises at any time or from time to time (i) to make any modification or alteration it considers necessary to protect the Toodley Town system and marks, (ii) to cure any default under the Franchise Agreement or under the Lease, or (iii) to remove the distinctive elements of the Toodley Town trade dress upon the Franchise Agreement's expiration or termination. Neither Company nor Landlord will be responsible to Franchisee for any damages Franchisee might sustain as a result of action Company takes in accordance with this provision. Company will repair or reimburse Landlord for the cost of any damage to the Premises' walls, floor or ceiling that result from Company's removal of trade dress items and other property from the Premises.

5. Franchisee will be permitted to assign the Lease to Company or its designee upon the expiration or termination of the Franchise Agreement. Landlord consents to such an assignment and agrees not to impose any assignment fee or similar charge, or to increase or accelerate rent under the Lease, in connection with such an assignment.

Toodley Town
FDD Exhibit J

6. If Franchisee assigns the Lease to Company or its designee in accordance with the preceding paragraph, the assignee must assume all obligations of Franchisee under the Lease from and after the date of assignment, but will have no obligation to pay any delinquent rent or to cure any other default under the Lease that occurred or existed prior to the date of the assignment.

7. Franchisee may not assign the Lease or sublet the Premises without Company's prior written consent, and Landlord will not consent to an assignment or subletting by Franchisee without first verifying that Company has given its written consent to Franchisee's proposed assignment or subletting.

8. Landlord and Franchisee will not amend or modify the Lease in any manner that could materially affect any of the provisions or requirements of this Lease Rider without Company's prior written consent.

9. The provisions of this Lease Rider will supersede and control any conflicting provisions of the Lease.

10. Landlord acknowledges that Company is not a party to the Lease and will have no liability or responsibility under the Lease unless and until the Lease is assigned to, and assumed by, Company.

IN WITNESS WHEREOF, the parties have executed this Lease Rider on the date signed below:

COMPANY:
TOODLEY TOWN FRANCHISOR, LLC

By:

Name:

Title:

FRANCHISEE:
[FRANCHISEE]

By:

Name:

Title:

LANDLORD:
[LANDLORD]

By:

Name:

Title:

Effective Date of this Lease Rider:

Premises Address:

EXHIBIT K

ELECTRONIC FUNDS TRANSFER AUTHORIZATION FORM

Bank Name:

ABA Number:

Account Number:

Account Name:

Effective as of the date of the signature below, [FRANCHISEE NAME] (the “Franchisee”) hereby authorizes Toodley Town Franchisor, LLC (the “Franchisor”) or its designee to withdraw funds from the above-referenced bank account, electronically or otherwise, to cover the following payments that are due and owing Franchisor or its affiliates under the franchise agreement dated [EFFECTIVE DATE OF FA] (the “Franchise Agreement”) for the business operating at the location identified on Attachment A of the Franchise Agreement (the “Franchised Business”): (i) all Royalty Fees; (ii) Fund Contributions; (iii) any amounts due and owing the Franchisor or its affiliates in connection with marketing materials or other supplies or inventory that is provided by Franchisor or its affiliates; and (iv) all other fees and amounts due and owing to Franchisor or its affiliates under the Franchise Agreement. Franchisee acknowledges each of the fees described above may be collected by the Franchisor (or its designee) as set forth in the Franchise Agreement.

The parties further agree that all capitalized terms not specifically defined herein will be afforded the definition they are given in the Franchise Agreement.

Such withdrawals shall occur on a weekly basis, or on such other schedule as Franchisor shall specify in writing. This authorization shall remain in full force and effect until terminated in writing by Franchisor. **PLEASE ATTACH A VOIDED BLANK CHECK, FOR PURPOSES OF SETTING UP BANK AND TRANSIT NUMBERS.**

AGREED ON [DATE]:

FRANCHISEE:

[FRANCHISEE]

By:

Name:

Title:

FRANCHISOR:

TOODLEY TOWN FRANCHISOR, LLC

By:

Name:

Title:

EXHIBIT L

STATE EFFECTIVE DATES

The following States require that the Franchise 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 document is effective and may be used in the following states, where the document is filed or registered as of the Effective Date stated below:

State	Effective Date
California	
Hawaii	
Illinois	
Indiana	
Maryland	
Michigan	
Minnesota	
New York	
North Dakota	
Rhode Island	
South Dakota	
Virginia	
Washington	
Wisconsin	

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.

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 Toodley Town Franchisor, 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 you be given this Disclosure Document at the earlier of the first personal meeting or 10 business days before the execution of any franchise or other agreement, or payment of any consideration that relates to the franchise relationship.

If Toodley Town Franchisor, 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, D.C. 20580, and any applicable state agency.

This franchise is being offered by the following seller(s) at the principal business address and phone number listed below (check all that have been involved in the sales process):

Rebecca "Becky" Warburton; 7586 W. Mesa Verde Lane, Las Vegas, Nevada 89113; (702) 327-4254

Franchise Brokers, Consultants, or Franchise Development Company Representatives (if any):

Name:

Address:

Phone:

Issuance Date: November 20, 2025

I received a Disclosure Document that included the following Exhibits:

- A. Financial Statements
- B. List of State Administrators and Agents for Service of Process
- C. List of Current and Former Franchisees
- D. Operations Manual Table of Contents
- E. Franchise Agreement with Attachments
- F. Reserved
- G. Form of General Release
- H. Form of Confidentiality and Noncompete Agreement
- I. State Specific Addenda
- J. Lease Rider
- K. Electronic Funds Transfer Form
- L. State Effective Dates
Receipts

Signature:

Print Name:

Date Received:

PLEASE SIGN AND KEEP THIS COPY FOR YOUR RECORDS.

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 Toodley Town Franchisor, 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 you be given this Disclosure Document at the earlier of the first personal meeting or 10 business days before the execution of any franchise or other agreement, or payment of any consideration that relates to the franchise relationship.

If Toodley Town Franchisor, 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, D.C. 20580, and any applicable state agency.

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- G. Form of General Release
- H. Form of Confidentiality and Noncompete Agreement
- I. State Specific Addenda
- J. Lease Rider
- K. Electronic Funds Transfer Form
- L. State Effective Dates
Receipts

Signature:

Print Name:

Date Received:

RETURN THIS COPY TO US:

Toodley Town Franchisor, LLC
c/o Rebecca “Becky” Warburton
7586 W. Mesa Verde Lane
Las Vegas, Nevada 89113
toodleytownfranchisor@gmail.com

Toodley Town
FDD Receipt